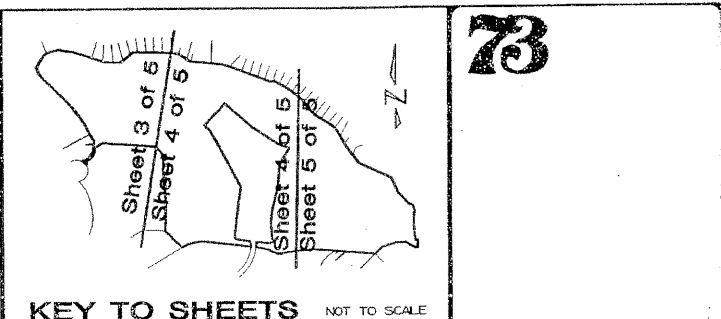


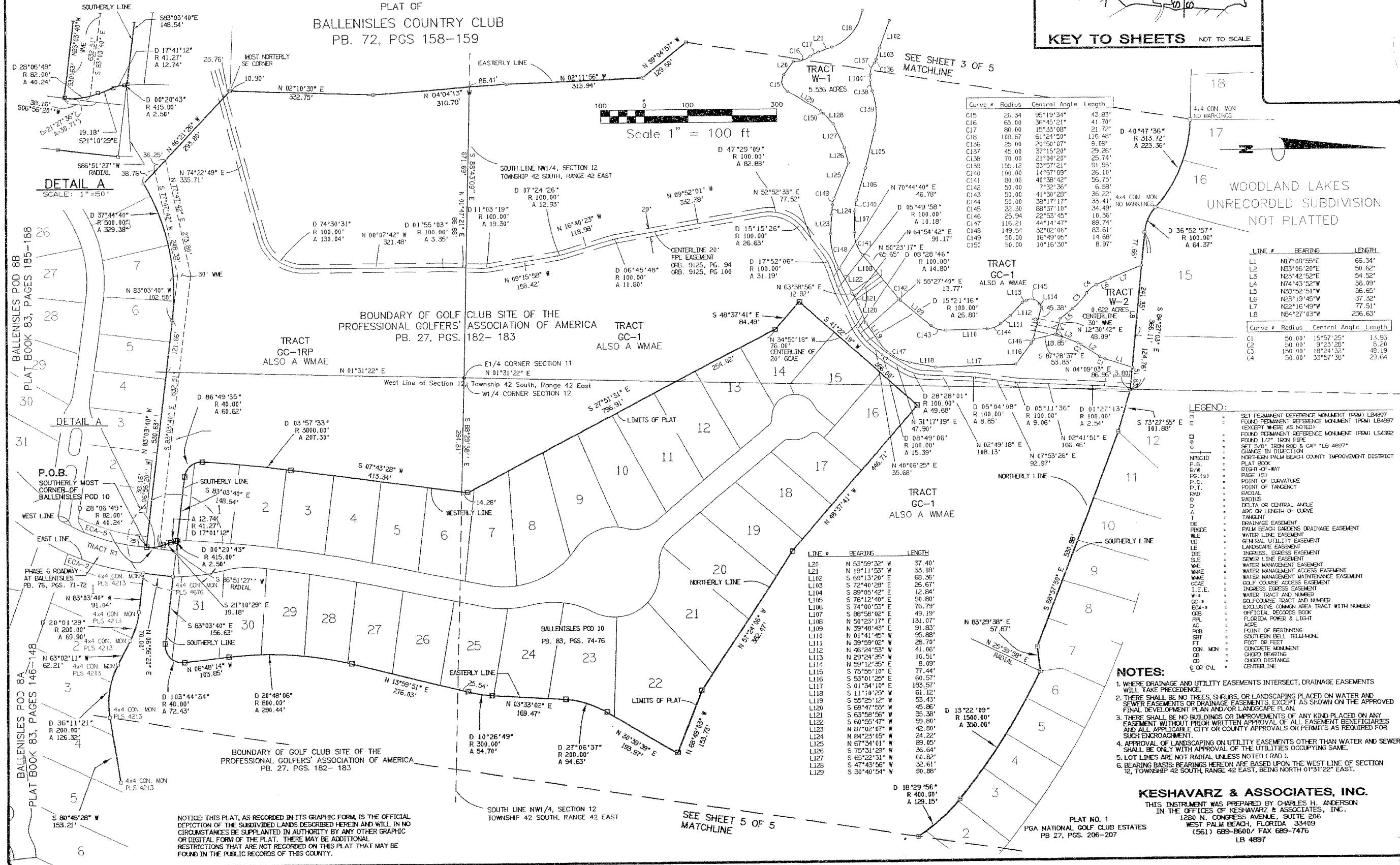
# BALLENISLES East Golf Course

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 4 OF 5



73

PLAT OF  
BALLENISLES COUNTRY CLUB  
PB. 72, PGS 158-159



DETAIL A  
SCALE: 1"=50'

DETAIL A  
SCALE: 1"=50'

Curve #	Radius	Central Angle	Length
C15	26.34	95°19'34"	43.83'
C16	65.00	36°45'21"	41.70'
C17	80.00	15°33'08"	21.72'
C18	100.67	61°24'50"	116.48'
C136	25.00	20°50'07"	9.09'
C137	45.00	37°15'20"	29.26'
C138	70.00	21°04'20"	25.74'
C139	155.12	33°57'21"	91.93'
C140	100.00	14°57'09"	26.10'
C141	80.00	40°38'42"	56.75'
C142	50.00	7°32'36"	6.58'
C143	50.00	41°30'28"	36.22'
C144	50.00	39°17'17"	33.41'
C145	22.50	38°37'10"	34.49'
C146	25.94	22°53'45"	10.36'
C147	116.21	44°14'47"	89.74'
C148	149.54	32°02'06"	83.61'
C149	50.00	16°49'05"	14.68'
C150	50.00	10°16'30"	8.97'

LINE #	BEARING	LENGTH
L1	N17°08'55"E	66.34'
L2	N63°06'20"E	58.62'
L3	N23°42'52"E	54.52'
L4	N74°43'52"W	36.09'
L5	N68°52'51"W	36.65'
L6	N23°19'45"W	37.32'
L7	N22°16'49"W	77.51'
L8	N84°27'03"W	236.63'

Curve #	Radius	Central Angle	Length
C1	50.00'	15°57'25"	14.93'
C2	50.00'	9°23'28"	8.20'
C3	150.00'	18°24'32"	48.19'
C4	50.00'	33°57'38"	29.64'

- LEGEND:**
- SET PERMANENT REFERENCE MONUMENT (PRM) LB4897
