

# TARA COVE

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

## CERTIFICATE OF DEDICATION

State of Florida }  
County of Palm Beach } SS

Know all men by these presents that Kennedy Homes, LLC, a Florida Limited Liability Company, owner of the land shown hereon as TARA COVE, being a portion of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 13, Township 43 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

The Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 13, Township 43 South, Range 42 East, Palm Beach County, Florida, LESS AND EXCEPT the following tracts of land:

A right of way and easement 100 feet wide in Section 13, Township 43 South, Range 42 East, in Palm Beach County, Florida, described as follows: A strip of land 100 feet in width, 50 feet on either side and measured at right angles to the North and South Quarter Section Line where the same crosses the lands of A. R. Roebuck and Myrtle P. Roebuck, his wife, as located in the North half of said Section 13, as set out in Deed Book 578, Page 198, Public Records of Palm Beach County, Florida.

AND

The North 35.00 feet of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 13, Township 43 South, Range 42 East, Palm Beach County, Florida, as conveyed in O.R. Book 1138, Page 394, Public Records of Palm Beach County, Florida.

AND

A portion of the Southeast Quarter of the Northwest Quarter of Section 13, Township 43 South, Range 42 East, Palm Beach County, Florida, pursuant to the Agreed Order of Taking recorded in O.R. Book 13037, Page 24, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at a found PK Nail & Washer stamped "#3268" marking the West 1/4 corner of said Section 13; thence South 88 degrees 13 minutes 53 seconds East along the South line of the Northwest Quarter of said Section 13, a distance of 807.612 meters (2,649.64 feet) to the Point of Beginning; thence North 01 degrees 59 minutes 20 seconds East along a line 18.288 meters (60.00 feet) West of and parallel with the West line of Northeast Quarter of said Section 13 and the Baseline of Survey for State Road 809 (Military Trail) as shown on the Florida Department of Transportation Right of Way Map for Section 93150-2505, a distance of 191.275 meters (627.54 feet) to a point on the Southerly boundary line of the North Palm Beach County Water Control District Canal No. 11 as described in O. R. Book 1138, Page 394 of the Public Records of Palm Beach County, Florida; thence South 88 degrees 16 minutes 16 seconds East along said Southerly boundary line, a distance of 3.048 meters (10.00 feet) to a point on the Westerly existing right of way line for said State Road 809 (Military Trail) as shown on said map; thence South 01 degrees 59 minutes 20 seconds West along said Westerly existing right of way line and a line 15.240 meters (50.00 feet) West of and parallel with the West line of the Northeast Quarter of said Section 13 and said Baseline of Survey, a distance of 191.275 meters (627.54 feet); thence North 88 degrees 13 minutes 53 seconds West along the South line of the Northwest Quarter of said Section 13, a distance of 3.048 meters (10.00 feet) to the Point of Beginning.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Tract A (Private Street Tract), as shown hereon is hereby dedicated to Tara Cove Homeowners' Association, Inc., its successors and assigns, for private street purposes and other purposes not inconsistent with this dedication, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach.

All tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

2. Tracts OS-1 and OS-2 (Open Space Tracts), as shown hereon, is hereby dedicated to Tara Cove Homeowners' Association, Inc., its successors and assigns, for open space purposes and other purposes not inconsistent with this dedication, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach.

3. Tract R (Recreation Tract), as shown hereon, is hereby dedicated to Tara Cove Homeowners' Association, Inc., its successors and assigns, for recreational purposes and other purposes not inconsistent with this dedication, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach.

4. The Drainage Easements (DE), as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Tara Cove Homeowners' Association, Inc., its successors and assigns, without recourse to the City of West Palm Beach.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

5. The 20 foot wide Emergency Access Easement (EAE), as shown hereon is hereby dedicated for emergency vehicle ingress and egress purposes, and is the perpetual maintenance obligation of Tara Cove Homeowners' Association, Inc., its successors and assigns, without recourse to the City of West Palm Beach.

6. The Lift Station Easement (LSE), as shown hereon, is hereby dedicated to Tara Cove Homeowners' Association, Inc., its successors and assigns, for lift station and related purposes, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach.

7. The utility easements (UE) as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

The utility easements running adjacent and parallel to the tracts for private road purposes, and driveway/parking tracts, as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

IN WITNESS WHEREOF, the above-named limited liability company, has caused these presents to be signed by its Chief Executive Officer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 8 Day of May 2015.

