

# WATERWAYS TAHERI P.U.D.

A REPLAT OF TRACTS 18, 19, 20, 21, 22, AND 23, AND A PORTION OF TRACTS 16, 17, 24 AND 38  
AND THE 30 FEET LYING BETWEEN TRACTS 17 AND 24, 18 AND 23, 19 AND 22, 20 AND 21, 22 AND 23 AND 18 AND 19  
ALL IN BLOCK 5, OF "THE PALM BEACH FARMS CO. PLAT No. 3", PLAT BOOK 2, PAGES 45-54, P.B.C.R.  
LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 6 OF 10 SHEETS  
PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

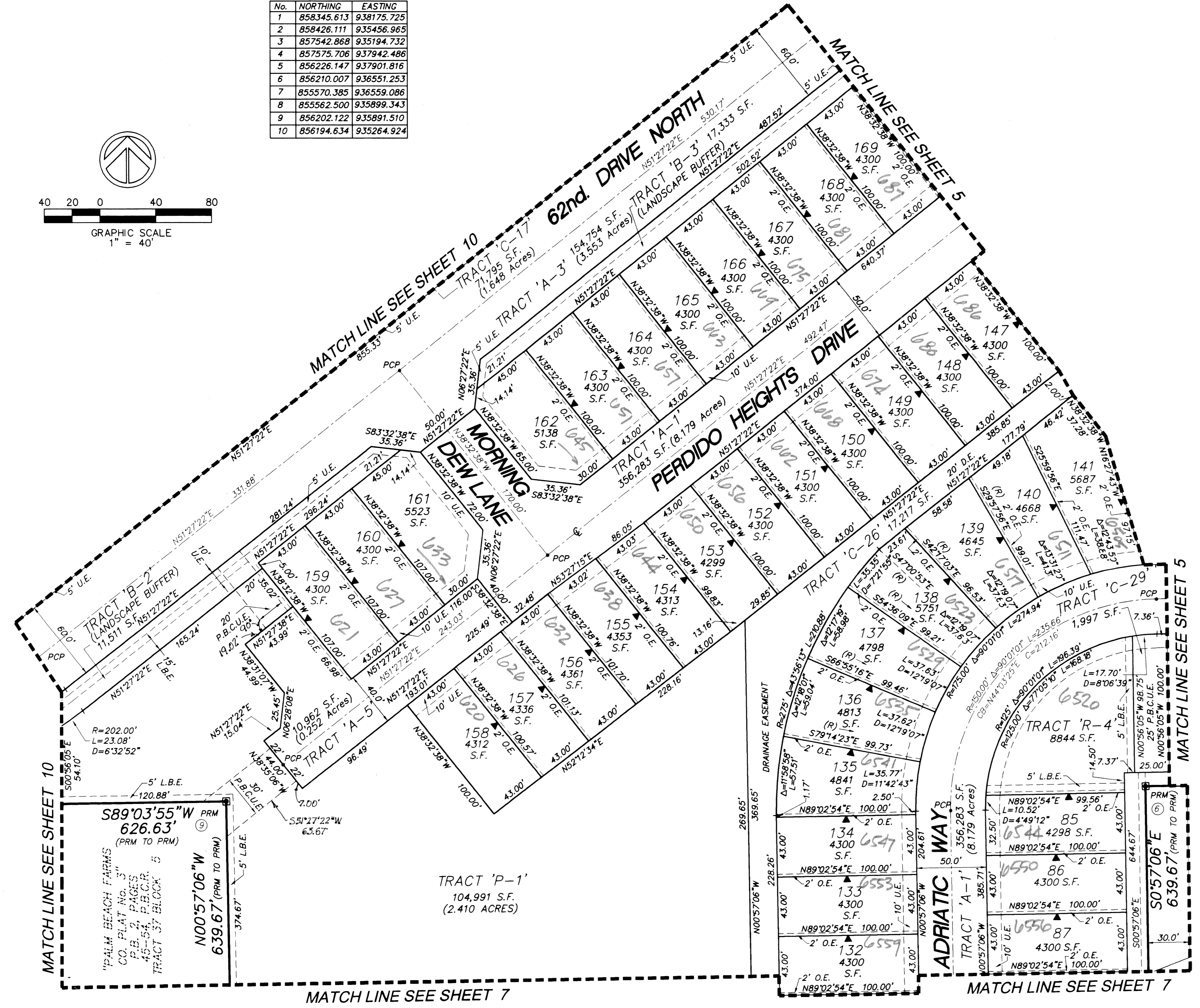
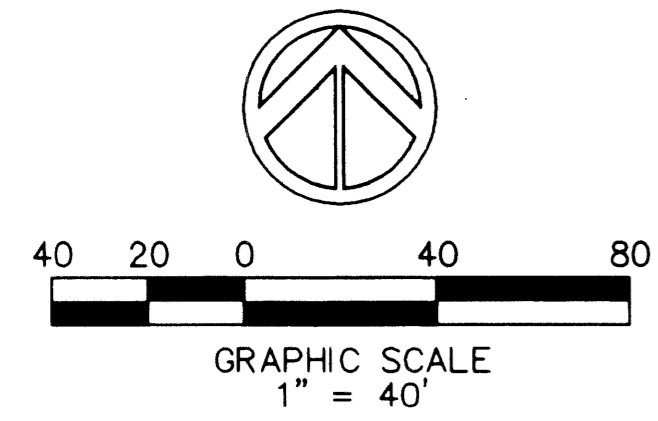
**45**

