PHASE 6 ROADWAY AT BALLENISLES

BEING A PORTION OF SECTIONS 11, 12 & 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST
AND BEING A REPLAT OF A PORTION THE PLAT OF BOUNDARY OF GOLF CLUB SITE
OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA
RECORDED IN PLAT BOOK 27, PAGES 182-183, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
OCTOBER 1995

IN TWO SHEETS

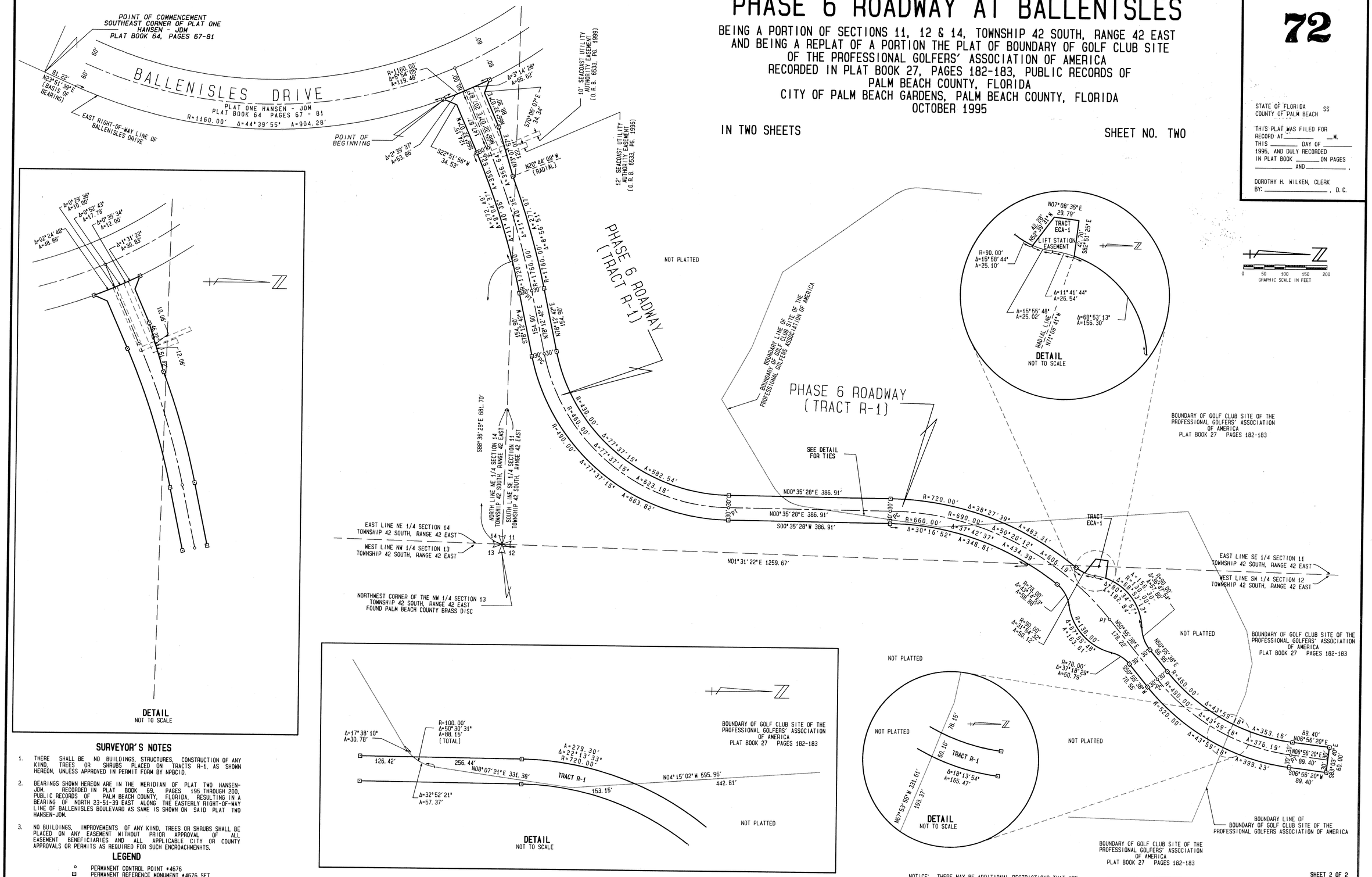
SHEET NO. TWO

72

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
1995, AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____.

DOROTHY H. WILKEN, CLERK
BY: _____, D.C.



SURVEYOR'S NOTES

1. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS R-1, AS SHOWN HEREON, UNLESS APPROVED IN PERMIT FORM BY NPBCID.
2. BEARINGS SHOWN HEREON ARE IN THE MERIDIAN OF PLAT TWO HANSEN-JDM, RECORDED IN PLAT BOOK 69, PAGES 195 THROUGH 200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 23-51-39 EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BALLENISLES BOULEVARD AS SAME IS SHOWN ON SAID PLAT TWO HANSEN-JDM.
3. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENHTS.

LEGEND

°	PERMANENT CONTROL POINT #4676
⊡	PERMANENT REFERENCE MONUMENT #4676 SET
NPBCID	NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
F.P.&L.	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH IN THE OFFICES OF MOCK, ROOS & ASSOC, INC., 5720 CORPORATE WAY WEST PALM BEACH, FLORIDA, 33407.

SHEET 2 OF 2

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: 1"=100'	DATE: JULY 1995	PHASE 6 ROADWAY AT BALLENISLES
P.A. NO. N3133.16	CAD FILE: BALLRP03	

SUBDIVISION * BALLEN ISLES PHASE 6 ROADWAY AT
BOOK 76 — PAGE 72
FLOOD ZONE — FLOOD MAP # —
QUAD # — ZONING —
SE — ZIP CODE —
PUD NAME CITY OF PALM BEACH GARDENS

WED Oct 25 06:24:13 1995