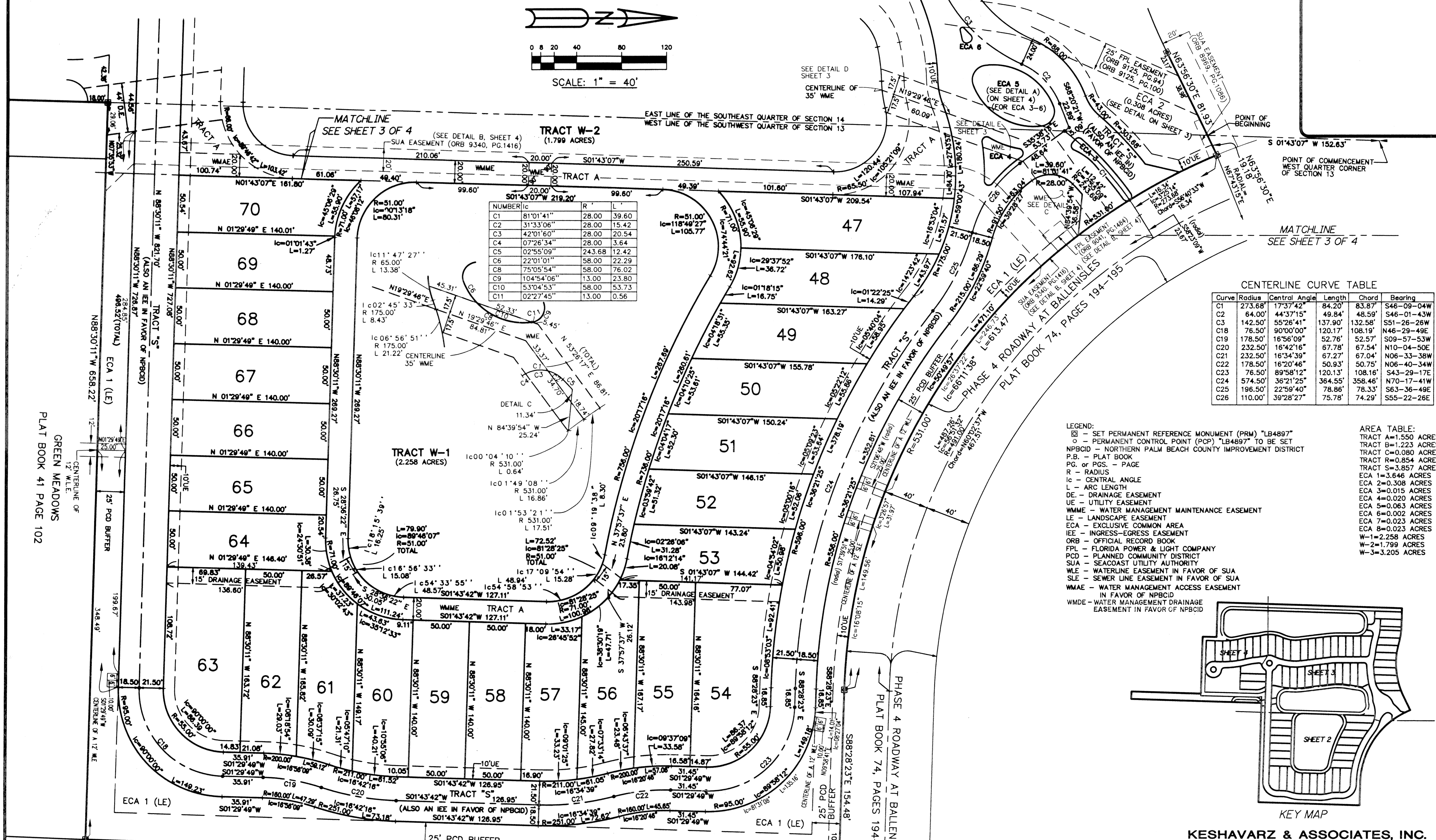
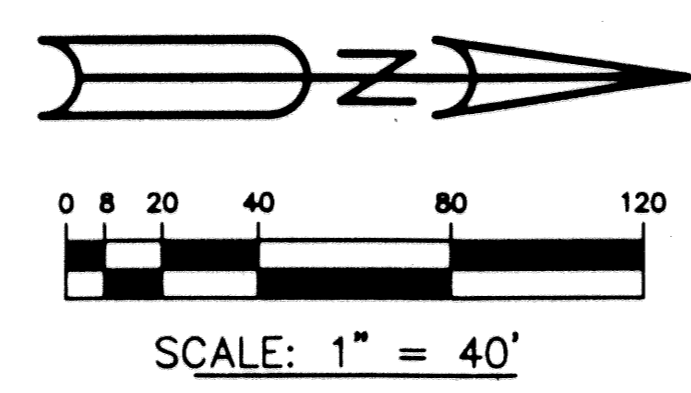


