

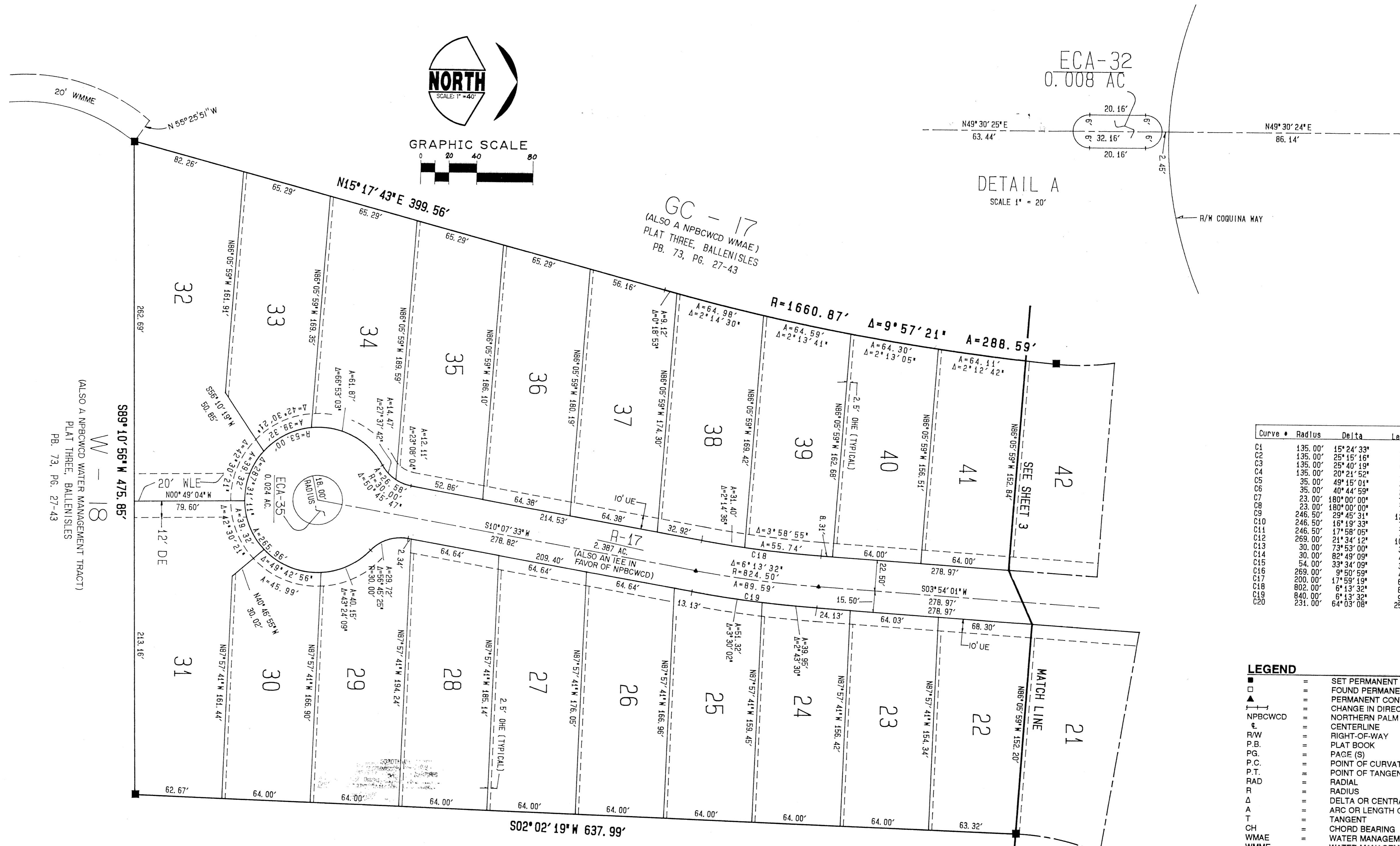
BALLENISLES P-14 REPLAT

BEING A REPLAT OF TRACT P-14 OF PLAT THREE, BALLENISLES AS RECORDED IN PLAT BOOK 73 ON PAGES 27 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO BEING A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS. SHEET 4 of 4 JANUARY 1995