Witness: James Aguirre-Pedrono  
Janeth Lizcano-Pedrono  
(Print Name)  
Witness: Teresa Hugo-Tigert  
Teresa Hugo-Tigert  
(Print Name)

Kennedy Homes, LLC,  
a Florida Limited Liability Company  
By: Stephen Gravett  
Stephen Gravett  
Chief Executive Officer

## ACKNOWLEDGMENT

State of Florida }  
County of Palm Beach } SS

Before me personally appeared Stephen Gravett who is personally known to me, or has produced KNOWN as identification, and who executed the foregoing instrument as Chief Executive Officer of Kennedy Homes, LLC, a Florida Limited Liability Company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 8 day of May 2015.

My commission expires: 3/18/18  
(Date)  
By: Teresa Hugo-Tigert  
Notary Public  
Print Name: Teresa Hugo-Tigert  
Commission Number: FF087126

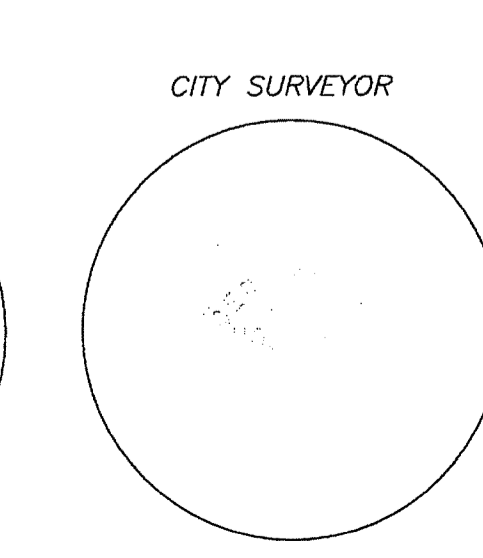
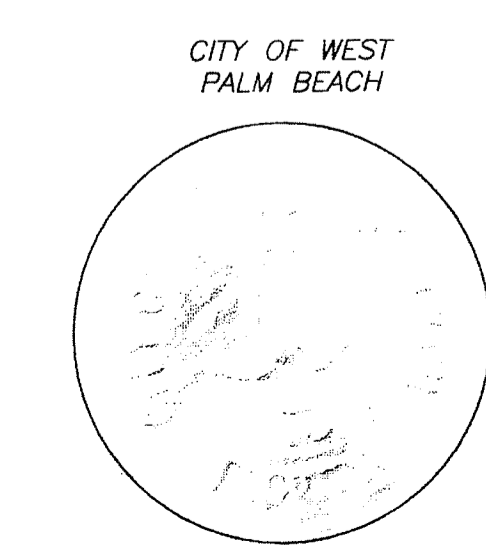
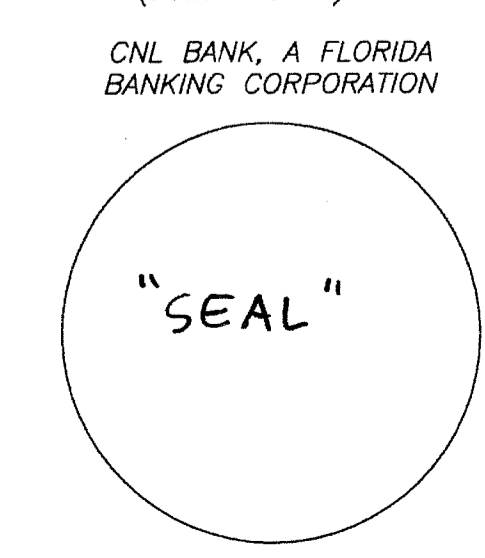
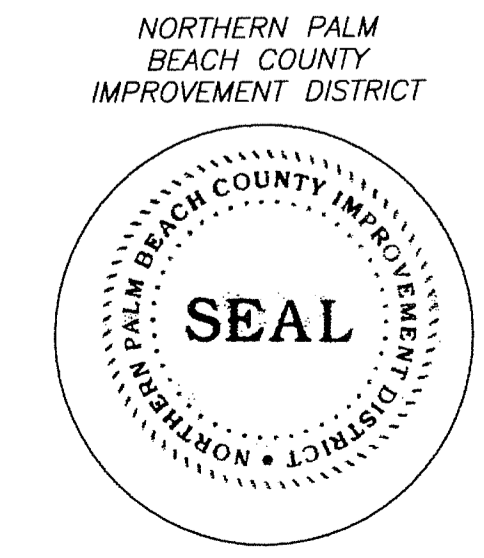
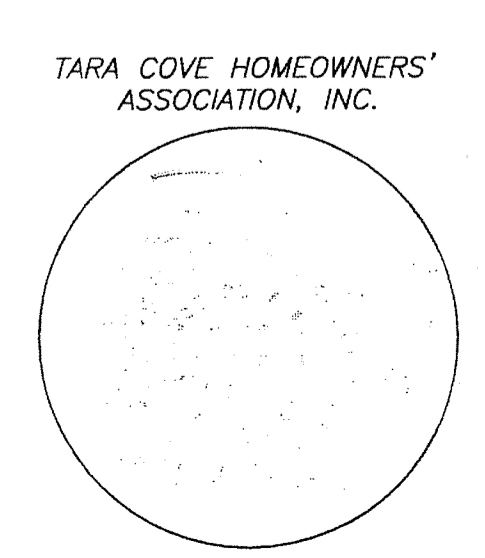
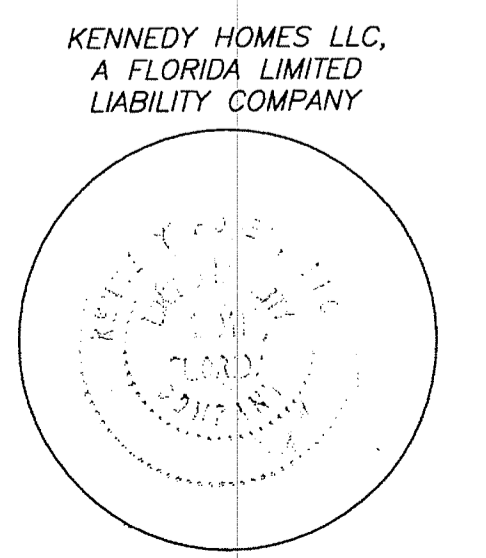
## ACCEPTANCE OF RESERVATIONS