# BALLEN ISLES Pods 20a and 20b

BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS  
 SHEET 2 OF 4  
 OCTOBER 1998



TRACT W-2 (1.799 ACRES)

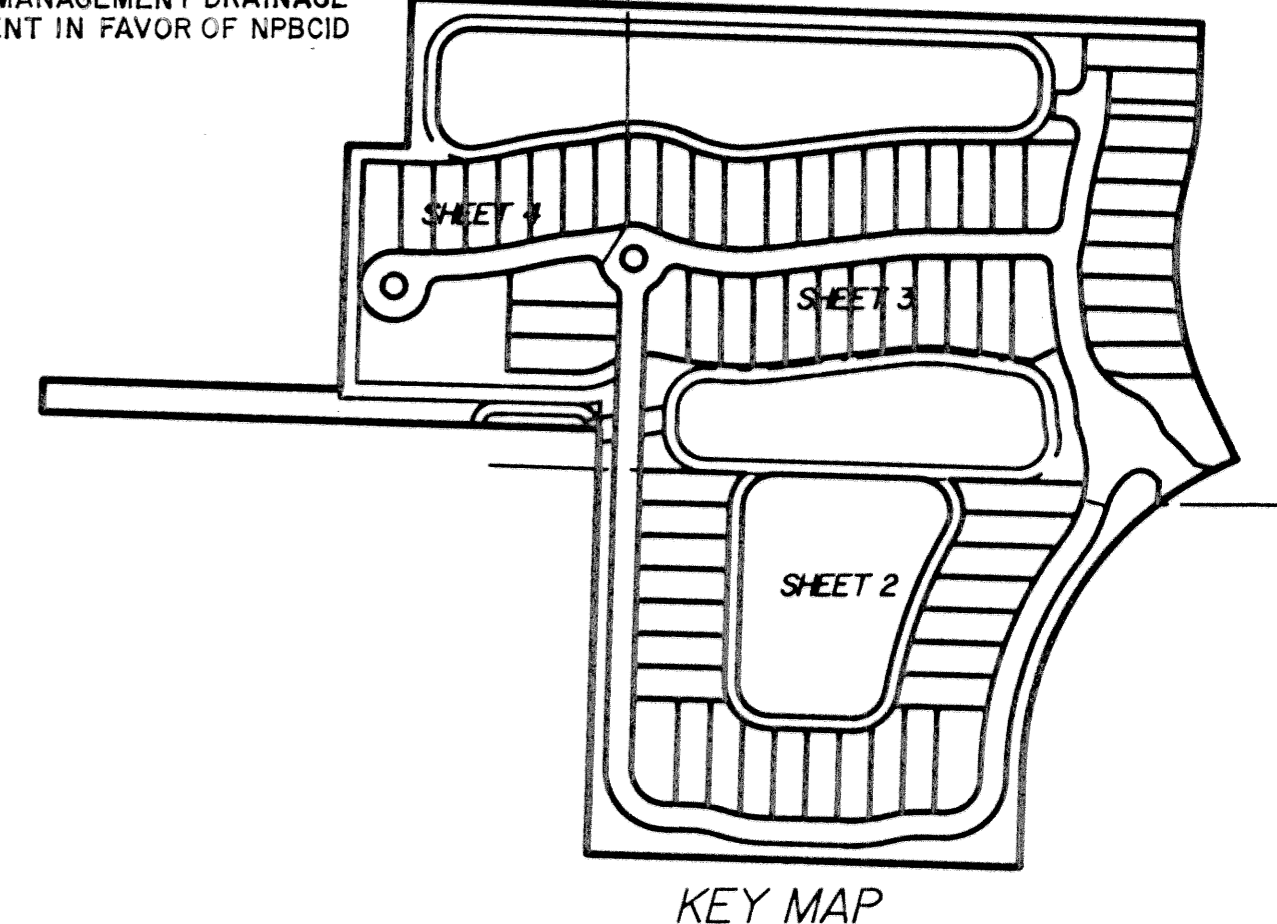
NUMBER	IC	R	L
C1	81°01'41"	28.00	39.60
C2	31°33'06"	28.00	15.42
C3	42°01'50"	28.00	20.54
C4	07°26'34"	28.00	3.64
C5	02°55'09"	243.68	12.42
C6	22°01'01"	58.00	22.29
C8	75°05'54"	58.00	76.02
C9	104°54'06"	13.00	23.80
C10	53°04'53"	58.00	53.73
C11	02°27'45"	13.00	0.56

