

# 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.

# 184

State of Florida }  
County of Palm Beach } SS

THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2015 AND DULY RECORDED

IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER


BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 6 SHEETS

## 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 City of West Palm Beach, Florida for the required improvements; and further, that the survey data complies with all the Survey requirements of Chapter 177, Florida Statutes, as amended, and Ordinances of the City of West Palm Beach, Florida.

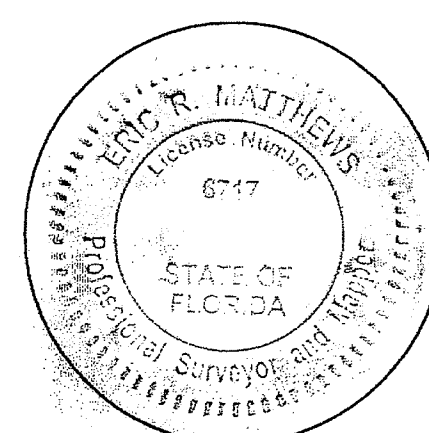
This 27<sup>th</sup> day of April, 2015.

  
Eric R. Matthews  
Professional Surveyor and Mapper,  
License No. 6717  
State of Florida

## 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.) Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment. The bearing base for this survey is the North line of Marovilla at Villago (Parcel A) as recorded in Plat Book 105, Page 51, of the Public Records of Palm Beach County, Florida, said North line bears N 88°14'00" W and all other bearings shown 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, (2011 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.
- 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 City of West Palm Beach approvals or permits, as required for such encroachment.
- 7.) The building setbacks shall be as required by current City of West Palm Beach, Florida Zoning and Land Development Regulations.

PROFESSIONAL  
SURVEYOR AND  
MAPPER



**WGI**  
Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental  
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(888) 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.