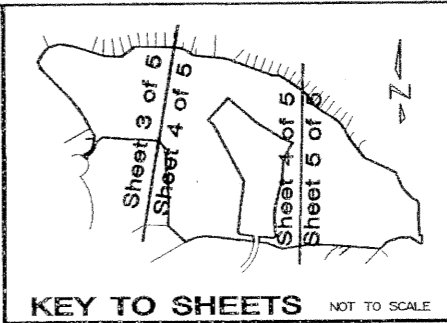


# BALLENISLES East Golf Course

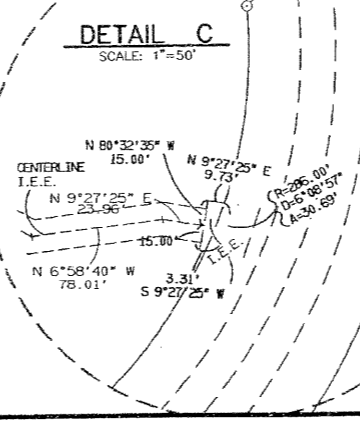
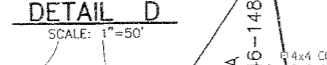
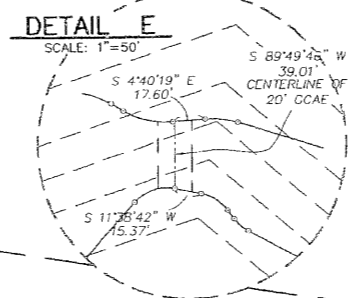
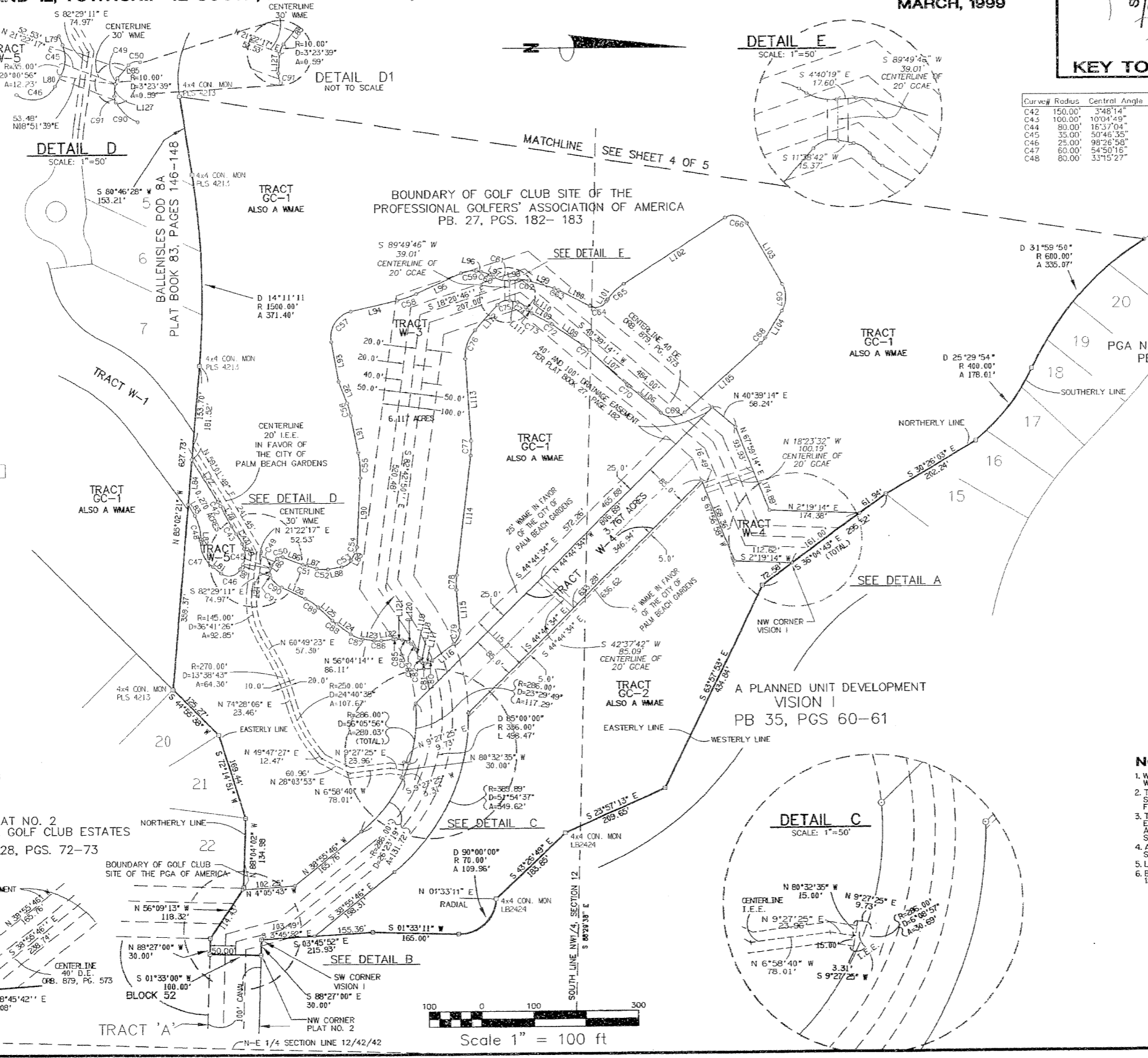
BEING A REPLAT OF A PORTION OF BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AS RECORDED IN PLAT BOOK 27, PAGES 182-183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA MARCH, 1999  
SHEET 5 OF 5



