# PLAT THREE, BALLENISLES

BEING A REPLAT OF A PORTION OF PLAT TWO, HANSEN - JDM AS RECORDED IN PLAT BOOK 69, PAGES 195 - 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO BEING A PORTION OF SECTION 11 AND SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

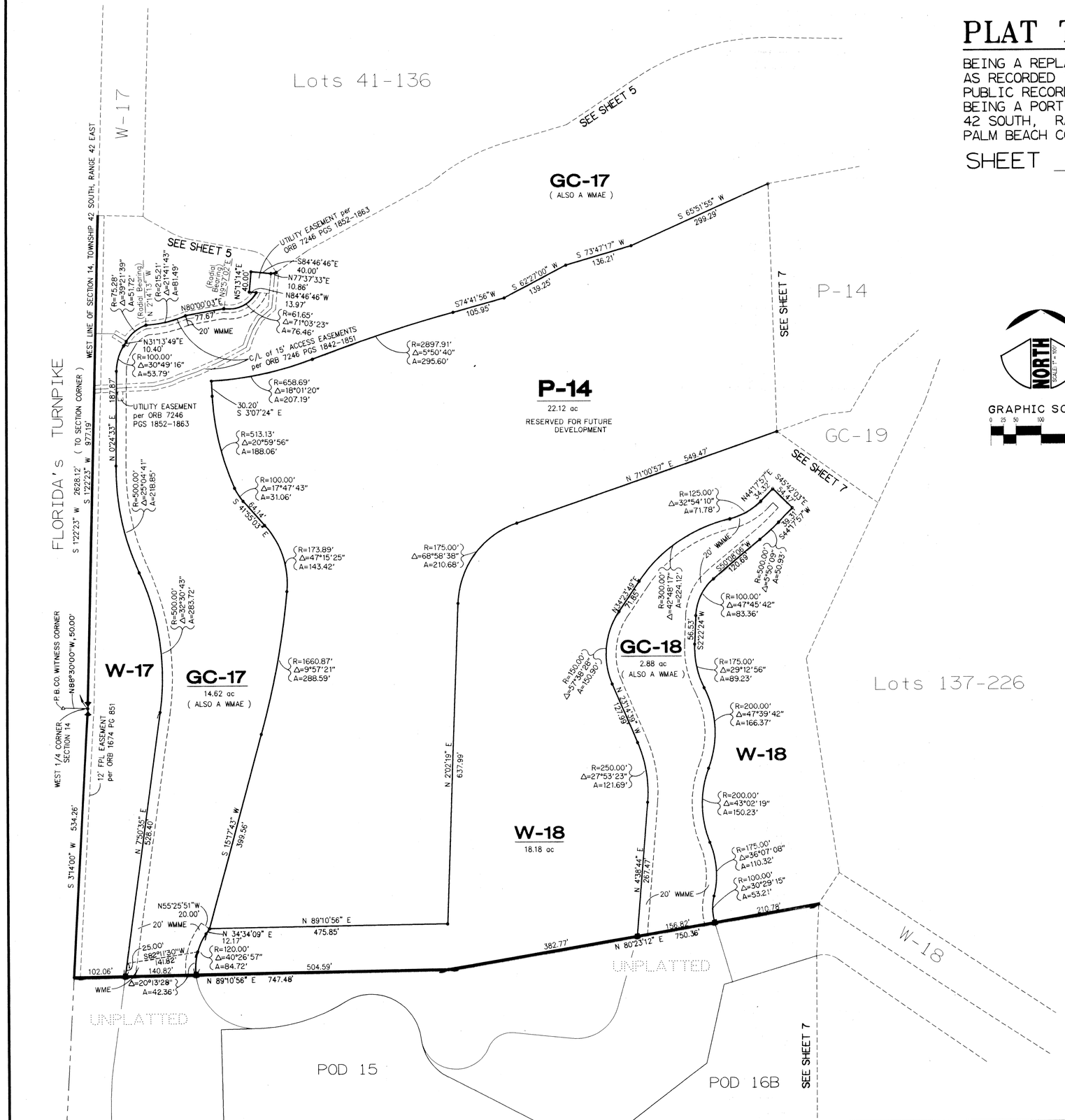
SHEET 6 of 17 JULY, 1994

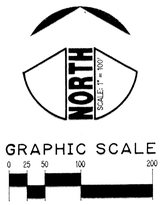


STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT _____
THIS _____ DAY OF _____ A.D. 1994 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. 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.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
4. 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.
5. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
7. LOT LINES ARE NOT RADIAL UNLESS NOTED ( RAD ).
8. 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.

## LEGEND

| | |
|---|---|
| ■ | = SET PERMANENT REFERENCE MONUMENT ( PRM ) |
| □ | = FOUND PERMANENT REFERENCE MONUMENT ( PRM ) |
| ▲ | = PERMANENT CONTROL POINTS ( PCP ) |
| △ | = FOUND PERMANENT CONTROL POINTS ( PCP ) |
| ● | = CHANGE IN DIRECTION |
| NPBCWCD | = NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT |
| ℄ | = CENTERLINE |
| R/W | = RIGHT-OF-WAY |
| P.B. | = PLAT BOOK |
| PG. | = PAGE(S) |
| ORB | = OFFICIAL RECORD BOOK |
| 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 |
| WME | = WATER MANAGEMENT EASEMENT |
| WMAE | = WATER MANAGEMENT ACCESS EASEMENT |
| WMME | = WATER MANAGEMENT MAINTENANCE EASEMENT |
| DE | = DRAINAGE EASEMENT |
| IEE | = INGRESS, EGRESS 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 |

**KESHAVARZ & ASSOCIATES, INC.**
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SUBDIVISION # Ballenisles Plat 3
BOOK 73 PAGE 32
FLOOD ZONE — FLOOD MAP # —
CHAD # — ZONING —
SE — ZIP CODE —
PUD NAME Palm Beach Gardens
11/14/22 TAZ 95