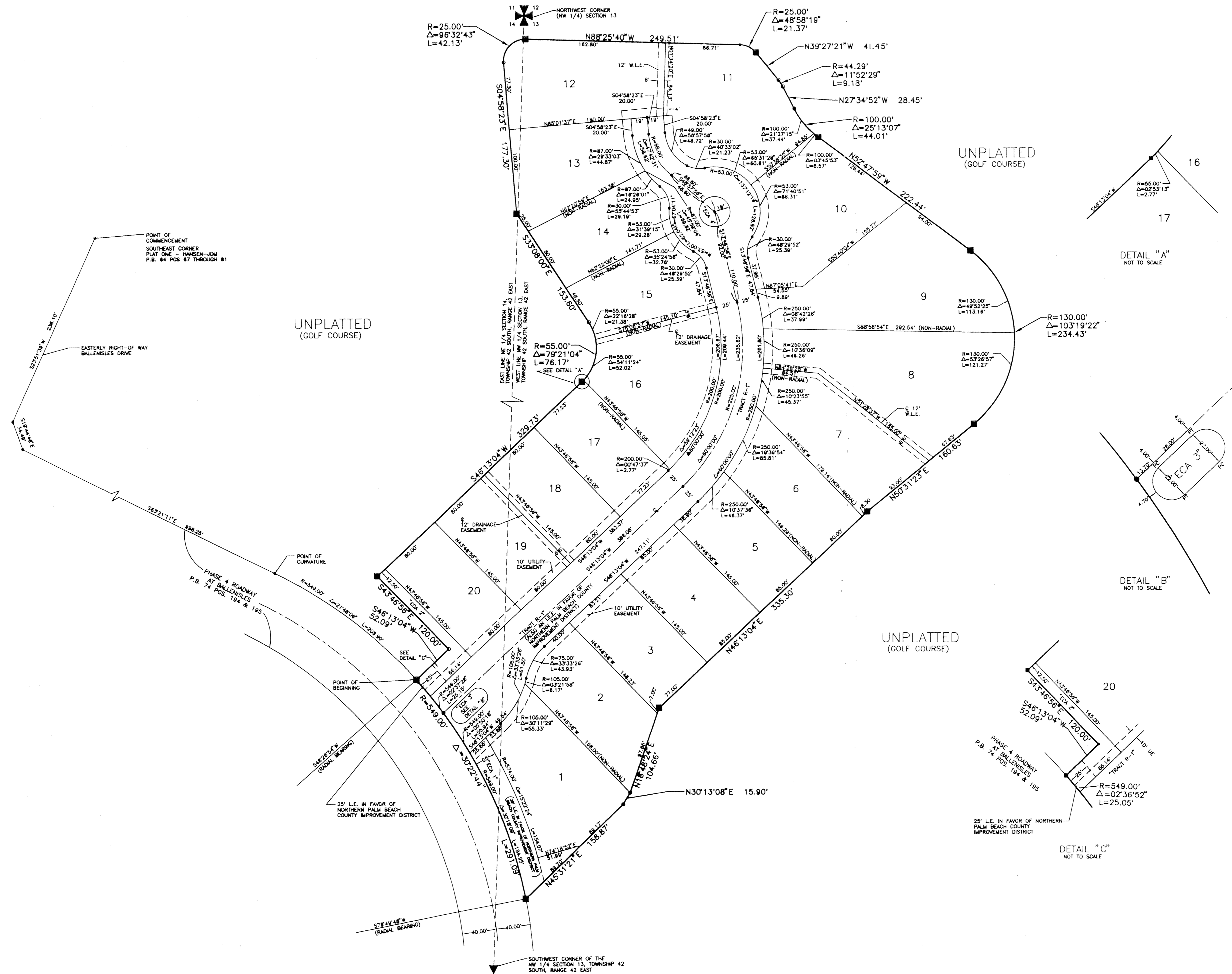
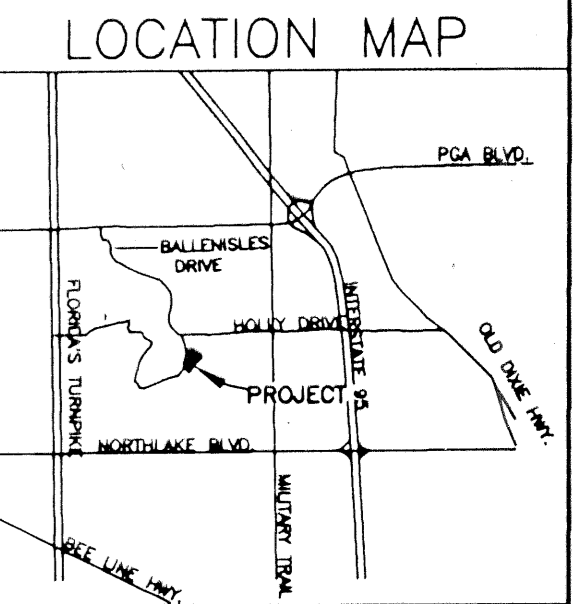
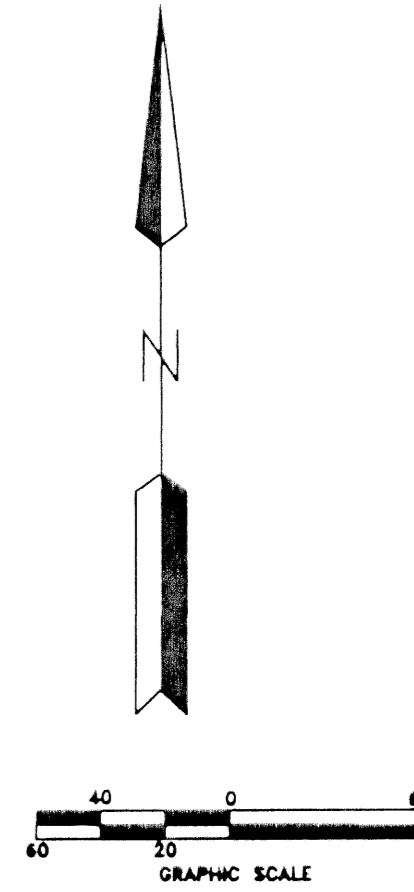


