

ARDEN P.U.D. POD F WEST

BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

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COORDINATE NOTES:

STATE PLANE COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 PROJECT SCALE FACTOR = 0.99999219
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT,
 FLORIDA EAST ZONE.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

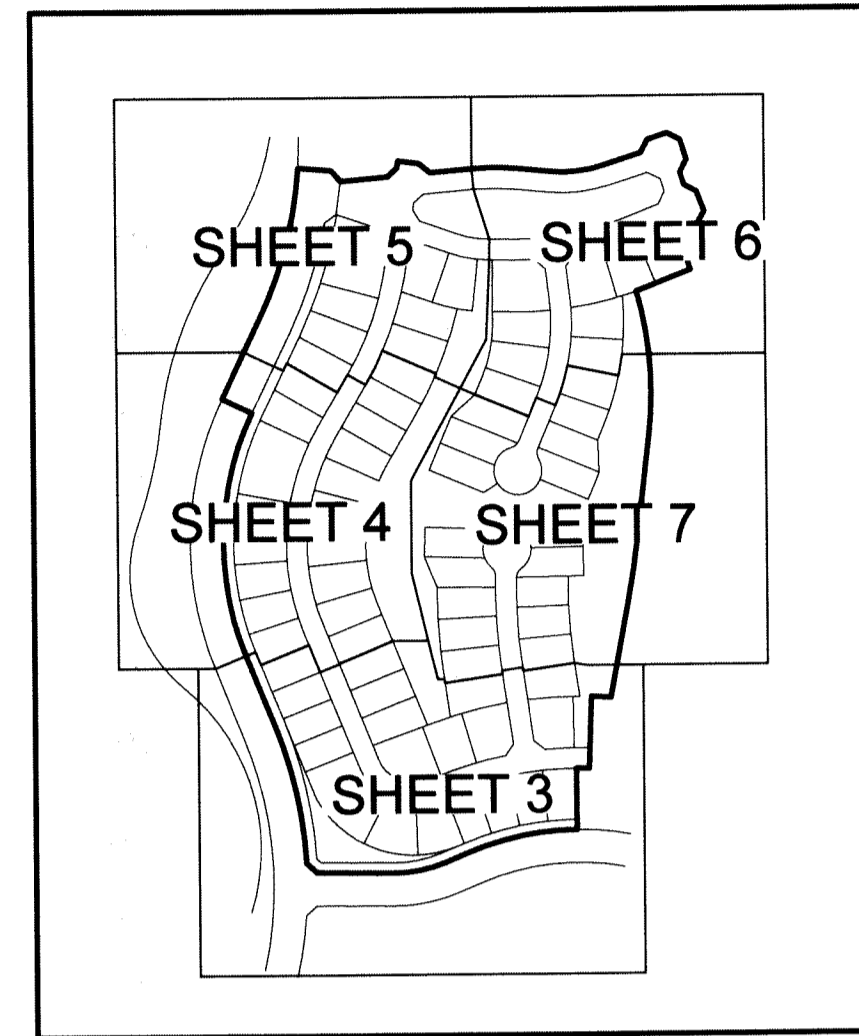
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30609 AT PAGE 678 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF July, 2019.

LENNAR HOMES, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: *[Signature]*
 MICHAEL MEYERS, VICE PRESIDENT

WITNESS: *[Signature]*
 PRINTED NAME: Nick Shapiro

WITNESS: *[Signature]*
 PRINTED NAME: Catherine Herrera



KEY MAP
 NOT TO SCALE

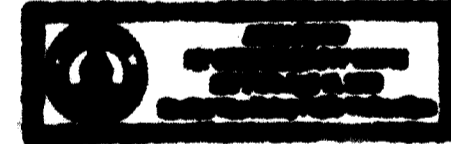
MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL MEYERS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR 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 COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF July, 2019.

MY COMMISSION EXPIRES: April 19 2020
 NOTARY PUBLIC
 STATE OF FLORIDA
 COMMISSION NO. 992645



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY APPROVES THE REAFFIRMATION OF THE DEDICATION OF THE WATER MANAGEMENT EASEMENT TO SAID DISTRICT AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS AND THE WATER MANAGEMENT ACCESS EASEMENTS AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

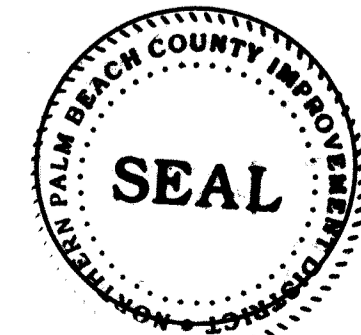
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY ONEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 26 DAY OF June, 2019.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 UNIT OF DEVELOPMENT 53