State of Florida }  
County of Palm Beach } SS

Tara Cove Homeowners' Association, Inc., hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 8 day of May 2015.

Witness: James Aguirre-Pedrono  
Janeth Lizcano-Pedrono  
(Print Name)  
Witness: Teresa Hugo-Tigert  
Teresa Hugo-Tigert  
(Print Name)

Tara Cove Homeowners' Association, Inc.  
By: Michael Ehrlich  
Michael Ehrlich  
President



## ACKNOWLEDGMENT

State of Florida }  
County of Palm Beach } SS

Before me personally appeared Michael Ehrlich who is personally known to me, or has produced KNOWN as identification, and who executed the foregoing instrument as the President of Tara Cove Homeowners' Association, Inc., and acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 8 day of May 2015.

My commission expires: 3/18/18  
(Date)  
By: Teresa Hugo-Tigert  
Notary Public  
Print Name: Teresa Hugo-Tigert  
Commission Number: FF087126

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

State of Florida }  
County of Palm Beach } SS

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred, accepted or assumed by Northern Palm Beach County Improvement District on this plat; and further acknowledges that Northern's existing drainage easement as recorded in Official Record Book 2802, at Pages 960 through 961 inclusive, of the Public Records of Palm Beach County, Florida, is shown hereon.

Dated this 13th Day of May 2015.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT NO.2  
Attest: Matthew J. Boykin  
Matthew J. Boykin, President  
Board of Supervisors

## TITLE CERTIFICATION

State of Florida }  
County of Palm Beach } SS

I, Ronald L. Platt as President of Independence Title Insurance Agency, Inc., do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Kennedy Homes, LLC, a Florida Limited Liability Company, that the current taxes have been paid; that other than the mortgage in favor of CNL Bank set forth below and recorded in OR Book 27386, Page 598 of the Public Records of Palm Beach County, Florida, there are no other mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 5/8/15  
By: Ronald L. Platt  
Ronald L. Platt  
President

## MORTGAGEE'S CONSENT

State of Florida }  
County of Orange } SS

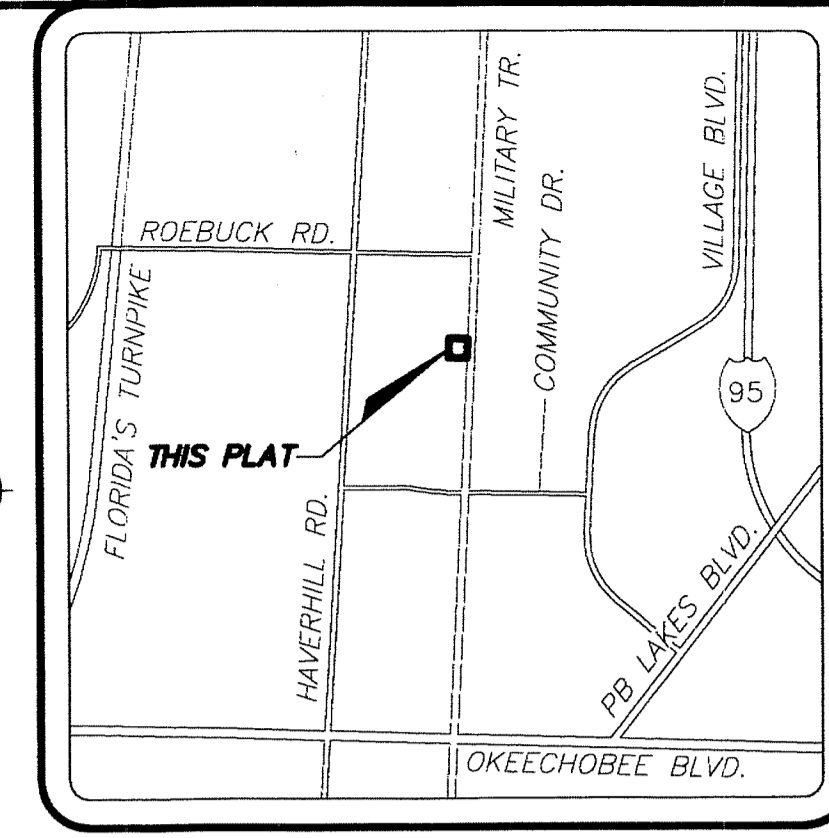
The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 27386, at Page 598 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Executive Vice President and its corporate seal to be affixed hereon by and with the authority of its board of directors this 8th day of May 2015.

