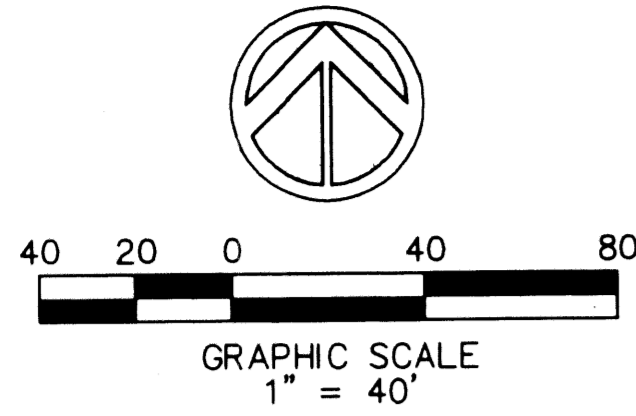


WATERWAYS TAHERI P.U.D.

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 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

42

GRID COORDINATE TABLE		
No.	NORTHING	EASTING
1	858345.613	939175.725
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

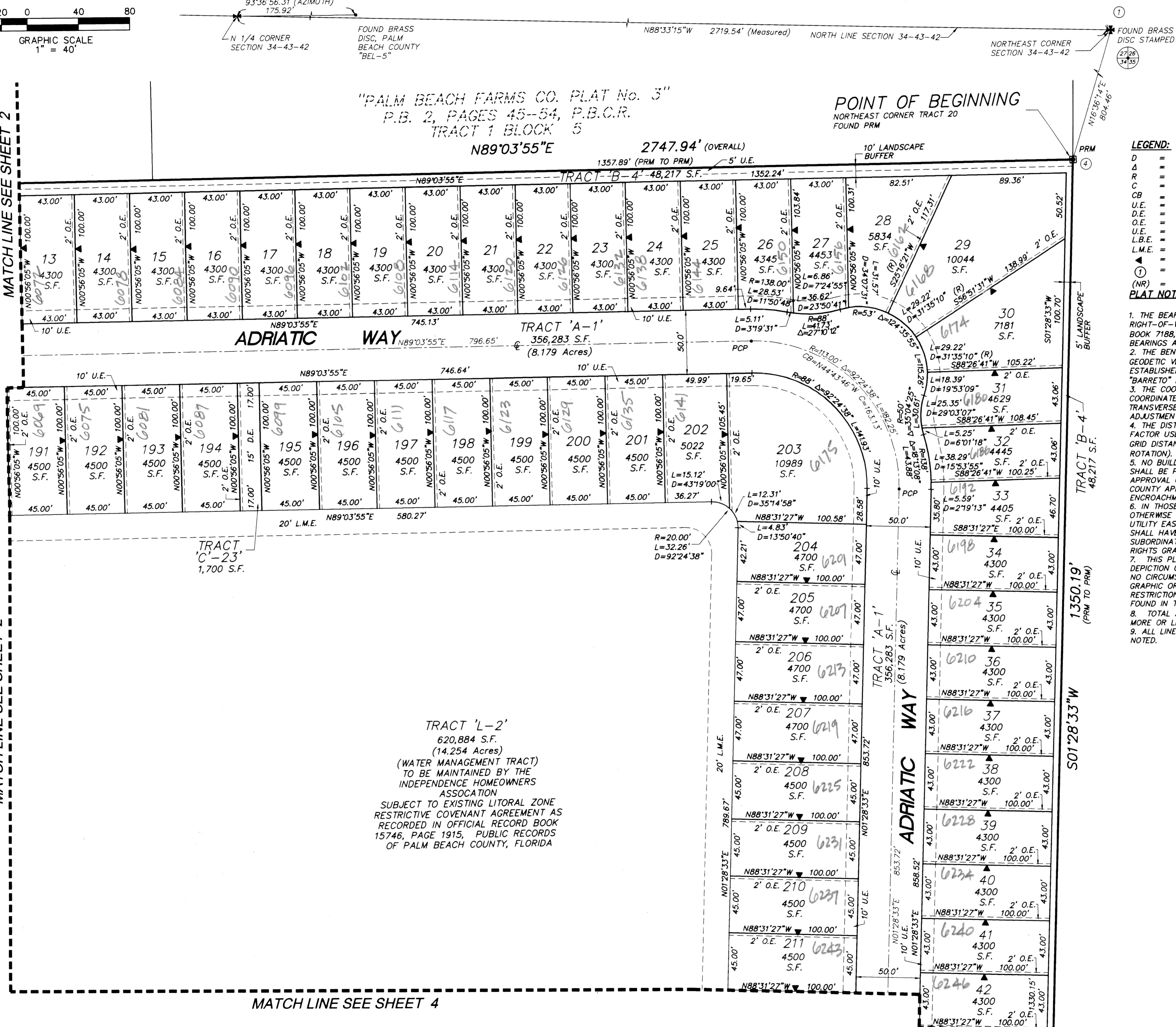


MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

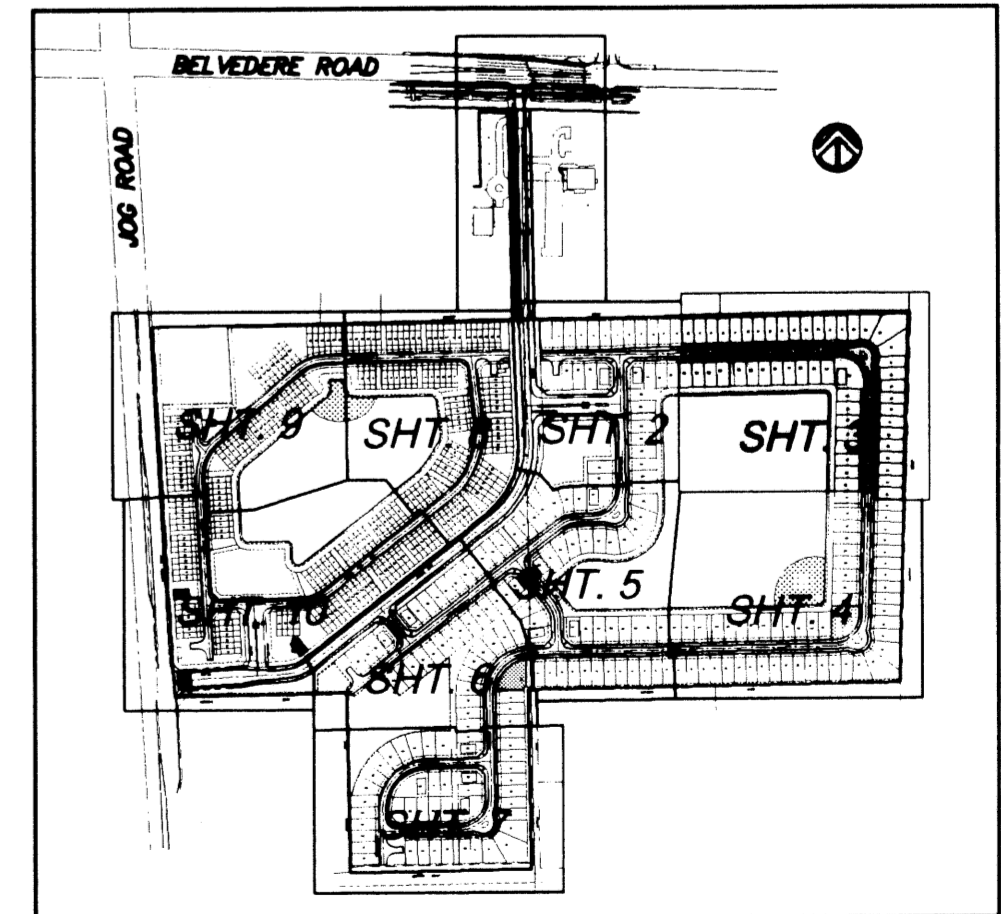
MATCH LINE SEE SHEET 4



LEGEND:

- | | |
|------------------------------------|---|
| D = CENTRAL ANGLE | P.B.C.R. = PALM BEACH COUNTY RECORDS |
| Δ = CENTRAL ANGLE | O.R.B. = OFFICIAL RECORDS BOOK |
| R = RADIUS | CL = CENTERLINE |
| C = CHORD DISTANCE | □ PRM = SET PERMANENT REFERENCE MONUMENT |
| CB = CHORD BEARING | (4" x 4" CONCRETE MONUMENT & CAP #LB7019) |
| U.E. = UTILITY EASEMENT | • PCP = PERMANENT CONTROL POINT |
| D.E. = DRAINAGE EASEMENT | NO. = NUMBER |
| O.E. = OVERHANG EASEMENT | PG. = PAGE |
| U.E. = UTILITY EASEMENT | P.B. = PLAT BOOK |
| L.B.E. = LANDSCAPE BUFFER EASEMENT | -A- = BREAK IN LINE SCALE |
| L.M.E. = LAKE MAINTENANCE EASEMENT | Sq. Ft. = SQUARE FEET |
| 0 = ZERO LOT LINE | A = ARC LENGTH |
| ① = CO-ORDINATE NUMBER | (R) = RADIAL |
| (NR) = NOT RADIAL | P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT |

- 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.
- 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- TOTAL AREA OF PLAT 93.072 ACRES (4,054,232 SQUARE FEET), MORE OR LESS.
- ALL LINE INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.



KEY PLAN
N.T.S.
RECORD PLAT PREPARED BY:
Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors
Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard
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Fax (954)777-3114

SUBDIVISION WATERWAYS TAHERI
 BOOK 101 PAGE 42
 ELEVATION 150.4
 ZONING PDD
 ZIP CODE 33413
 TAX 914
 FUD NAME