

DEDICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

A PART OF CYPRESS WOODS PLANNED UNIT DEVELOPMENT

0515-003

THIS INSTRUMENT WAS PREPARED BY RONALD E. ROONEY
IN AND FOR THE OFFICES OF CONSULT-TECH ENGINEERING, INC.
50 EAST SAMPLE ROAD, FOURTH FLOOR
POMPANO BEACH, FLORIDA 33064

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"CYPRESS WOODS II"
LYING IN PORTIONS OF SECTIONS 20 AND 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
BEING A REPLAT OF A PORTION OF TRACTS 33, 34, 36, 45, 46, 47, 51, 52 AND 62,
BLOCK 24 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", PLAT BOOK 2, PAGES 45-54,
INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MARCH 1989

KNOW ALL MEN BY THESE PRESENTS, THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 20 AND 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, SAID LANDS BEING A REPLAT OF A PORTION OF BLOCK 24 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CYPRESS WOODS II", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN SECTION 20 AND SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 33, 34, 36, 45, 46, 47, 51, 52 AND 62, TOGETHER WITH A PORTION OF A 30 FOOT ROAD RIGHT-OF-WAY, IN BLOCK 24 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", A SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 52 THENCE SOUTH 89°59'52" EAST, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, ALONG A LINE 40 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF BLANCHETTE TRAIL, A DISTANCE OF 1965.95 FEET;

THENCE SOUTH 89°59'52" EAST, ALONG A LINE 46 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 36, A DISTANCE OF 635.10 FEET TO THE EASTERLY LINE OF SAID TRACT 36;

THENCE SOUTH 00°00'00" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 36, A DISTANCE OF 614.68 FEET TO THE NORTHWEST CORNER OF SAID TRACT 46;

THENCE SOUTH 89°59'52" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 660.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 34;

THENCE NORTH 00°00'00" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 34, A DISTANCE OF 660.65 FEET TO THE NORTHWEST CORNER OF SAID TRACT 34;

THENCE SOUTH 89°59'52" EAST, ALONG THE NORTHERLY LINE OF SAID TRACTS 34 AND 33, A DISTANCE OF 976.16 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE;

THENCE SOUTH 22°15'15" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA TURNPIKE, A DISTANCE OF 432.84 FEET TO A DEPARTMENT OF TRANSPORTATION (D.O.T.) CONCRETE RIGHT-OF-WAY MONUMENT FOUND;

THENCE SOUTH 44°51'48" WEST, CONTINUING ALONG SAID TURNPIKE RIGHT-OF-WAY LINE, A DISTANCE OF 367.37 FEET TO A D.O.T. CONCRETE RIGHT-OF-WAY MONUMENT FOUND;

THENCE SOUTH 30°56'10" WEST, CONTINUING ALONG SAID TURNPIKE RIGHT-OF-WAY LINE, A DISTANCE OF 240.27 FEET TO A D.O.T. CONCRETE RIGHT-OF-WAY MONUMENT FOUND;

THENCE SOUTH 00°01'50" EAST, CONTINUING ALONG SAID TURNPIKE RIGHT-OF-WAY LINE, A DISTANCE OF 255.29 TO A D.O.T. CONCRETE RIGHT-OF-WAY MONUMENT FOUND;

THENCE CONTINUING SOUTH 00°01'50" EAST, A DISTANCE OF 199.20 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 47;

THENCE NORTH 89°59'52" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT 47, A DISTANCE OF 429.11 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 47;

THENCE SOUTH 00°00'00" WEST, PASSING OVER SAID 30 FOOT ROAD RIGHT-OF-WAY AND ALONG THE EASTERLY LINE OF SAID TRACT 51, A DISTANCE OF 690.65 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 51;

THENCE NORTH 89°59'52" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT 51, A DISTANCE OF 840.00 FEET;

THENCE SOUTH 00°00'00" WEST, PARALLEL TO AND 120.00 FEET EAST OF THE WESTERLY LINE OF SAID TRACT 62, A DISTANCE OF 603.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (STATE ROAD 802);

THENCE NORTH 89°58'57" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH ROAD, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 62;

THENCE NORTH 00°00'00" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 62, A DISTANCE OF 603.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT 62;

THENCE NORTH 89°59'52" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT 52, A DISTANCE OF 635.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 52 AND THE TRUE POINT OF BEGINNING.

