

# TARA ESTATES P.U.D.

A REPLAT OF TRACTS 17, 18, 19, 21, 20, 29, 30, 31 & 32, BLOCK 56  
 PALM BEACH FARMS COMPANY PLAT No. 3, PLAT BOOK 2, PG. 50  
 SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
 PALM BEACH COUNTY, FLORIDA  
 O'BRIEN, SUITER & O'BRIEN, INC. ENGINEERS & SURVEYORS  
 JANUARY 1977 SCALE: 1"=40'

SHEET 1 OF 2 SHEETS

PALM BEACH FARMS CO. PLAT No. 3 P.B. 2-PG. 50 BLOCK 56

LOCATION MAP  
 NO SCALE

DEDICATION:  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JOEL MARCUS, TRUSTEE,  
 OWNER OF THE LAND HEREON, BEING IN SECTION 27, TOWNSHIP 45  
 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON  
 AS TARA ESTATES P.U.D., BEING MORE PARTICULARLY DESCRIBED  
 AS FOLLOWS:

TRACTS 17, 18, 19, 21, 20, 29, 30, 31, AND 32, BLOCK 56, AC-  
 CORDING TO PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED  
 IN PLAT BOOK 2, ON PAGE 50 OF THE PUBLIC RECORDS OF PALM  
 BEACH COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 17, THENCE  
 S. 0° 29' 45" E., ON AN ASSUMED BEARING, ALONG THE EAST LINE  
 OF TRACTS 17 AND 32, ALSO BEING THE WESTERLY RIGHT OF WAY  
 LINE OF JOG ROAD, A DISTANCE OF 1320.24 FEET TO THE SOUTH  
 EAST CORNER OF TRACT 32, THENCE S. 89° 59' 26" W., ALONG THE  
 SOUTH LINE OF TRACTS 32, 31, 30, 29, AND 20, A DISTANCE OF  
 1721.78 FEET TO THE SOUTHWEST CORNER OF TRACT 20, THENCE N.  
 0° 01' 45" W., ALONG THE WEST LINE OF TRACTS 20 AND 21, A  
 DISTANCE OF 1520.98 FEET TO THE NORTHWEST CORNER OF TRACT  
 21; THENCE DUE EAST, ALONG THE NORTH LINE OF TRACT 21, A  
 DISTANCE OF 529.57 FEET TO THE NORTHEAST CORNER OF TRACT 21,  
 THENCE S. 0° 02' 10" E., ALONG THE EAST LINE OF TRACT 21, A  
 DISTANCE OF 600.47 FEET TO THE SOUTHEAST CORNER OF TRACT 21  
 AND THE NORTHEAST CORNER OF TRACT 29, THENCE N. 89° 59' 26"  
 E., ALONG THE NORTH LINE OF TRACT 29, A DISTANCE OF 129.64  
 FEET TO THE NORTHEAST CORNER OF TRACT 29 AND THE SOUTHWEST  
 CORNER OF TRACT 19, THENCE N. 0° 02' 19" W., ALONG THE WEST  
 LINE OF TRACT 19, A DISTANCE OF 600.45 FEET TO THE NORTH-  
 WEST CORNER OF TRACT 19, THENCE DUE EAST, ALONG THE NORTH LINE  
 OF TRACTS 19, 18, AND 17, A DISTANCE OF 1052.28 FEET TO THE  
 NORTHEAST CORNER OF TRACT 17 AND THE POINT OF BEGINNING.

AND WHEREAS SAID JOEL MARCUS, TRUSTEE, HAS CAUSED THIS SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON  
 AND DOES HEREBY DEDICATE, AS FOLLOWS:  
 THE ADDITIONAL RIGHT OF WAY FOR JOG ROAD AND 102ND PLACE  
 SOUTH IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUB-  
 LIC FOR PROPER PURPOSES; TRACT A IS FOR PRIVATE ROAD PURPOSES  
 AND IS HEREBY DEDICATED TO THE TARA ESTATES PROPERTY OWNERS  
 ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF  
 SAID ASSOCIATION; TRACT B AND TRACT C ARE HEREBY  
 DEDICATED TO THE TARA STATES PROPERTY OWNERS ASSOCIATION AND  
 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION;  
 THE DRAINAGE EASEMENTS AND COMMON OPEN AREA EASEMENTS SHOWN  
 HEREON ARE HEREBY DEDICATED TO THE TARA STATES PROPERTY OWN-  
 ERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION  
 OF SAID ASSOCIATION; THE UTILITY EASEMENTS SHOWN HEREON ARE  
 HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC  
 UTILITIES; THE LANE NORTH DRAINAGE DISTRICT EASEMENT  
 SHOWN HEREON IS HEREBY DEDICATED TO THE LANE NORTH DRAINAGE  
 DISTRICT FOR THE MAINTENANCE OF LANE NORTH LANE; ALL AERIAL  
 EASEMENTS SHOWN ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT  
 COMPANY FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD POWER  
 LINES.

