

BALLEN ISLES Pod 10

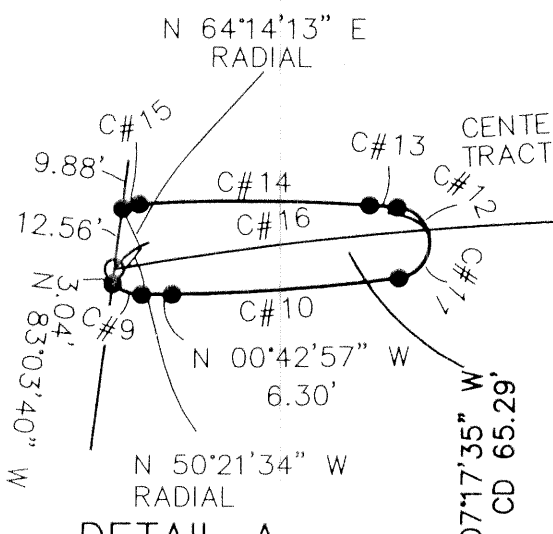
AUGUST, 1998

76

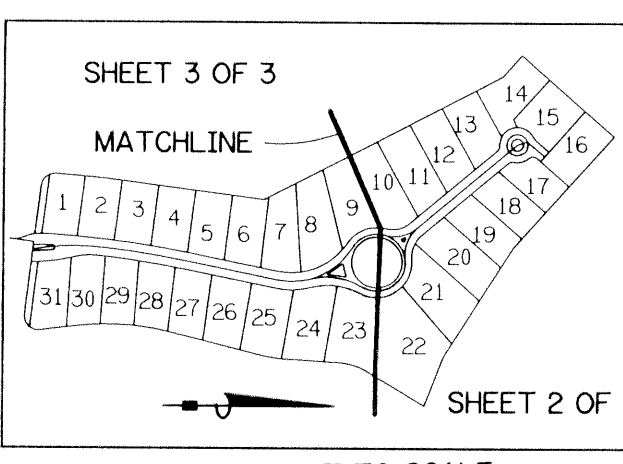
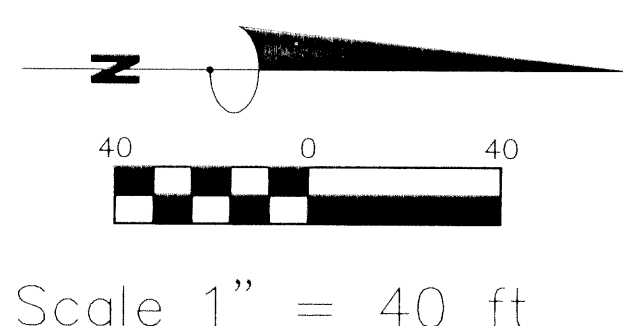
BEING A REPLAT OF A PORTION OF BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AS RECORDED IN PLAT BOOK 27, PAGES 182-183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM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

SHEET 3 OF 3

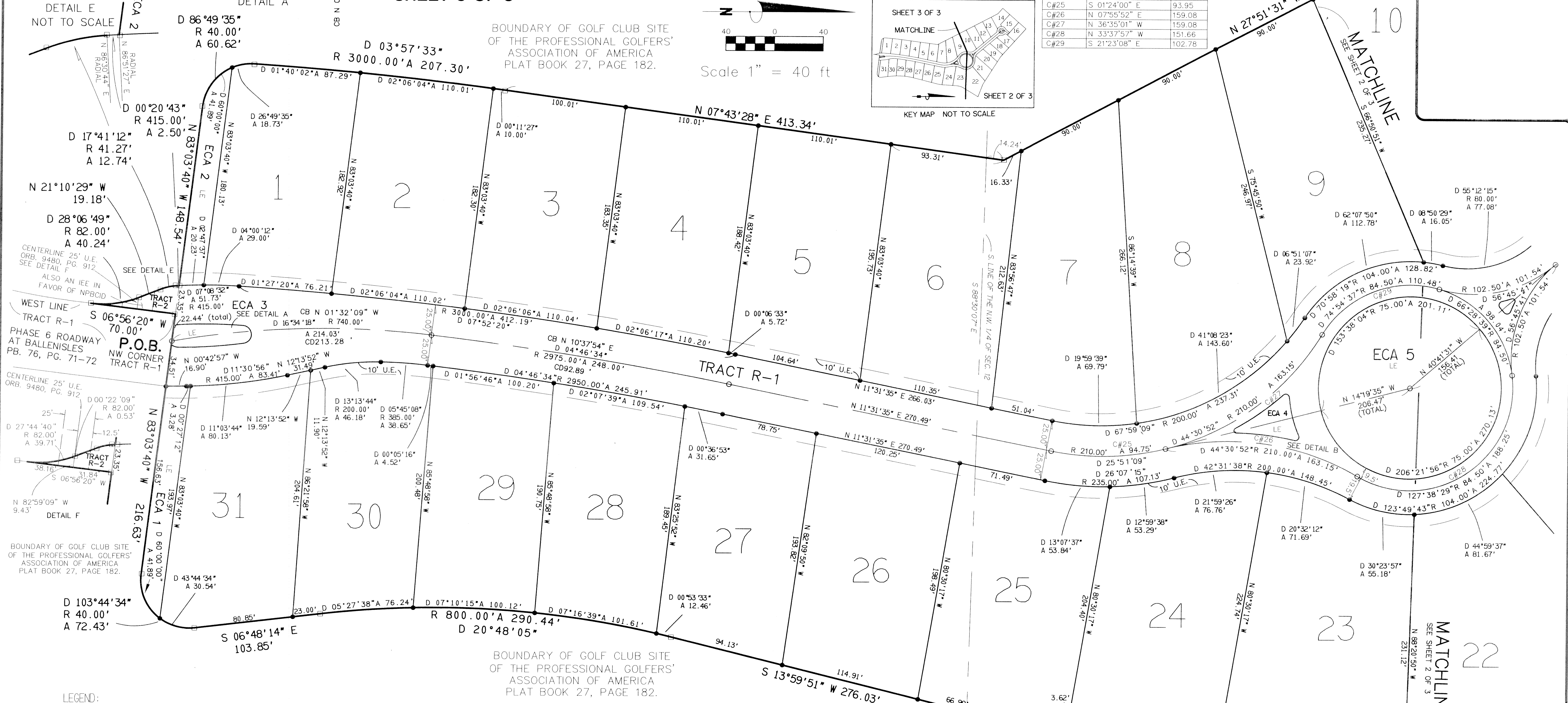
NUMBER	D	R	A
C#9	40°21'23"	9.27	6.53
C#10	07°03'08"	383.00	47.14
C#11	103°26'31"	7.30	13.18
C#12	65°01'29"	7.30	8.28
C#13	00°06'40"	2968.00	5.75
C#14	07°08'31"	383.00	47.74
C#15	22°16'31"	9.27	3.60
C#16	05°03'24"	740.00	65.31



