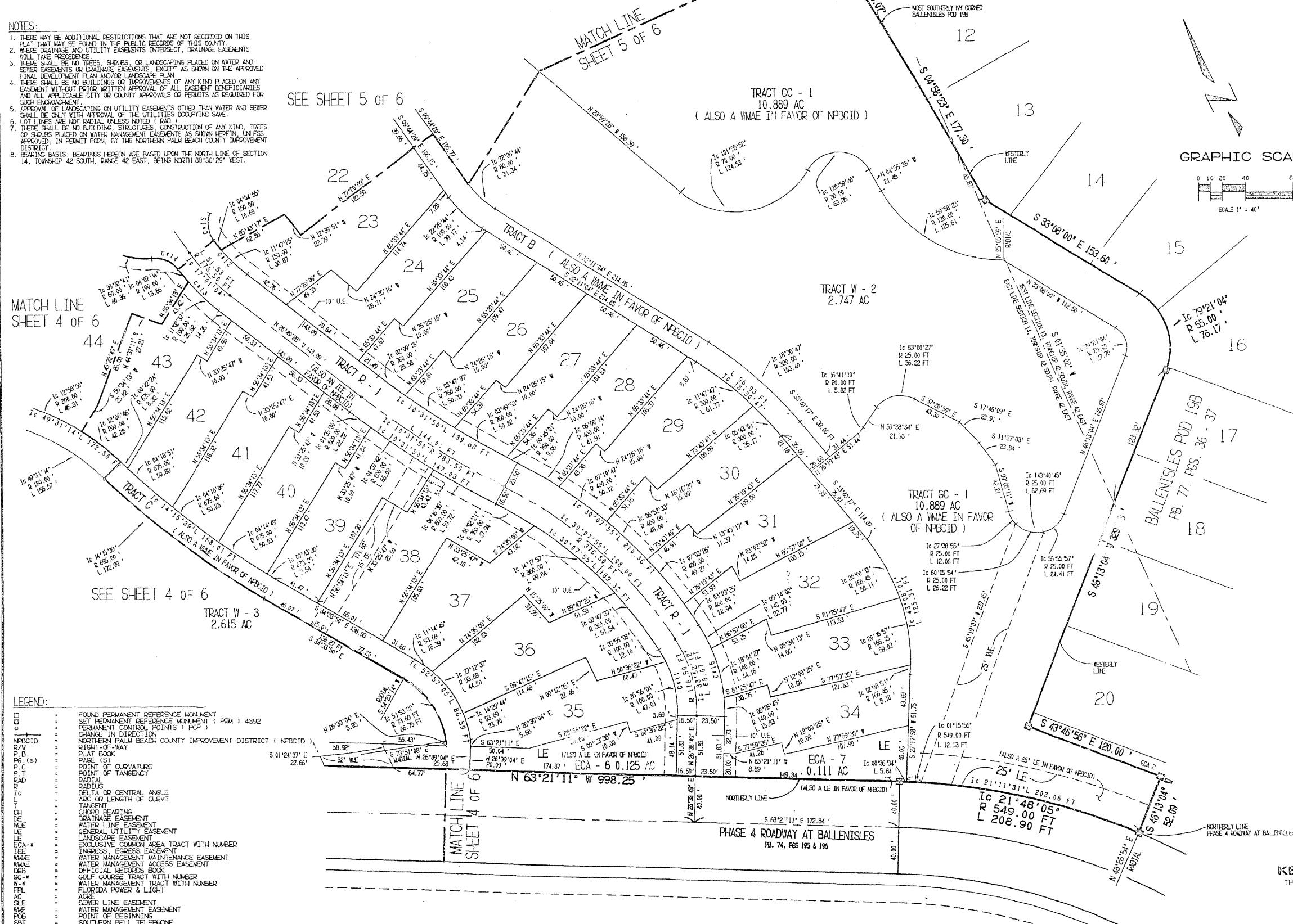


BALLENISLES Pod 19a

BEING A PORTION OF SECTIONS 11, 13 AND 14, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS
SEPTEMBER, 1997
SHEET 3 OF 6

- 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. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
 3. 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.
 4. 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.
 5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
 6. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
 7. THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT EASEMENTS AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
 8. BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE NORTH LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 89°36'29" WEST.



- LEGEND:
- FOUND PERMANENT REFERENCE MONUMENT
 - SET PERMANENT REFERENCE MONUMENT (FSM) 4392
 - PERMANENT CONTROL POINTS (PCP)
 - CHANGE IN DIRECTION
 - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPCID)
 - RIGHT-OF-WAY
 - PLAT BOOK
 - P.B. (S)
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - RADIAL
 - DELTA OR CENTRAL ANGLE
 - ARC OR LENGTH OF CURVE
 - TANGENT
 - CHORD BEARING
 - DRAINAGE EASEMENT
 - WATER LINE EASEMENT
 - GENERAL UTILITY EASEMENT
 - LANDSCAPE EASEMENT
 - EXCLUSIVE COMMON AREA TRACT WITH NUMBER
 - INGRESS EASEMENT
 - WATER MANAGEMENT MAINTENANCE EASEMENT
 - WATER MANAGEMENT ACCESS EASEMENT
 - OFFICIAL RECORDS BOOK
 - GOLF COURSE TRACT WITH NUMBER
 - WATER MANAGEMENT TRACT WITH NUMBER
 - FLUORIDE POWER & LIGHT
 - ACRES
 - SEWER LINE EASEMENT
 - WATER MANAGEMENT EASEMENT
 - POINT OF BEGINNING
 - SOUTHERN BELL TELEPHONE
 - FOOT ON FEET

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