IN WITNESS WHEREOF I (JOEL MARCUS) SET MY HAND AND OFFICIAL SEAL  
 THIS 24 DAY OF August A.D., 1977

*Joel Marcus*  
 JOEL MARCUS, TRUSTEE

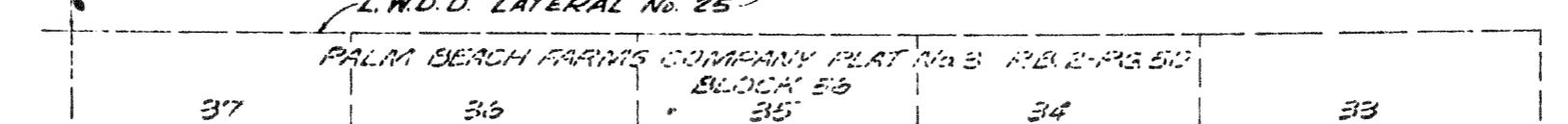
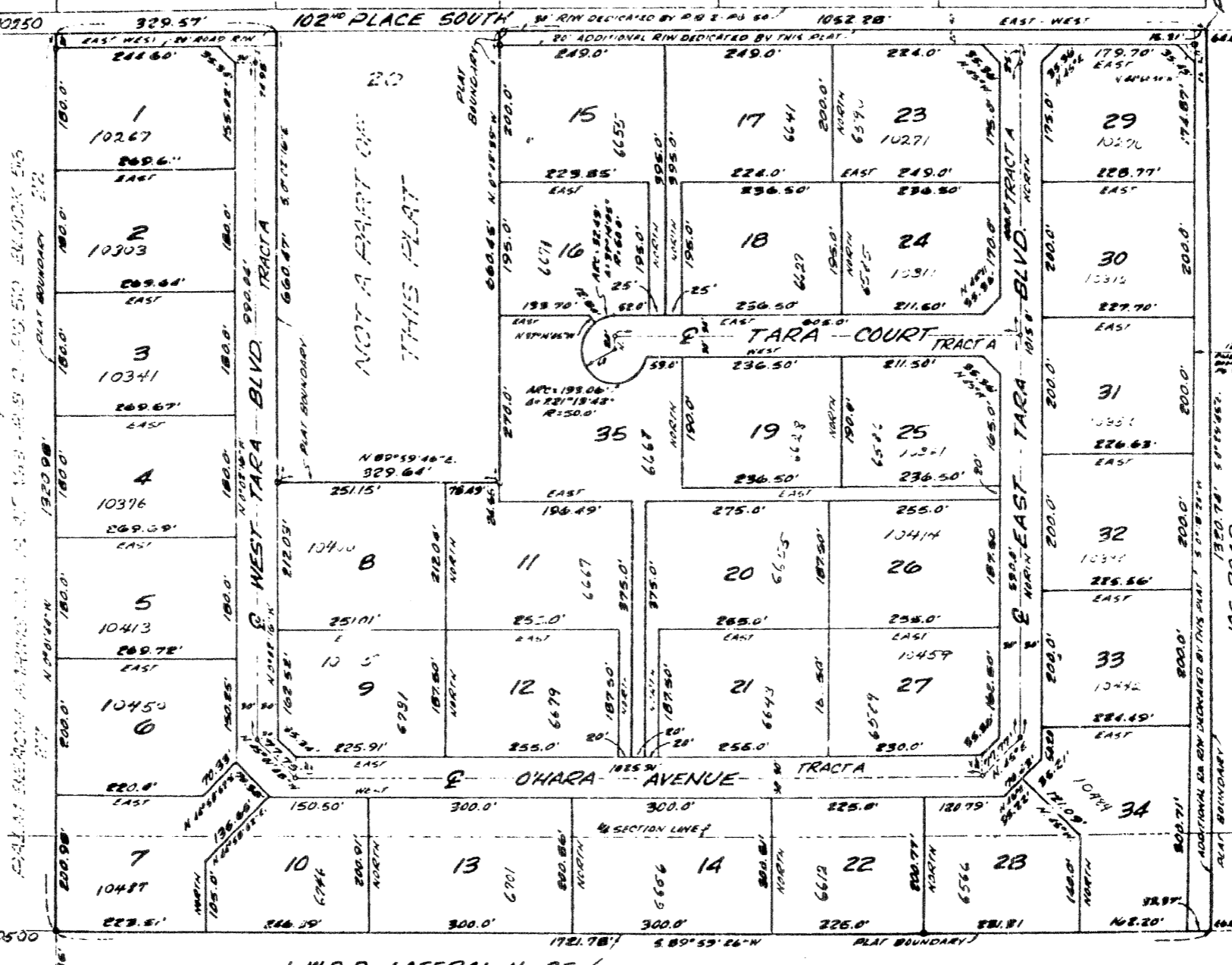
ACKNOWLEDGEMENT:  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED JOEL MARCUS, TRUSTEE, TO WHOM  
 I AM WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED  
 IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGEMENT  
 BEFORE ME THAT HE EXECUTED SAID DEDICATION FOR THE  
 PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL  
 THIS 24 DAY OF August A.D., 1977