CENTERLINE CURVE TABLE

Curve	Radius	Central Angle	Length	Chord	Bearing
C1	273.68'	17°37'42"	84.20'	83.87'	S46-09-04W
C2	64.00'	44°37'15"	49.84'	48.59'	S46-01-43W
C3	142.50'	55°26'41"	137.90'	132.58'	S51-26-26W
C8	76.50'	90°00'00"	120.17'	108.19'	N46-29-49E
C9	178.50'	16°56'09"	52.76'	52.57'	S09-57-53W
C20	232.50'	16°42'16"	67.78'	67.54'	N10-04-50E
C21	232.50'	16°34'39"	67.27'	67.04'	N06-33-38W
C22	178.50'	16°20'46"	50.93'	50.75'	N06-40-34W
C23	76.50'	89°58'12"	120.13'	108.16'	S43-29-17E
C24	574.50'	36°21'25"	364.55'	358.46'	N70-17-41W
C25	196.50'	22°59'40"	78.86'	78.33'	S63-36-49E
C26	110.00'	39°28'27"	75.78'	74.29'	S55-22-26E

LEGEND:  
 [Symbol] - SET PERMANENT REFERENCE MONUMENT (PRM) "LB4897"  
 [Symbol] - PERMANENT CONTROL POINT (PCP) "LB4897" TO BE SET  
 NPBCID - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
 P.B. - PLAT BOOK  
 PG. or PGS. - PAGE  
 R - RADIUS  
 IC - CENTRAL ANGLE  
 L - ARC LENGTH  
 DE - DRAINAGE EASEMENT  
 UE - UTILITY EASEMENT  
 WMME - WATER MANAGEMENT MAINTENANCE EASEMENT  
 LE - LANDSCAPE EASEMENT  
 ECA - EXCLUSIVE COMMON AREA  
 IEE - INGRESS-EGRESS EASEMENT  
 ORB - OFFICIAL RECORD BOOK  
 FPL - FLORIDA POWER & LIGHT COMPANY  
 PCD - PLANNED COMMUNITY DISTRICT  
 SUA - SEACOAST UTILITY AUTHORITY  
 WLE - WATERLINE EASEMENT IN FAVOR OF SUA  
 SLE - SEWER LINE EASEMENT IN FAVOR OF SUA  
 WMAE - WATER MANAGEMENT ACCESS EASEMENT  
 WMDE - WATER MANAGEMENT DRAINAGE EASEMENT IN FAVOR OF NPBCID

AREA TABLE:  
 TRACT A=1.550 ACRES  
 TRACT B=1.223 ACRES  
 TRACT C=0.080 ACRES  
 TRACT R=0.854 ACRES  
 TRACT S=3.857 ACRES  
 ECA 1=3.646 ACRES  
 ECA 2=0.308 ACRES  
 ECA 3=0.015 ACRES  
 ECA 4=0.020 ACRES  
 ECA 5=0.063 ACRES  
 ECA 6=0.002 ACRES  
 ECA 7=0.023 ACRES  
 ECA 8=0.023 ACRES  
 W-1=2.258 ACRES  
 W-2=1.799 ACRES  
 W-3=3.205 ACRES



PLAT BOOK 41 PAGE 102  
 GREEN MEADOWS

PHASE 4 ROADWAY AT BALLEEN ISLES  
 PLAT BOOK 74, PAGES 194-195

KING ARTHUR ESTATES  
 PLAT BOOK 35, PAGE 46

GARDENS PARK  
 PLAT BOOK 35, PAGES 32-33

UNPLATTED PLAT BOUNDARY

**KESHAVARZ & ASSOCIATES, INC.**  
 THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON  
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 LICENSED BUSINESS No. 4897

Subdivision: Ballen Isles Pods  
 Book: 8-5  
 Page: 169  
 Flood Zone: -  
 Zoning: -  
 Quad #: -  
 SS: -  
 TAZ: -96  
 City of Palm Beach Gardens