  - FOUND PERMANENT REFERENCE MONUMENT (PRM) LB4897 (EXCEPT WHERE AS NOTED)
  - FOUND PERMANENT REFERENCE MONUMENT (PRM) LB4392
  - FOUND 1/2" IRON PIPE
  - SET 5/8" IRON ROD & CAP "LB 4897"
  - CHANGE IN DIRECTION
  - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
  - PLAT BOOK
  - RIGHT-OF-WAY
  - PAGE (S)
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - RADIAL
  - RADIUS
  - DELTA OR CENTRAL ANGLE
  - ARC OR LENGTH OF CURVE
  - TANGENT
  - DRAINAGE EASEMENT
  - PALM BEACH GARDENS DRAINAGE EASEMENT
  - WATER LINE EASEMENT
  - GENERAL UTILITY EASEMENT
  - LANDSCAPE EASEMENT
  - INGRESS, EGRESS EASEMENT
  - SEWER LINE EASEMENT
  - WATER MANAGEMENT EASEMENT
  - WATER MANAGEMENT ACCESS EASEMENT
  - WATER MANAGEMENT MAINTENANCE EASEMENT
  - GOLF COURSE ACCESS EASEMENT
  - INGRESS, EGRESS EASEMENT
  - WATER TRACT AND NUMBER
  - GOLF COURSE TRACT AND NUMBER
  - EXCLUSIVE COMMON AREA TRACT WITH NUMBER
  - OFFICIAL RECORDS BOOK
  - FLORIDA POWER & LIGHT
  - AC
  - AGE
  - POINT OF BEGINNING
  - SOUTHERN BELL TELEPHONE
  - FOOT OR FEET
  - CON. MON.
  - CHKD BEARING
  - CHKD DISTANCE
  - 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.

**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  
(561) 689-8600 / FAX 689-7476  
LB 4897

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.