

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT  
THIS 5 DAY OF October  
A.D. 2020 AND DULY RECORDED  
IN PLAT BOOK 181 ON  
PAGES 28 AND 29

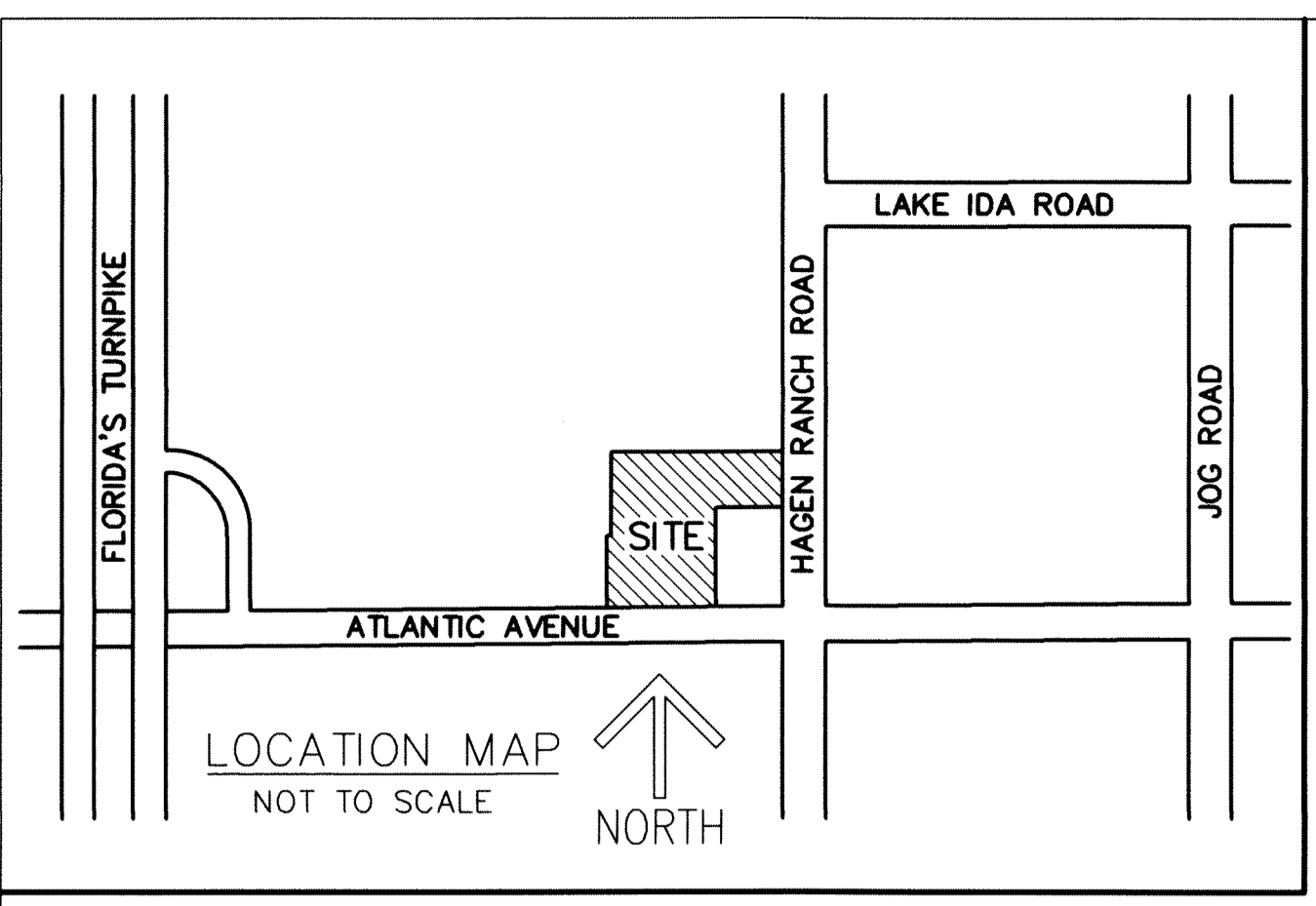
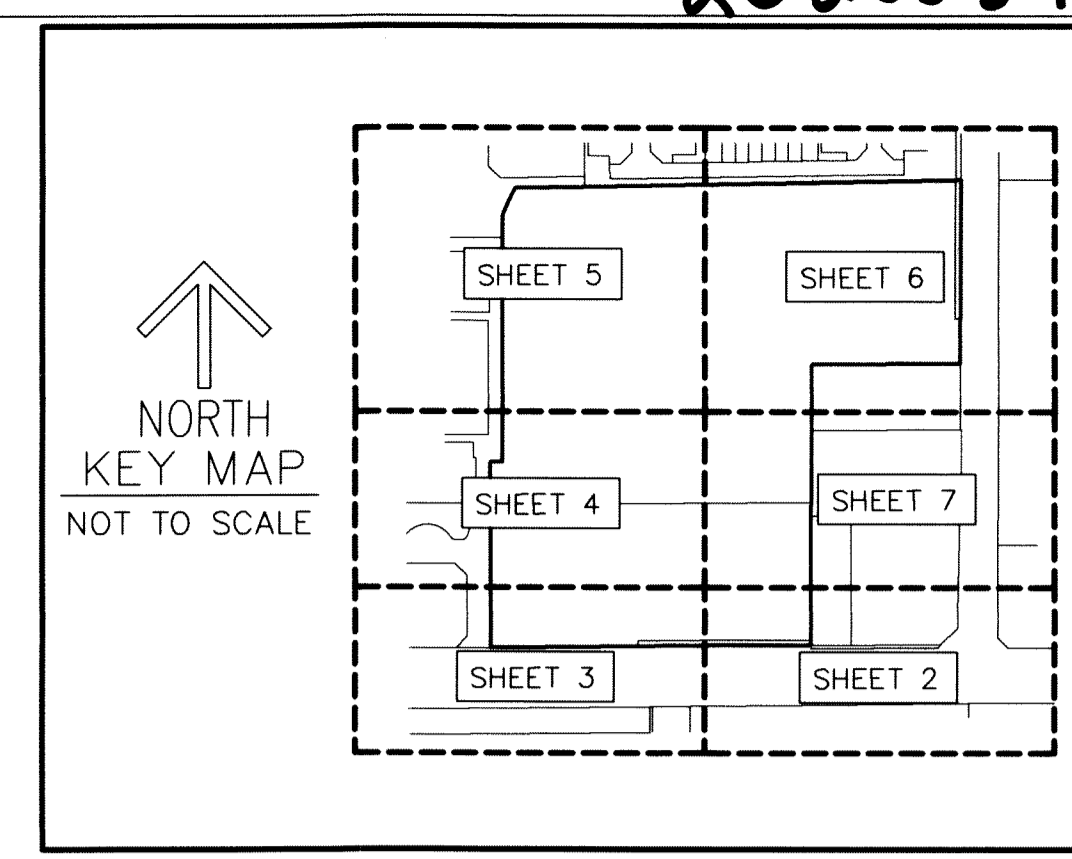
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Debra McCarroll*  
DEPUTY CLERK