**LEGEND:**

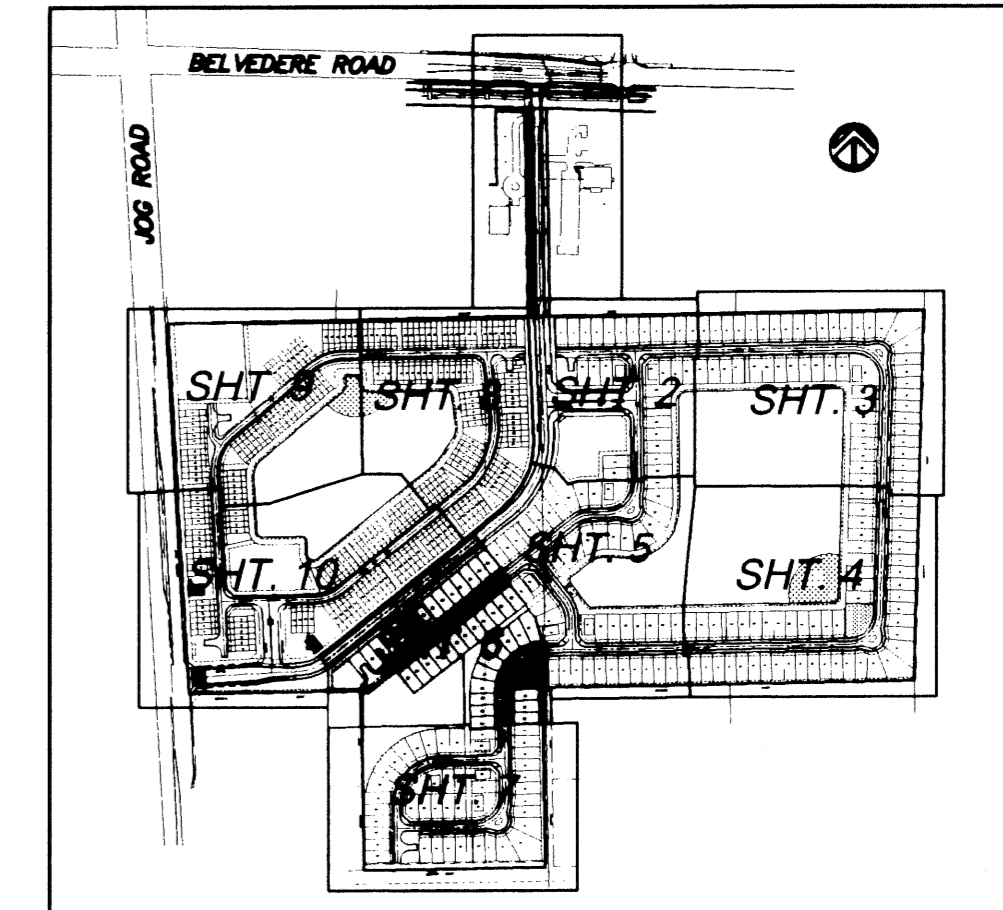
- D = CENTRAL ANGLE
- A = CENTRAL ANGLE
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BEARING
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- O.E. = OVERHANG EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- Z.O. = ZERO LOT LINE
- ① = CO-ORDINATE NUMBER
- (NR) = NOT RADIAL
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- O.R.B. = OFFICIAL RECORDS BOOK
- ☺ = CENTERLINE
- ☐ PRM = SET PERMANENT REFERENCE MONUMENT (4" x 4" CONCRETE MONUMENT & CAP #LB7019)
- PCP = PERMANENT CONTROL POINT
- NO. = NUMBER
- PG. = PAGE
- P.B. = PLAT BOOK
- /- = BREAK IN LINE SCALE
- Sq. Ft. = SQUARE FEET
- A = ARC LENGTH
- (R) = RADIAL
- P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT

**GRID COORDINATE TABLE**

No.	NORTHING	EASTING
1	858345.613	938175.725
2	858426.111	935456.965
3	857542.868	935194.732
4	857575.706	937942.486
5	856226.147	937901.816
6	856210.007	936551.253
7	855570.385	936559.086
8	855562.500	935899.343
9	856202.122	935891.510
10	856194.634	935264.924



- PLAT NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 7188, PAGE 378 WHICH BEARS NORTH 03°13'49"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  2. THE BENCHMARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. OF 1929) AS ESTABLISHED FROM PALM BEACH COUNTY ENGINEERING BENCHMARK "BARRETO" ELEVATION = 17.97.
  3. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
  4. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, THE SCALE FACTOR USED IS 1.0000324. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE. ROTATION = 00°15'00" PLAT TO GRID(CLOCKWISE ROTATION).
  5. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
  7. 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. 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.
  8. TOTAL AREA OF PLAT 93.072 ACRES (4,054,232 SQUARE FEET), MORE OR LESS.
  9. ALL LINE INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.



RECORD PLAT PREPARED BY:  
**Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors  
Certificate of Authorization Number: LB 7019

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SUBDIVISION WATERWAYS TAHERI  
 BLOCK 5  
 PAGE 45  
 FLOOD ZONE S  
 QUAD # 7  
 SE  
 TAZ 914  
 FUD NAME