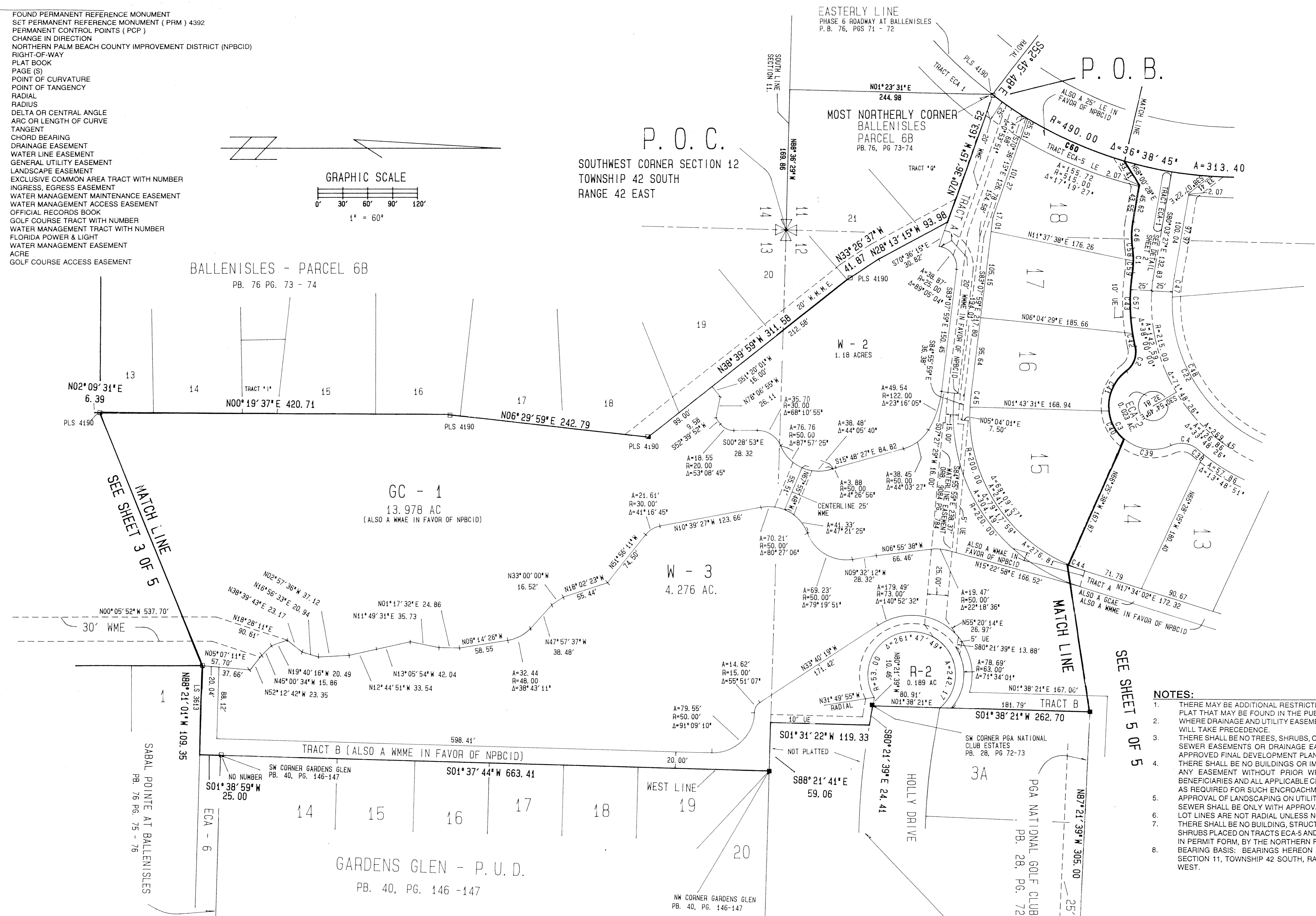
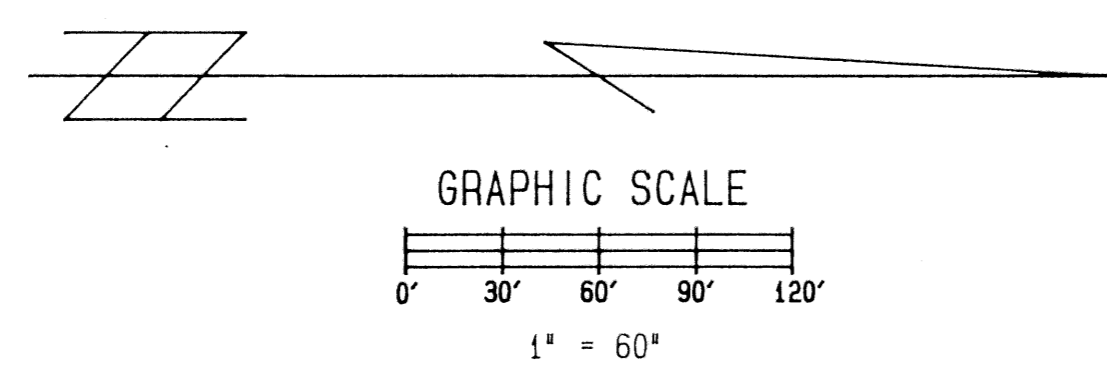