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LINE #	BEARING	LENGTH
L85	N50°08'54"W	16.56'
L86	N20°45'07"E	41.89'
L87	N15°57'45"E	19.75'
L88	N09°07'42"W	26.98'
L89	N61°21'14"W	17.19'
L90	N87°05'35"W	133.70'
L91	N76°44'04"E	72.73'
L92	N69°05'24"E	44.87'
L93	N79°41'14"E	70.03'
L94	N13°15'59"W	91.12'
L95	N24°25'46"W	95.23'
L96	N09°12'27"E	9.97'
L97	N50°23'29"E	8.07'
L98	N04°40'20"W	18.52'
L99	N17°10'59"E	51.19'
L100	N27°18'31"E	68.31'
L101	N57°14'50"W	4.45'
L102	N30°50'18"W	233.47'
L103	N59°53'31"E	137.45'
L104	N57°30'51"W	61.03'
L105	N11°43'45"W	198.60'
L106	N10°13'34"E	79.82'
L107	N42°59'42"E	98.68'
L108	N33°52'43"E	71.28'
L109	N28°38'51"E	39.80'
L110	N53°55'57"E	6.19'
L111	N11°38'42"E	18.46'
L112	N48°24'20"W	65.13'
L113	N86°09'28"E	159.10'
L114	N83°10'32"W	232.87'
L115	N85°54'20"E	77.74'
L116	N37°40'40"W	52.14'
L117	N20°19'04"W	7.43'
L118	N48°31'56"E	3.07'
L119	N69°04'27"E	16.91'
L120	N33°23'10"E	6.74'
L121	N05°22'20"E	11.52'
L122	N07°35'42"W	22.46'
L123	N08°20'59"E	22.00'
L124	N36°55'05"E	34.07'
L125	N42°40'18"E	37.36'
L126	N25°41'47"E	51.75'
L127	N86°07'08"W	11.79'