*Raymond Timothy Zapp*  
 ROTARY PUBLIC  
 MY COMMISSION EXPIRES July 30, 1980

APPROVALS:  
 BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA  
 THIS PLAT IS HEREBY APPROVED FOR RECORD  
 THIS 23rd DAY OF August A.D. 1977  
 BY: *Luke O'Neil*  
 CHAIRMAN - BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER  
 THIS PLAT IS HEREBY APPROVED FOR RECORD  
 THIS 21 DAY OF August A.D. 1977  
*John B. Danville*  
 COUNTY ENGINEER  
 ATTEST: JOHN B. DANVILLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS  
 BY: *Michael B. Jennings*  
 CLERK



NOTE: 1. ALL EASEMENTS ARE SHOWN ON SHEET 2  
 2. "M" DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)  
 3. "C" DENOTES PERMANENT CONTROL POINT (P.C.P.)  
 4. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE  
 NORTH LINE OF TRACTS 17 THROUGH 21, BLOCK 56, PALM  
 BEACH FARMS CO. PLAT No. 3 WHICH IS ASSUMED DUE EAST.  
 5. THIS INSTRUMENT PREPARED IN THE OFFICE OF  
 O'BRIEN, SUITER & O'BRIEN, INC.  
 8001 N. FEDERAL HIGHWAY  
 DELRAY BEACH, FLA. BY: J.K. WEIGAND

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NOTICE IN PALM BEACH COUNTY  
 STATE OF FLORIDA  
 AUGUST 25, 1977  
 33-88-89  
*Dyle Shuffe*

SURVEYOR'S CERTIFICATION:  
 THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND COR-  
 RECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIREC-  
 TION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST  
 OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE  
 MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW. THAT (P.C.P.'S)  
 PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED  
 WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND  
 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF  
 CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM  
 BEACH COUNTY, FLORIDA.

*Janell B...*  
 REGISTERED SURVEYOR NO. 1600  
 STATE OF FLORIDA

TITLE CERTIFICATION:  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 WE AMERICAN TITLE INSURANCE COMPANY  
 A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA,  
 DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERETO  
 DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS  
 VESTED TO JOEL MARCUS, TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN  
 PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN  
 HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE  
 TRUE AND CORRECT.

BY: *...*  
 REPRESENTATIVE

MORTGAGEE'S CONSENT  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORT-  
 GAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN  
 AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDIC-  
 ATION BY THE OWNER THEREOF AND ACCESS THAT ITS MORTGAGE WHICH  
 IS RECORDED IN OFFICIAL RECORD BOOK 2482 ON PAGE 257 OF THE  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDI-  
 NATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS  
 TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY  
 AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AU-  
 THORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF August  
 A.D., 1977.

BY: *Ben Zion Ginsburg*  
 INDIVIDUAL TRUSTEE

ACKNOWLEDGEMENT:  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED *Ben Zion Ginsburg*  
 TO WHOM I AM WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED  
 IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE  
 NAMED CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT  
 THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION,  
 AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COR-  
 PORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID  
 INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID  
 INSTRUMENT IS IN FULL FORCE AND EFFECT AS SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF August  
 A.D., 1977

MY COMMISSION EXPIRES: July 30, 1980

P.U.D. DATA:  
 TOTAL ACRES OF PROJECT 496.1  
 TOTAL NUMBER OF DWELLING UNITS 93  
 DENSITY OF PROJECT 701 D.U.S.  
 PERCENTAGE OF PROJECT IN OPEN SPACE 51.4%