# BALLENISLES Pod 9

BEING A PORTION OF SECTIONS 11, 12, AND 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS  
SHEET 4 OF 5 MARCH, 1996

- LEGEND**
- FOUND PERMANENT REFERENCE MONUMENT
  - SET PERMANENT REFERENCE MONUMENT (PRM) 4392
  - PERMANENT CONTROL POINTS (PCP)
  - CHANGE IN DIRECTION
  - NPBCID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID)
  - R/W RIGHT-OF-WAY
  - P.B. PLAT BOOK
  - PG.(s) PAGE(S)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - RAD RADIAL
  - R RADIUS
  - Δ DELTA OR CENTRAL ANGLE
  - A ARC OR LENGTH OF CURVE
  - T TANGENT
  - CH CHORD BEARING
  - DE DRAINAGE EASEMENT
  - WLE WATER LINE EASEMENT
  - UE GENERAL UTILITY EASEMENT
  - LE LANDSCAPE EASEMENT
  - ECA-# EXCLUSIVE COMMON AREA TRACT WITH NUMBER
  - IEE INGRESS, EGRESS EASEMENT
  - WMME WATER MANAGEMENT MAINTENANCE EASEMENT
  - WMAE WATER MANAGEMENT ACCESS EASEMENT
  - ORB OFFICIAL RECORDS BOOK
  - GC-# GOLF COURSE TRACT WITH NUMBER
  - W-# WATER MANAGEMENT TRACT WITH NUMBER
  - FPL FLORIDA POWER & LIGHT
  - WME WATER MANAGEMENT EASEMENT
  - AC ACRE
  - GCAE GOLF COURSE ACCESS EASEMENT



STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ DAY OF  
THIS \_\_\_\_\_ A.D. 1996 AND  
DULY RECORDED IN PLAT BOOK  
\_\_\_\_\_ ON PAGES \_\_\_\_\_ AND  
\_\_\_\_\_  
DOROTHY WILKEN, CLERK  
CIRCUIT COURT.  
BY: \_\_\_\_\_ DC

- NOTES:**
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  2. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
  3. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN.
  4. THERE SHALL BE NO BUILDINGS OR IMPROVEMENTS OF ANY KIND PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
  5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
  6. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
  7. THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-5 AND ECA-6, AS SHOWN HEREIN, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
  8. BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88° 36' 29" WEST.

**KESHAVARZ & ASSOCIATES, INC.**  
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.  
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WEST PALM BEACH, FLORIDA 33409  
(407) 689-8600/ FAX 689-7476

SUBDIVISION BALLENISLES  
 BOOK 77 PAGE 41  
 FLOOD MAP \*  
 ZONING  
 SE  
 ZIP CODE  
 PUD NAME City of Palm Beach Gardens