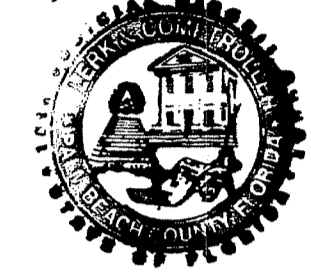
Witness: John Bowker  
John Bowker  
(Print Name)  
Witness: Beverly Williams  
Beverly Williams  
(Print Name, Title)

CNL Bank, a Florida Banking Corporation  
By: Beverly Williams  
Beverly Williams  
(Print Name, Title)

Witness: Lindsay Hillstrom  
Lindsay Hillstrom  
(Print Name)



LOCATION MAP (NOT TO SCALE)



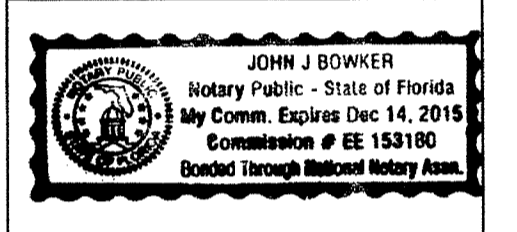
## ACKNOWLEDGMENT

State of Florida }  
County of Orange } SS

Before me personally appeared Beverly Williams who is personally known to me, or has produced KNOWN as identification, and who executed the foregoing instrument as the President of CNL Bank, a Florida Banking Corporation, and severally acknowledged to and before me that [he] [she] executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 8 day of May 2015.

My commission expires: 12/14/15  
(Date)  
By: John Bowker  
Notary Public  
Print Name: John Bowker  
Commission Number: EE 153180



## CITY OF WEST PALM BEACH APPROVALS

State of Florida }  
County of Palm Beach } SS

This Plat is hereby approved for record by the City Commission of West Palm Beach, this 20th day of May 2015.

By: Geraldine Muoio  
Geraldine Muoio, Mayor

CITY PLANNING BOARD APPROVAL:  
By: Steven Mayans  
Steven Mayans, Chairperson

CITY SURVEYOR'S APPROVAL:  
This Plat has been reviewed in accordance with Chapter 98-20, Section 177.081, Florida Statutes.  
By: Vincent J. Noel P.S.M.  
Vincent J. Noel P.S.M.  
Professional Land Surveyor and Mapper, L.S. 4169

## TABULAR DATA:

TARA COVE

Total Area of Plat:	= 8.90 Acres±
Tract A	= 1.09 Acres±
Tract OS-1	= 0.45 Acres±
Tract OS-2	= 4.45 Acres±
Tract R	= 0.20 Acres±
Buildable Area (Lots)	= 2.71 Acres±



Engineering ♦ Planning ♦ Surveying ♦ Environmental  
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411  
(866) 909-2220 phone (561) 687-1110 fax  
CERTIFICATE OF AUTHORIZATION No. LB 7055  
ORLANDO - PORT ST. LUCIE - TAMPA  
THIS INSTRUMENT WAS PREPARED BY ERIC R. MATTHEWS, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717  
FOR THE FIRM: WANTMAN GROUP, INC.

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State of Florida }  
County of Palm Beach } SS

THIS PLAT WAS FILED FOR RECORD AT 12:22 P.M. THIS 21st DAY OF MAY A.D. 2015 AND DULY RECORDED IN PLAT BOOK 119 ON PAGES 183 THROUGH 188.

SHARON R. BOOCK  
CLERK AND COMPTROLLER  
By: Sharon R. Boock  
DEPUTY CLERK

SHEET 1 OF 6 SHEETS