SAID LANDS SITUATE AND LYING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 69.90 ACRES, MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE SIDEWALK EASEMENTS, AS SHOWN ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CYPRESS WOODS II ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR SIDEWALK PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. THE FLOWAGE DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR FLOWAGE DRAINAGE PURPOSES.

3. TRACT D THAT TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE CYPRESS WOODS II ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACT F (ACCESS TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO CYPRESS WOODS II ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR ACCESS PURPOSES AND UTILITIES AND DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE WALL MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJACENT LOT OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR WALL MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION 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.

7. THE LAKE MAINTENANCE EASEMENT AND TRACT L (AS SHOWN HEREON) IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LAKE MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, NO LANDSCAPING OR CONSTRUCTION ARE ALLOWED IN THIS EASEMENT OR TRACT EXCEPT IN CONFORMANCE WITH PALM BEACH COUNTY ORDINANCE 86-21

8. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.

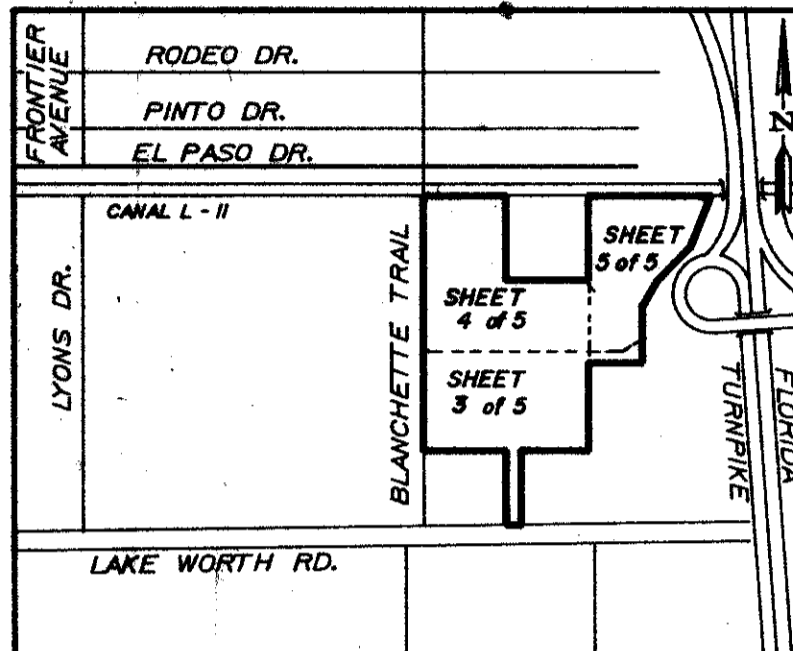
9. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

10. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

11. TRACT G (CANAL), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, A SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE UNENCUMBERED RIGHT-OF-WAY FOR USE AS A CANAL & CANAL RELATED PURPOSES INCLUDING, BUT NOT LIMITED TO, INGRESS AND EGRESS, CANAL, DRAINAGE DITCH, EXCAVATION, REMOVAL OF VEGETATION, IRRIGATION, SLUICE WAYS, SPOIL DEPOSIT, WATER CONTROL STRUCTURES, BERMS AND AREAS OF MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. TRACT L (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. TRACT R (RECREATION TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CYPRESS WOODS II ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.



KEY MAP
N.T.S.

