

SUNSET BAY, PLAT ONE

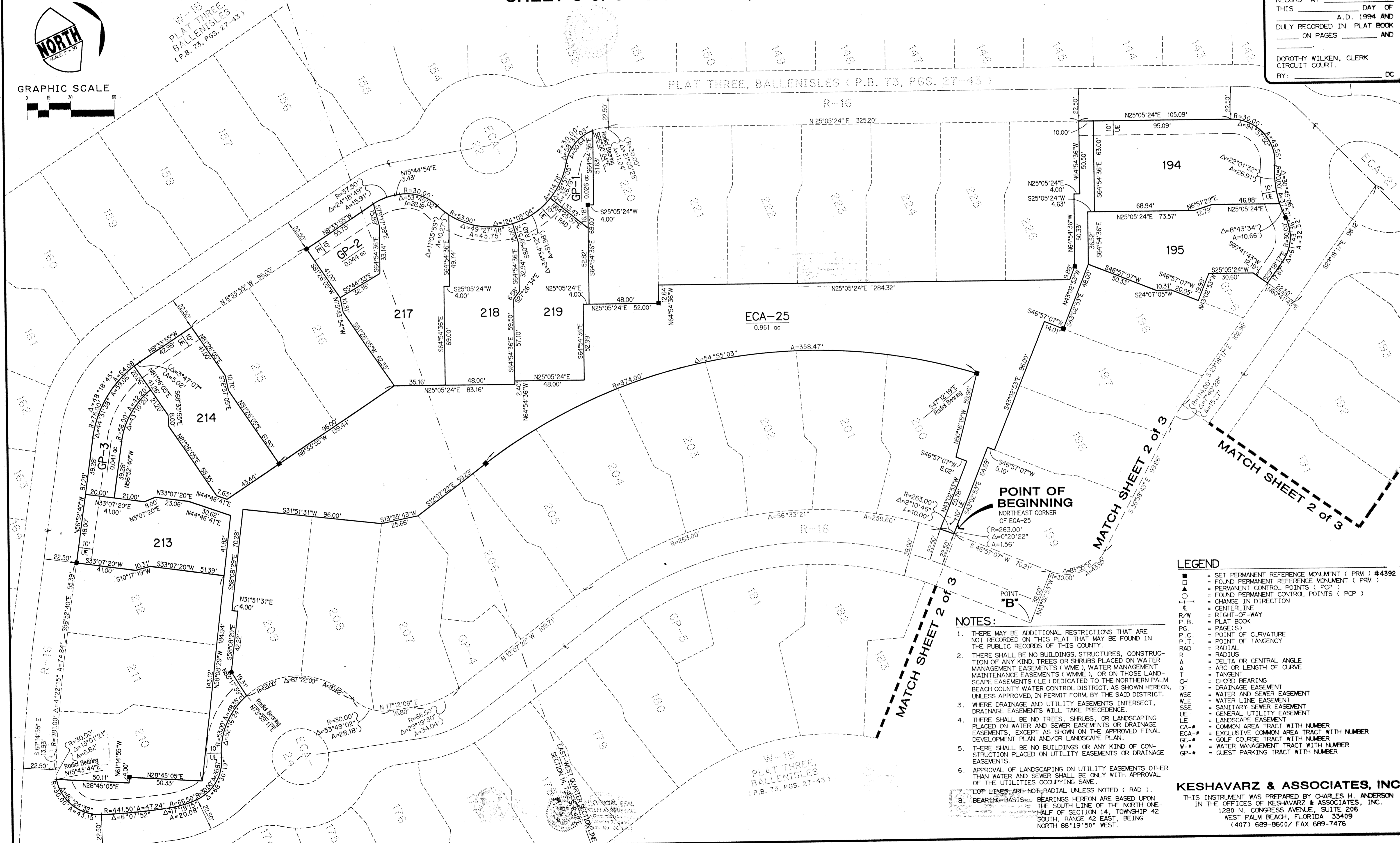
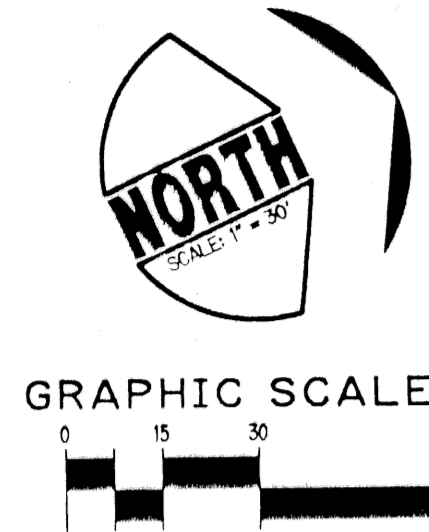
134

BEING A REPLAT OF LOTS 184, 185, 186, 187, 188, 189, 194, 195, 213, 214, 217, 218, 219 and GP-1, 2, 3 and ECA-25 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 3 of 3 NOVEMBER, 1994

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR
 RECORD AT _____ DAY OF
 _____ A.D. 1994 AND
 DULY RECORDED IN PLAT BOOK
 _____ ON PAGES _____ AND

 DOROTHY WILKEN, CLERK
 CIRCUIT COURT.
 BY: _____ DC



SUBDIVISION * Sunset Bay, Plat One
 BOOK 74 PAGE 134
 FLOOD ZONE _____
 QUAD _____
 SE _____
 PUD NAME c Palm Beach Gardens
 ZIP CODE _____

- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT (PRM) #4392
 - ▲ = FOUND PERMANENT REFERENCE MONUMENT (PRM)
 - = PERMANENT CONTROL POINTS (PCP)
 - = FOUND PERMANENT CONTROL POINTS (PCP)
 - = CHANGE IN DIRECTION
 - = CENTERLINE
 - = RIGHT-OF-WAY
 - P.B. = PLAT BOOK
 - PG. = PAGE(S)
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - RAD = RADIUS
 - Δ = DELTA OR CENTRAL ANGLE
 - A = ARC OR LENGTH OF CURVE
 - T = TANGENT
 - CH = CHORD BEARING
 - DE = DRAINAGE EASEMENT
 - WSE = WATER AND SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - UE = GENERAL UTILITY EASEMENT
 - LE = LANDSCAPE EASEMENT
 - CA-# = COMMON AREA TRACT WITH NUMBER
 - ECA-# = EXCLUSIVE COMMON AREA TRACT WITH NUMBER
 - GC-# = GOLF COURSE TRACT WITH NUMBER
 - W-# = WATER MANAGEMENT TRACT WITH NUMBER
 - GP-# = GUEST PARKING TRACT WITH NUMBER

- 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 WATER MANAGEMENT EASEMENTS (WME), WATER MANAGEMENT MAINTENANCE EASEMENTS (WMME), OR ON THOSE LANDSCAPE EASEMENTS (LE) DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID 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 OTHER THAN WATER AND SEWER 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.

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