ATTEST: *[Signature]*
 ONEAL BARDIN, JR.
 ASSISTANT SECRETARY
 BOARD OF SUPERVISORS

BY: *[Signature]*
 MATTHEW J. BOYKIN
 PRESIDENT
 BOARD OF SUPERVISORS

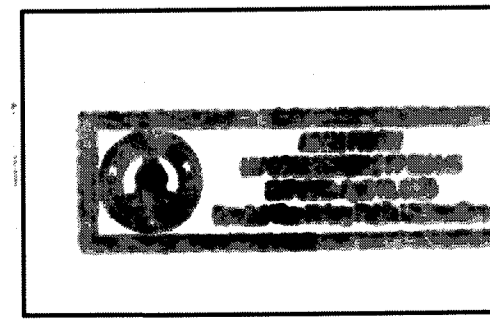
NORTHERN PALM BEACH COUNTY
 IMPROVEMENT DISTRICT



MORTGAGEE



MORTGAGEE NOTARY



LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.G.S. = PAGES
- D.B. = DEED BOOK
- P.B.C. = PALM BEACH COUNTY
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- ⊙ = FOUND PALM BEACH COUNTY DISK IN CONCRETE
- ⊙ = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438
- = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
- = FOUND 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438 (UNLESS OTHERWISE SHOWN)
- = SET MAG NAIL AND 1 1/4" BRASS WASHER STAMPED PRM LB 2438
- L.M.E. = LAKE MAINTENANCE EASEMENT
- C.L. = CHORD LENGTH
- C.B. = CHORD BEARING
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- R.L. = RADIAL LINE
- N = NOTHING, WHEN USED WITH COORDINATES
- E = EASTING, WHEN USED WITH COORDINATES
- S.E. = SEWER EASEMENT
- W.E. = WATER EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- FD. = FOUND
- OA = OVERALL
- C.M. = CONCRETE MONUMENT
- F.P.L. = FLORIDA POWER AND LIGHT
- L.E. = LANDSCAPE EASEMENT
- NO. = NUMBER
- P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- P.U.D. = PLANNED UNIT DEVELOPMENT
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.A.E. = WATER MANAGEMENT ACCESS EASEMENT
- S.E. = SIDEWALK EASEMENT
- NPBCID = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- LB = PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER
- EB = PROFESSIONAL ENGINEER BUSINESS LICENSE NUMBER
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- N.T. = POINT OF NON TANGENCY
- SECTION 33/28-43-40 = SECTIONS 33 AND 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST
- = MATCH LINE
- ⊕ = SECTION CORNER
- ⊕ = 1/4 SECTION CORNER

SURVEYOR AND MAPPER'S NOTES:

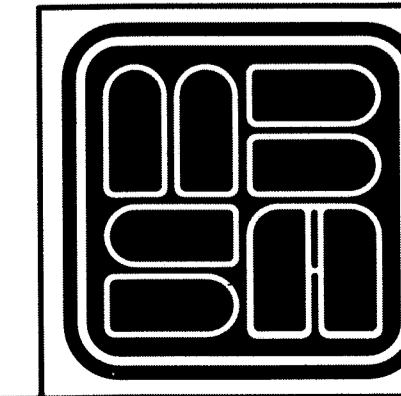
1. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, WATER MANAGEMENT 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.
3. ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
4. 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.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
6. THE BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY FLORIDA HAVING A GRID BEARING OF NORTH 88°17'31" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. THE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO A "WATER MANAGEMENT BLANKET EASEMENT" IN FAVOR OF "NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT" AS RECORDED IN OFFICIAL RECORDS BOOK 27746, PAGE 699 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PURSUANT TO THE TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 1062-3827621/SLG, EFFECTIVE DATE JULY 29, 2017.

SITE DATA

PLANNED DEVELOPMENT CONTROL NUMBER 2005-394

AREA TABULATION		FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT		
TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	CODE	DESIGNATED ACREAGE
TRACT "O-1"	1.314 ACRES	EXEMPT ACREAGE	EXZ	1.314 ACRES
TRACT "O-2"	0.379 ACRES	EXEMPT ACREAGE	EXZ	0.379 ACRES
TRACT "O-3"	0.497 ACRES	EXEMPT ACREAGE	EXZ	0.497 ACRES
TRACT "O-4"	0.219 ACRES	EXEMPT ACREAGE	EXZ	0.219 ACRES
TRACT "O-5"	6.092 ACRES	EXEMPT ACREAGE	EXZ	6.092 ACRES
TRACT "O-6"	0.708 ACRES	EXEMPT ACREAGE	EXZ	0.708 ACRES
TRACT "O-7"	0.650 ACRES	EXEMPT ACREAGE	EXZ	0.650 ACRES
TRACT "RW-F1"	1.168 ACRES	EXEMPT ACREAGE	EXZ	1.168 ACRES
TRACT "RW-F2"	6.133 ACRES	EXEMPT ACREAGE	EXZ	6.133 ACRES
LOTS 1-71	17.259 ACRES	SINGLE FAMILY-TRADITIONAL	SFT	17.259 ACRES
TOTAL	34.419 ACRES			

SHEET 2 OF 7



MICHAEL B. SCHORAH & ASSOCIATES, INC.
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 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ARDEN P.U.D. POD F WEST