AREA TABULATION

LOT AREA		36.93	ACRES
TRACT A-1-A-13	OPEN SPACE	1.04	ACRES
TRACT B	OPEN SPACE	0.30	ACRES
TRACT C	BUFFER AREA	0.35	ACRES
TRACT D & F	ACCESS TRACT & PRIVATE ROAD	12.68	ACRES
TRACT E	BUFFER AREA	3.50	ACRES
TRACT G	CANAL DEDICATION	1.00	ACRES
TRACT L 1-L-1	WATER MANAGEMENT	11.43	ACRES
TRACT R	RECREATION AREA	2.50	ACRES
	LAKE WORTH ROAD DEDICATION	0.03	ACRES
TOTAL		69.90	ACRES

P.U.D. TABULAR DATA

GROSS AREA OF PROJECT	69.90	ACRES
TOTAL NUMBER OF DWELLING UNITS	221	D.U.
GROSS DENSITY	3.16	D.U./ACRE

14. CANAL EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, A SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

15. TRACTS A AND B (OPEN SPACE TRACTS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF CYPRESS WOODS II ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

16. TRACTS C AND E (BUFFER AREAS), AS SHOWN ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF CYPRESS WOODS LAKE MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

17. THIS PLAT IS FURTHER RESTRICTED BY THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, FOR CYPRESS WOODS II ASSOCIATION, INC.

18. THE 10' RIGHT-OF-WAY FOR LAKE WORTH ROAD AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS COPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF MARCH, 1989.

ATTEST: A. NUNEZ, ASSISTANT SECRETARY

By: Mark A. Levy, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED MARK A. LEVY AND A. NUNEZ, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF ORIOLE HOMES CORP., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 13th DAY OF March, A.D. 1989

MY COMMISSION EXPIRES: 9-28-91

Marie Jean Jannotti, Notary Public

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH, THE CENTERLINE OF BLANCHETTE TRAIL A PUBLIC RIGHT-OF-WAY, AS LOCATED IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. O DENOTES PERMANENT REFERENCE MONUMENT.
3. O DENOTES PERMANENT CONTROL POINT.
4. THIS PLAT CONFORMS TO THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", AS ADOPTED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS (CHAPTER 21HH-6 FLORIDA ADMINISTRATIVE CODE).
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN PUBLIC RECORDS OF PALM BEACH COUNTY.
6. CURVILINEAR LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. BUILDING SETBACK REQUIREMENTS ARE PER THE PALM BEACH COUNTY ZONING BOARD REGULATIONS.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS FOR WATER AND SEWER.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE EASEMENTS, CONSTRUCTION FACILITIES AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
6. D.E. - DENOTES DRAINAGE EASEMENT.
7. U.E. - UTILITY EASEMENT.
8. (A) - DENOTES TRACT A, OPEN SPACE
9. (B) - DENOTES TRACT B, OPEN SPACE
10. X - DENOTES ZERO LOT LINE OF INCLUDED LOT
11. D.O.T. - DENOTES DEPARTMENT OF TRANSPORTATION
12. S.E. - DENOTES SIDEWALK EASEMENT

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 (P. R. M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P. C. P.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: THIS 3 DAY OF FEBRUARY, A.D. 1989.

By: Mark H. Thompson
MAYNARD H. THOMPSON, P.L.S.
FLORIDA REGISTRATION NO. 3654

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF MAY, A.D. 1989

By: Carol Elmquist
CAROL J. ELMOQUIST, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF MAY, A.D. 1989

By: Herbert F. Kahlert, P.E.
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

ATTEST: JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT
By: Della Sweet, D.C.

0515-003

9th DAY OF MAY

9th DAY OF MAY

62/147

CONSUL-TECH ENGINEERING, INC.
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
FOURTH FLOOR
50 EAST SAMPLE ROAD, FOURTH FLOOR
POMPANO BEACH, FLORIDA

SUBDIVISION: CYPRESS WOODS II
BOOK 62 PAGE 147-151
FLOOD ZONE B
ZONING LRS
CLUC # 141
SE 80-98 ZIP CODE 33467
PER STATE OF FLORIDA TAZ 734