DETAIL E
NOT TO SCALE



NUMBER	CB	CD
C#25	S 01°24'00" E	93.95
C#26	N 07°55'52" E	159.08
C#27	N 36°35'01" W	159.08
C#28	N 33°37'57" W	151.66
C#29	S 21°23'08" E	102.78



PHASE 6 ROADWAY AT BALLEN ISLES
PB. 76, PG. 71-72

BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA
PLAT BOOK 27, PAGE 182.

BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA
PLAT BOOK 27, PAGE 182.

LEGEND:

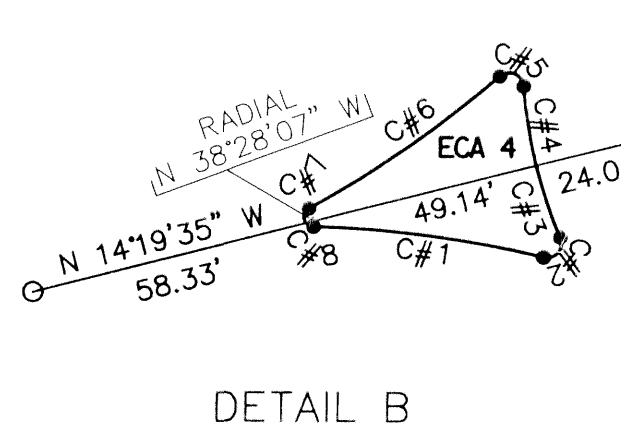
- SET PERMANENT REFERENCE MONUMENT (PRM) LS4392
- PERMANENT CONTROL POINTS (PCP) LS4392
- CHANGE IN DIRECTION
- NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPKBCD)
- RIGHT-OF-WAY
- PLAT BOOK
- PAGE (S)
- POINT OF CURVATURE
- POINT OF TANGENCY
- RADIAL
- RADIUS
- DELTA OR CENTRAL ANGLE
- ARC OR LENGTH OF CURVE
- TANGENT
- CHORD BEARING
- CHORD DISTANCE
- CHORD BEARING
- WATER LINE EASEMENT
- GENERAL UTILITY EASEMENT
- LANDSCAPE EASEMENT
- EXCLUSIVE COMMON AREA TRACT WITH NUMBER
- INGRESS, EGRESS EASEMENT
- OFFICIAL RECORDS BOOK
- FLORIDA POWER & LIGHT
- ACRES
- SEWER LINE EASEMENT
- POINT OF BEGINNING
- SOUTHERN BELL TELEPHONE
- FOOT OR FEET
- SET 5/8" IRON ROD & CAP "LB 4897" (TO BE SET)
- CHORD BEARING
- CHORD DISTANCE

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.

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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NUMBER	D	R	A
C#1	11°54'28"	232.00	48.22
C#2	126°39'18"	3.00	6.63
C#3	09°06'49"	98.00	15.75
C#4	09°45'15"	99.00	16.85
C#5	126°39'18"	3.00	6.63
C#6	11°54'28"	232.00	48.22
C#7	99°08'58"	2.00	3.46
C#8	50°13'26"	2.00	1.75



DETAIL B

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

SUBDIVISION * Ballen Isles Pod 10
BOOK 83 PAGE 76
FLOOD MAP *
ZONING *
ROAD # *
ZIP CODE *
PUD NAME City of Palm Beach Gardens

T-18813