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STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR
 RECORD AT _____ DAY OF
 THIS _____ A.D. 1995 AND
 DULY RECORDED IN PLAT BOOK
 _____ ON PAGES _____ AND

 DOROTHY WILKEN, CLERK
 CIRCUIT COURT.
 BY: _____ DC



Curve #	Radius	Delta	Length	Tangent	Chord/Bng
C1	135.00'	15°24'33"	36.31'	18.26'	36.20' N71-30-47.5W
C2	135.00'	25°15'16"	59.50'	30.24'	59.02' N51-10-52.8W
C3	135.00'	25°40'19"	60.49'	30.76'	59.98' N25-43-05.2W
C4	135.00'	20°21'52"	47.98'	24.25'	47.73' N02-41-59.2W
C5	35.00'	49°15'01"	30.09'	16.04'	24.37' N39-21-32.3W
C6	35.00'	40°44'59"	24.89'	13.00'	46.00' N30-15-58.0E
C7	23.00'	180°00'00"	72.26'	.00'	46.00' N30-15-58.0E
C8	23.00'	180°00'00"	72.26'	.00'	46.00' N30-15-58.0E
C9	246.50'	28°53'00"	128.03'	65.49'	126.59' S53-04-24.5W
C10	246.50'	16°19'33"	70.24'	35.86'	70.00' S30-01-52.6W
C11	246.50'	17°58'05"	77.30'	39.97'	76.99' S12-53-03.7W
C12	269.00'	21°34'12"	101.27'	51.24'	100.67' N57-10-03.7E
C13	30.00'	73°53'00"	43.36'	22.56'	36.06' S83-19-27.7W
C14	30.00'	82°49'09"	38.69'	26.46'	39.89' N67-34-28.0W
C15	54.00'	33°34'09"	43.36'	26.46'	31.19' N42-56-57.7E
C16	269.00'	9°50'59"	46.24'	23.18'	46.19' S08-49-31.1W
C17	200.00'	17°58'19"	62.79'	31.66'	62.53' N62-23-53.7E
C18	802.00'	5°13'32"	87.14'	43.61'	87.10' S07-00-47.2W
C19	840.00'	6°13'32"	91.27'	45.68'	91.22' S07-00-47.2W
C20	231.00'	64°03'08"	258.24'	144.49'	245.00' N35-55-35.6E

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4392
- FOUND PERMANENT REFERENCE MONUMENT (PRM)
- ▲ PERMANENT CONTROL POINTS (PCP)
- ↑ CHANGE IN DIRECTION
- NPBCWCD NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
- CENTERLINE
- RIGHT-OF-WAY
- PLAT BOOK
- 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
- WMAE WATER MANAGEMENT ACCESS EASEMENT
- WMME WATER MANAGEMENT MAINTENANCE EASEMENT
- DE DRAINAGE EASEMENT
- IEE INGRESS, EGRESS EASEMENT
- WLE WATER LINE EASEMENT
- UE GENERAL UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- ECA-# EXCLUSIVE COMMON AREA TRACT WITH NUMBER
- GC-# GOLF COURSE TRACT WITH NUMBER
- W-# WATER MANAGEMENT TRACT WITH NUMBER
- OHE OVERHANG EASEMENT
- ORB OFFICIAL RECORD BOOK
- FND FOUND

- NOTES:**
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-30 OR ECA-31, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
 - WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
 - 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.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
 - LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
 - BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88° 19' 50" WEST.

W - 18
 (ALSO A NPBCWCD WATER MANAGEMENT TRACT)
 PLAT THREE, BALLENISLES
 PB. 73, PG. 27-43

SUBDIVISION: Ballen Isles P-14
 BOOK: 74
 FLOOD ZONE: _____
 GUARD: _____
 SE: _____
 PAGE: 56
 ZIP CODE: _____
 PUD NAME: ePalm Bch Gardens

KESHAVARZ & ASSOCIATES, INC.
 THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON
 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
 1280 N. CONGRESS AVENUE, SUITE 206
 WEST PALM BEACH, FLORIDA 33409
 (407) 689-8600 / FAX 689-7476