Curve #	Radius	Central Angle	Length
C49	10.00'	35°58'14"	6.28'
C50	10.00'	70°54'01"	12.37'
C51	100.00'	4°47'22"	8.36'
C52	50.00'	25°05'26"	21.90'
C53	25.00'	52°13'33"	22.79'
C54	25.00'	25°44'20"	11.23'
C55	200.00'	14°10'21"	49.47'
C56	150.00'	9°37'40"	25.21'
C57	50.00'	87°02'48"	75.96'
C58	200.00'	11°09'48"	38.97'
C59	50.00'	33°38'13"	29.35'
C60	50.00'	21°11'02"	18.49'
C61	50.00'	35°03'48"	30.60'
C62	50.00'	21°51'19"	19.07'
C63	50.00'	10°07'31"	8.84'
C64	25.00'	84°33'20"	36.89'
C65	100.00'	2°42'32"	42.60'
C66	30.00'	92°43'49"	48.55'
C67	50.00'	62°35'39"	54.62'
C68	50.00'	15°47'06"	13.77'
C69	35.00'	81°57'15"	50.06'
C70	100.00'	2°46'08"	4.83'
C71	100.00'	9°06'59"	15.91'
C72	50.00'	5°13'52"	4.57'
C73	25.00'	25°17'06"	11.03'
C74	25.00'	47°17'15"	18.45'
C75	25.00'	60°03'01"	26.20'
C76	75.00'	45°26'12"	59.48'
C77	150.00'	10°40'00"	27.93'
C78	150.00'	10°55'08"	28.99'
C79	30.00'	56°25'00"	29.54'
C80	25.00'	17°21'36"	7.57'
C81	5.00'	68°50'59"	6.01'
C82	25.00'	20°32'31"	8.96'
C83	25.00'	35°41'17"	15.57'
C84	25.00'	28°00'49"	12.22'
C85	25.00'	12°58'02"	5.66'
C86	50.00'	15°56'41"	13.91'
C87	50.00'	28°34'06"	24.93'
C88	100.00'	5°45'13"	10.04'
C89	100.00'	16°58'31"	29.63'
C90	50.00'	53°11'07"	28.96'
C91	10.00'	34°59'59"	6.11'



Curve #	Radius	Central Angle	Length	LINE #	BEARING	LENGTH
C42	150.00'	3°48'14"	9.96'	L77	N68°01'41"E	96.42'
C43	100.00'	10°04'49"	17.59'	L78	N61°49'55"E	43.89'
C44	80.00'	16°37'04"	23.20'	L79	N68°22'10"E	9.50'
C45	35.00'	50°48'35"	31.02'	L80	N60°51'15"W	11.48'
C46	25.00'	98°26'58"	42.96'	L81	N37°35'42"E	21.00'
C47	60.00'	54°50'16"	57.43'	L82	N87°34'02"W	4.25'
C48	80.00'	33°15'27"	46.44'	L83	N69°10'32"E	25.88'
				L84	N65°02'21"W	86.84'

- LEGEND:**
- SET PERMANENT REFERENCE MONUMENT (PRM) LB4897
  - FOUND PERMANENT REFERENCE MONUMENT (PRM) LB4897 (EXCEPT WHERE AS NOTED)
  - FOUND PERMANENT REFERENCE MONUMENT (PRM) LS4392
  - SET 1/2" IRON PIPE
  - FOUND 1/2" IRON PIPE
  - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
  - PLB PLAT BOOK
  - R/W RIGHT-OF-WAY
  - 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
  - DE DRAINAGE EASEMENT
  - PSDE PALM BEACH GARDENS DRAINAGE EASEMENT
  - WLE WATER LINE EASEMENT
  - UE GENERAL UTILITY EASEMENT
  - LE LANDSCAPE EASEMENT
  - IEE INGRESS, EGRESS EASEMENT
  - SLE SEWER LINE EASEMENT
  - WME WATER MANAGEMENT EASEMENT
  - WMAE WATER MANAGEMENT ACCESS EASEMENT
  - WMAE WATER MANAGEMENT MAINTENANCE EASEMENT
  - GCAE GOLF COURSE ACCESS EASEMENT
  - I.E.E. INGRESS, EGRESS EASEMENT
  - W-TRACT AND NUMBER
  - GC-# GOLF-COURSE TRACT AND NUMBER
  - EXCL-A EXCLUSIVE COMMON AREA TRACT WITH NUMBER
  - OFFICIAL OFFICIAL RECORDS BOOK
  - CRS. CRS. 879, PG. 573
  - FLR FLORIDA POWER & LIGHT
  - AC. AC. 100'
  - PTB POINT OF BEGINNING
  - SBT SOUTHERN BELL TELEPHONE
  - FT FOOT OR FEET
  - CON. MON. CONCRETE MONUMENT
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - R OR CUL. CENTERLINE

- NOTES:**
1. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
  2. 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.
  3. 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.
  4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
  5. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
  6. BEARING BASIS BEARINGS HEREON ARE BASED UPON THE WEST LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 01°31'22" EAST.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**KESHAVARZ & ASSOCIATES, INC.**  
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.  
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