PLAT of BALLENISLES POD 19B

LYING IN SECTIONS 13 AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS
MARCH 1996
SHEET 2 of 2

37

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT
THIS _____ DAY OF _____
A.D. 1996 AND DULY
RECORDED IN PLAT BOOK _____, ON
PAGES _____ THROUGH _____
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: _____ DEPUTY CLERK



DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE

LEGEND:

P.C.P.	PERMANENT CONTROL POINT
DE	DRAINAGE EASEMENT
R	RADIUS
L	ARC LENGTH
ECA	EXCLUSIVE COMMON AREA
Δ	DELTA ANGLE
U.E.	UTILITY EASEMENT
•	P.C.P. SET
■	PRM SET
—	WATER LINE EASEMENT
P.B.	PLAT BOOK
POS	PAGES
⊖	CENTERLINE
⊖	INGRESS EGRESS EASEMENT
⊖	LANDSCAPE EASEMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY

- SURVEYOR'S NOTES:
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 2. ■ PRM PERMANENT REFERENCE MONUMENT SET PLS 4550
 3. • POP PERMANENT CONTROL POINT LB 3505 WILL BE SET
 4. LINES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
 5. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITIONS, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
 6. BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
 7. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE 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 ENCROACHMENTS. BEARINGS SHOWN HEREON ARE REFERENCED TO "PLAT ONE - HANSEN JDM" AS RECORDED AT PLAT BOOK 64, PAGES 67 THROUGH 81 AS SOUTH 23°51'39" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BALLENISLES DRIVE.

THIS INSTRUMENT PREPARED BY:
RICHARD W. JACKSON, P.S.&M.,
IN & FOR THE OFFICE OF:

JAMES E. NEUHAUS, INC.,
11911 U.S. HIGHWAY ONE, SUITE 120
PALM BEACH GARDENS, FLORIDA 33408
(407) 622-1300

JAMES E. NEUHAUS, Inc.
Consulting Engineers, Surveyors, Planners
11911 U.S. Highway One, Suite 120 Palm Beach Gardens, Florida 33408 Tel. 561/622-1300

PLAT OF
BALLENISLES POD 19B

DWN: KAD	F.B.:	PG.:	DATE: 02/11/96
CRD: RMJ	FILE: 96-008	SCALE: N/A	SHEET: OF

SUBDIVISION # BALLENISLES
BOOK 77 PAGE 37
FLOOD ZONE - FLOOD MAP #
ZONING -
ZIP CODE -
CITY OF PALM BEACH GARDENS

77-95