# TERRA NOVA MUPD

BEING A REPLAT OF A PORTION TRACTS 105 THROUGH 107 AND TRACTS 117 THROUGH 119  
OF THE PLAT OF SUBDIVISION OF S.E. 1/4 AND W. 1/2 OF S.W. 1/4  
OF SEC. 16 TOWNSHIP 46S RANGE 42E, AS RECORDED PLAT BOOK 1, PAGE 158  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991



### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT PRINCIPAL DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS TERRA NOVA MUPD, BEING A REPLAT OF A PORTION TRACTS 105 THROUGH 107 AND TRACTS 117 THROUGH 119 OF THE PLAT OF SUBDIVISION OF S.E. 1/4 AND W. 1/2 OF S.W. 1/4 OF SEC. 16 TOWNSHIP 46S RANGE 42E, AS RECORDED PLAT BOOK 1, PAGE 158 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT W, CHEVRON 51345, AS RECORDED IN PLAT BOOK 122, PAGES 62 AND 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°16'46"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 806 (ATLANTIC AVENUE), AS RECORDED IN OFFICIAL RECORD BOOK 21624, PAGE 22 OF SAID PUBLIC RECORDS, A DISTANCE OF 100.20 FEET; THENCE S.89°22'44"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 578.68 FEET TO THE SOUTHEAST CORNER OF VILLAGGIO ISLES PARCEL D REPLAT, AS RECORDED IN PLAT BOOK 119, PAGES 111 THROUGH 114 OF SAID PUBLIC RECORDS; THENCE N.00°05'39"W. ALONG THE EAST LINE OF SAID VILLAGGIO ISLES PARCEL D REPLAT, AND THE EAST LINE OF VILLAGGIO ISLES PARCEL E REPLAT, AS RECORDED IN PLAT BOOK 120, PAGES 198 THROUGH 201 OF SAID PUBLIC RECORDS, A DISTANCE OF 393.35 FEET; THENCE N.89°54'26"E. ALONG THE EAST LINE OF SAID VILLAGGIO ISLES PARCEL E REPLAT, A DISTANCE OF 26.02 FEET; THENCE N.00°05'34"W. ALONG THE EAST LINE OF SAID VILLAGGIO ISLES PARCEL E REPLAT, AND THE EAST LINE OF VILLAGGIO ISLES PUD REPLAT, AS RECORDED IN PLAT BOOK 117, PAGES 102 THROUGH 109 OF SAID PUBLIC RECORDS, A DISTANCE OF 522.20 FEET TO THE POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°25'52"E., A RADIAL DISTANCE OF 484.69 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID VILLAGGIO ISLES PUD REPLAT, THROUGH A CENTRAL ANGLE OF 07°21'00", A DISTANCE OF 62.18 FEET TO A POINT OF NON-TANGENCY; THENCE N.88°57'37"E. ALONG THE SOUTH LINE OF SAID VILLAGGIO ISLES PUD REPLAT, AND THE SOUTH LINE OF VILLAGGIO ISLES PARCEL A-1 REPLAT, AS RECORDED IN PLAT BOOK 118, PAGES 181 AND 182 OF SAID PUBLIC RECORDS, A DISTANCE OF 948.25 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 12186, PAGE 1205 OF SAID PUBLIC RECORDS; THENCE S.00°14'48"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 386.48 FEET TO THE NORTHEAST CORNER OF REDGRAVE PLAT, AS RECORDED IN PLAT BOOK 121, PAGES 156 AND 157 OF SAID PUBLIC RECORDS; THENCE S.89°20'02"W. ALONG THE NORTH LINE OF SAID REDGRAVE PLAT, A DISTANCE OF 314.65 FEET TO THE NORTHWEST CORNER OF SAID REDGRAVE PLAT; THENCE S.00°17'18"W. ALONG THE WEST LINE OF SAID REDGRAVE PLAT AND SAID CHEVRON 51345, A DISTANCE OF 594.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,  
CONTAINING 769,864 SQUARE FEET OR 17.6736 ACRES MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

**1. DEVELOPMENT TRACT DEDICATION**  
TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRINCIPAL DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PRINCIPAL DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**2. MASS TRANSIT EASEMENT**  
THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, BY PRINCIPAL DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. PRINCIPAL DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR THEIR INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

**3. ADDITIONAL RIGHT-OF-WAY**  
TRACT RW1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACTS RW2 AND RW3, AS SHOWN HEREON, ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

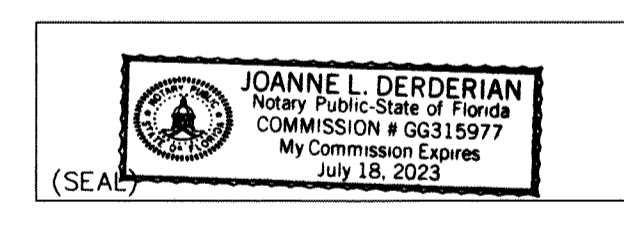
**4. GENERAL UTILITY EASEMENTS**  
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF September, 2020.

PRINCIPAL DEVELOPMENT GROUP, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *Charles M. Scardina*  
CHARLES M. SCARDINA  
MANAGER  
WITNESS: *Joanne L. Derderian*  
PRINT NAME: JOANNE L. DERDERIAN  
WITNESS: *Linda B. Correa*  
PRINT NAME: LINDA B. CORREA

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 10th DAY OF September, 2020, BY CHARLES M. SCARDINA AS MANAGER OF PRINCIPAL DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF September, 2020.



*Joanne L. Derderian*  
NOTARY PUBLIC  
*Joanne L. Derderian*  
PRINT NAME  
MY COMMISSION EXPIRES: 7/18/2023  
COMMISSION NUMBER: GG315977

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, MITCHELL A. SHERMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PRINCIPAL DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 9-10-2020  
*Mitchell A. Sherman*  
MITCHELL A. SHERMAN  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 02 DAY OF October, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *David L. Rick's*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.88°57'37"E. ALONG THE SOUTH LINE OF VILLAGGIO ISLES PARCEL A-1 REPLAT, AS RECORDED IN PLAT BOOK 118, PAGES 181 THROUGH 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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.
- LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- CONTROL PERMANENT REFERENCE MONUMENTS (CONTROL PRM'S) COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET. THIS WAS ACCOMPLISHED BY CONDUCTING A STATIC GPS SURVEY ON THE TWO CONTROL PRM'S SHOWN ON THE ATTACHED MAP.

### SURVEYOR & MAPPER'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") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW, 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.  
DATED: 9/14/2020  
*David P. Lindley*  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD AND WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NO. LB3591

