

PHASE 5 ROADWAY AT BALLENISLES

BEING A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

JUNE 1995

SHEET NO. TWO

IN TWO SHEETS

SURVEYOR'S NOTES

1. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS R-1 AND R-2 OR LANDSCAPE EASEMENTS, WATER MANAGEMENT EASEMENTS OR INGRESS-EGRESS EASEMENT DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.
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 SOUTH 23-51-39 EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BALLENISLES BOULEVARD AS SAME IS SHOWN ON SAID PLAT TWO HANSEN-JDM.

STATE OF FLORIDA SS

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

RECORD AT _____ M.

THIS _____ DAY OF _____

1995, AND DULY RECORDED

IN PLAT BOOK _____ ON PAGES

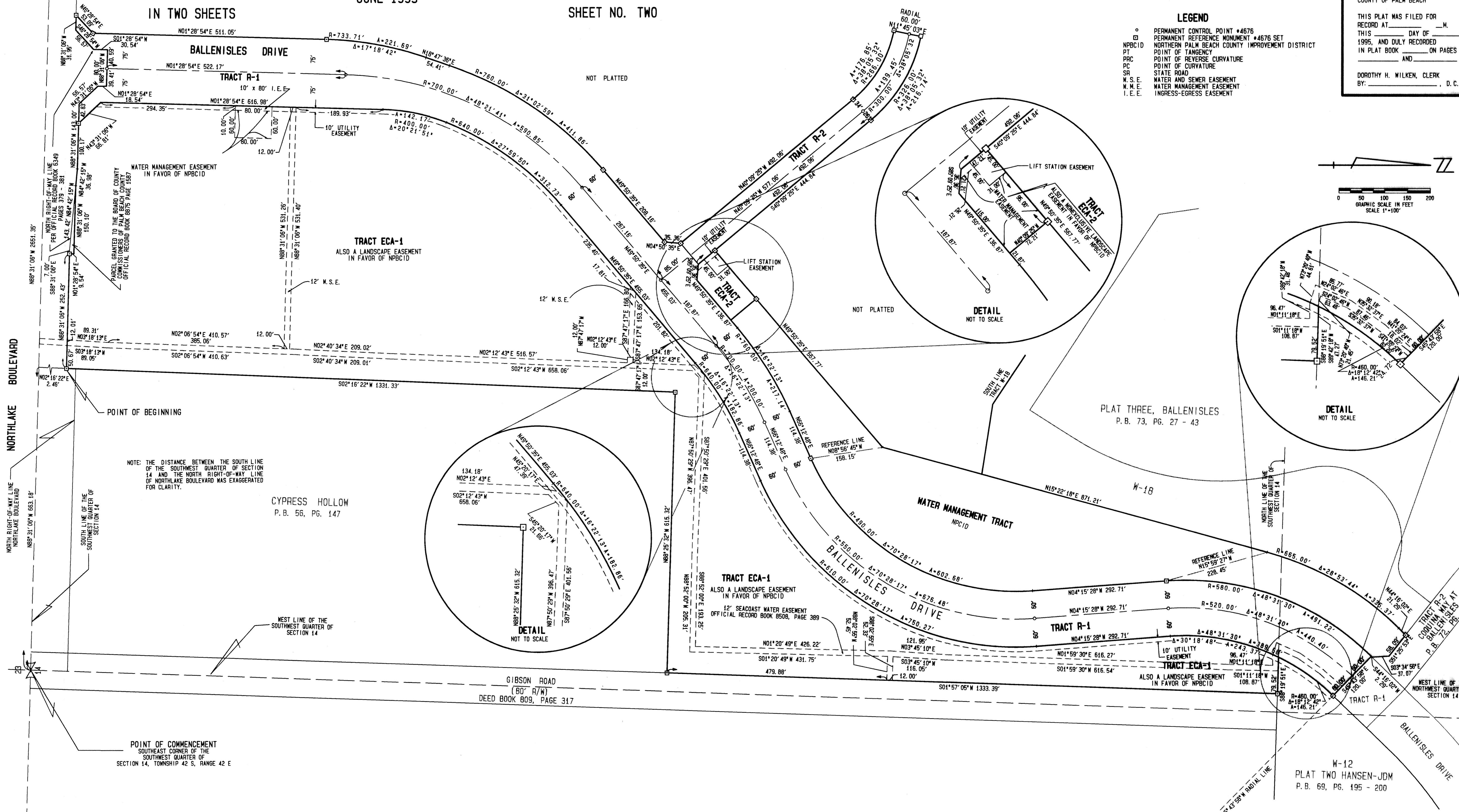
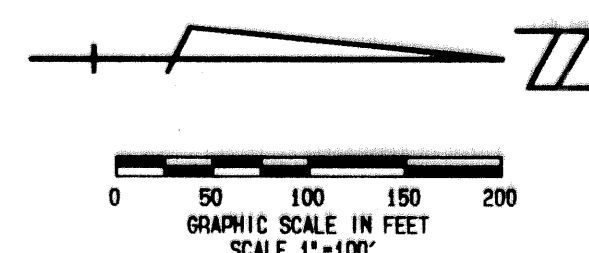
_____ AND _____

DOROTHY H. WILKEN, CLERK

BY: _____ D.C.

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
- SR STATE ROAD
- M.S.E. WATER AND SEWER EASEMENT
- W.M.E. WATER MANAGEMENT EASEMENT
- I.E.E. INGRESS-EGRESS EASEMENT



SUBDIVISION * BALLENISLES
BOOK 76 PAGE 44
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
PUD NAME CITY OF PALM BEACH GARDENS

NOTE: THE DISTANCE BETWEEN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD WAS EXAGGERATED FOR CLARITY.

CYPRESS HOLLOW
P.B. 56, PG. 147

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 42 S, RANGE 42 E

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.

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

SCALE: 1"=100' DATE: JUNE 1995
P.A. NO. N3123.15 CAD FILE: BALLRPO2

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