

KEY MAP
(NOT TO SCALE)



VILLA TARA

BEING A REPLAT OF TRACT 37, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LESS THOSE PORTIONS CONVEYED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY PURPOSES, RECORDED IN OFFICIAL RECORDS BOOK 7053, AT PAGE 1594 AND OFFICIAL RECORDS BOOK 14551, AT PAGE 1379, ALL BEING OF THE PALM BEACH COUNTY PUBLIC RECORDS, SAID LANDS LYING AND SITUATE IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

194

State of Florida }
County of Palm Beach } SS

THIS PLAT WAS FILED FOR RECORD AT _____ M.

THIS _____ DAY OF _____ A.D. 2017 AND DULY RECORDED

IN PLAT BOOK _____ THROUGH _____ ON PAGES _____ THROUGH _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 4 SHEETS

TABULAR DATA:

VILLA TARA
Control Number: 2005-00347

Total Area of Plat: = 9.24 Acres±

Tract A	=	1.19 Acres±
Tract L	=	1.78 Acres±
Tract OS-1	=	1.61 Acres±
Tract OS-2	=	0.06 Acres±
Tract OS-3	=	0.10 Acres±
Tract R	=	0.19 Acres±
Buildable Area (Lots)	=	4.31 Acres±

SURVEYOR'S NOTES

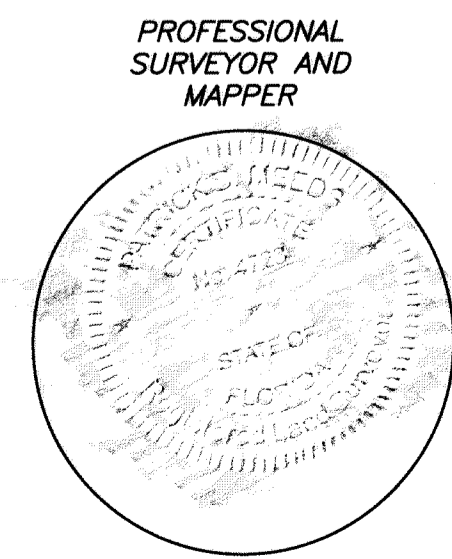
- 1.) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- 2.) The bearings shown hereon are Grid North, Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment), and are based on a West line of WATERWAYS TAHERI P.U.D., REVISED, Plat Book 105, at Page 62, Palm Beach County Records, said West line bears South 00°57'06" East, and all other bearings recited hereon are relative thereto.
- 3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment). Control measurements meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. All distances are ground distances in U.S. Survey Feet unless otherwise noted.
Scale Factor = 1.00003061
Grid Distance = (Ground Distance) x (Scale Factor)
- 4.) Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- 5.) 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 be subordinate to these with their priorities being determined by use rights granted.
- 6.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits, as required for such encroachment.
- 7.) The building setbacks shall be as required by current Palm Beach County Zoning Regulations.

SURVEYOR'S CERTIFICATE

This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.'s") have been placed as required by law, and that Permanent Control Points ("P.C.P.'s") and Monuments according to Section 177.091(9), Florida Statutes, will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

This 16th day of FEBRUARY, 2017

Patrick Meeds
Patrick Meeds
Professional Surveyor and Mapper,
License No. 4728
State of Florida



WGI
Wantman Group, Inc.

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 PATRICK MEEDS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 4728
FOR THE FIRM: WANTMAN GROUP, INC.