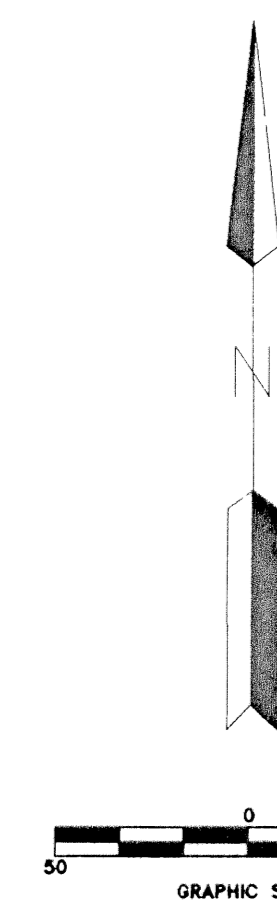
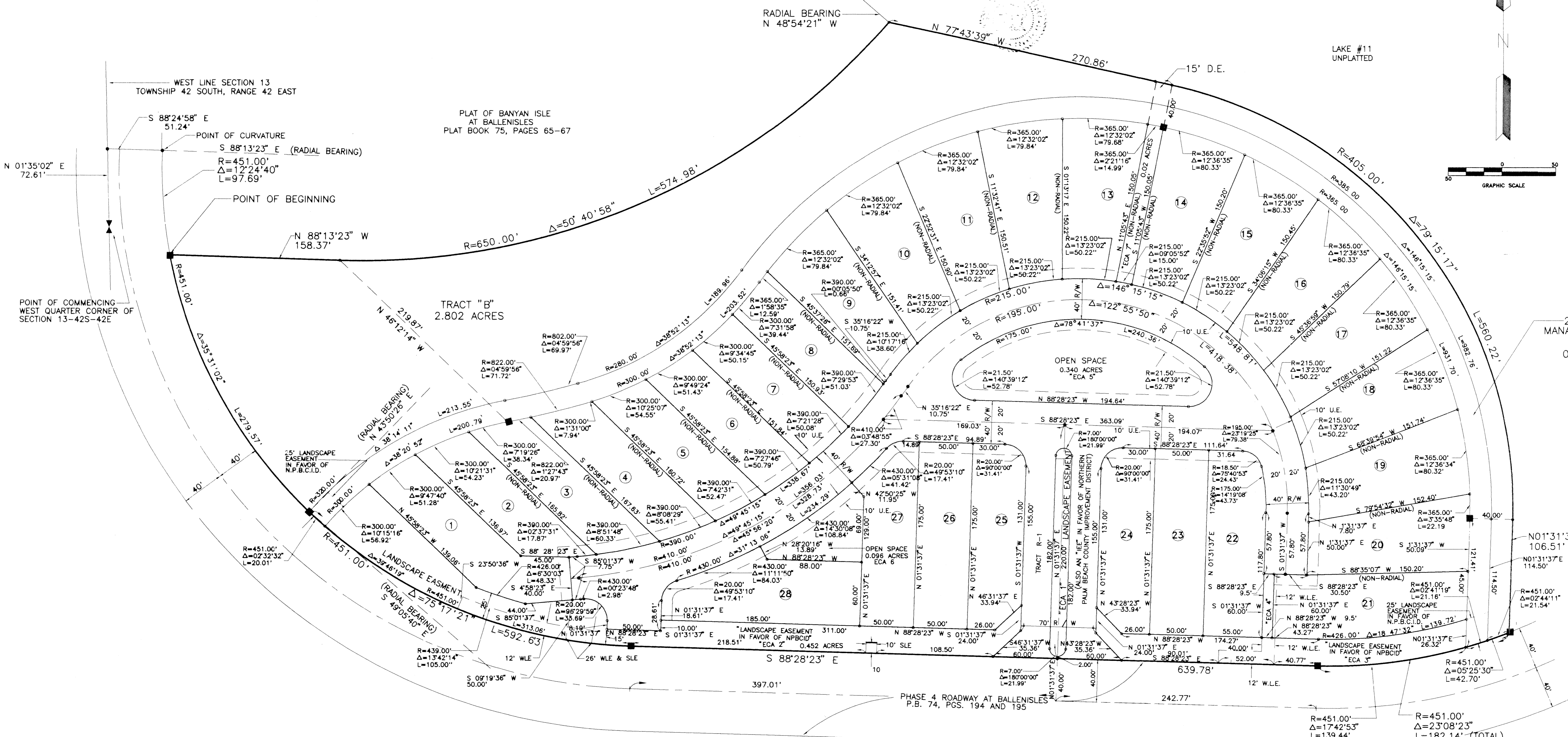


PLAT of VICTORIA BAY AT BALLENISLES (POD 22)

LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS
AUGUST 1996

SHEET 2 of 2

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



TRACT "A"
20' WIDE WATER
MANAGEMENT MAINTENANCE
EASEMENT
0.712 ACRES

- 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
 - WLE WATER LINE EASEMENT
 - P.B. PLAT BOOK
 - PGS. PAGES
 - CENTERLINE
 - INGRESS EGRESS EASEMENT
 - LE LANDSCAPE EASEMENT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - SLE SEWER LINE EASEMENT
 - R/W RIGHT OF WAY
 - N.P.B.C.I.D. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

- 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 P.S. & M. 4563
 3. • P.C.P. PERMANENT CONTROL POINT P.S. & M. 4563 WILL BE SET
 4. LINES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
 5. BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY THE CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
 6. 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.
 7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 13, TOWNSHIP 42 SOUTH RANGE 42 EAST, BEARING NORTH 01°35'02" EAST

THIS INSTRUMENT PREPARED BY:
WILLIAM D. O'CONNOR, 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
VICTORIA BAY AT
BALLENISLES POD 22

DWN: KAD	F.B.:	PG.:	DATE: 02/11/96
CKD: RMJ	FILE: 96-008	SCALE: 1" = 50'	SHEET: 2 OF 2

SUBDIVISION * VICTORIA BAY AT BALLENISLES
 BOOK 78 FLOOD MAP *
 FLOOD ZONE ZONING
 QUAD *
 ZIP CODE
 PUD NAME City of Palm Beach Gardens

TAZ-97