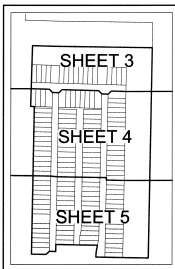


ARDEN P.U.D. POD I NORTH

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 SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BOYD, P.E. OF MICHAEL B. SCHORAN AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 208, WEST PALM BEACH, FLORIDA, 33409.



KEY MAP
NOT TO SCALE

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.C.P. = PERMANENT CONTROL POINT
- P.F.M. = PERMANENT FENCE/ENCLOSURE
- D.R.B. = OFFICIAL RECORD BOOK
- P.A. = PLAT BOOK
- P.S. = PAGES
- D.B. = DEED BOOK
- F.B.C. = PALM BEACH COUNTY
- RDW = RIGHT OF WAY
- C. = 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 1/4" AL AND ALUMINUM DISK, STAMPEL P.P. 12-24-28
- = SET 3/4"x3/4" C.M. WITH ALUMINUM DISK, STAMPEL P.M. 12-28
- = SET 3/4" AL AND 1/4" BRASS WASHER STAMPEL P.M. 12-28
- = FOUND 3/4"x3/4" C.M. WITH ALUMINUM DISK, STAMPEL P.F.M. 12. AND UNLESS OTHERWISE SHOWN)
- L.M.E. = LAKE MAINTENANCE EASEMENT
- C.B. = CHORD BEARING
- C.B. = CHORD BEARING
- R.L. = RADIAL LINE
- N.W. = NORTHING WHEN USED WITH COORDINATES
- E. = EASTING WHEN USED WITH COORDINATES
- L.E. = LIMITED ACCESS EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- F. = FOUNT
- GA. = OVERALL
- CM. = CONCRETE MONUMENT
- F.P.L. = FLORIDA POWER AND LIGHT
- L.E. = LANDSCAPE EASEMENT
- NO. = NUMBER
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- D.D.T. = DEPARTMENT OF TRANSPORTATION
- DOT. = FLORIDA DEPARTMENT OF TRANSPORTATION
- P.U.D. = PLANNED UNIT DEVELOPMENT
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.A.E. = WATER MANAGEMENT ACCESS EASEMENT
- S.E. = SEWERAL EASEMENT
- N.B.C.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- LI. = PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER
- EB. = PROFESSIONAL ENGINEER BUSINESS LICENSE NUMBER
- C.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF RESIGNE CURVATURE
- N.T. = POINT OF NON-TANGENCY
- M. = MATCH LINE
- + = SECTION CORNER

COORDINATE NOTES:

STATE PLANE COORDINATES SHOWN ARE GRID
DATUM + NAD 83, 1985 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM USED STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR = 1.0000215
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83, 1985 ADJUSTMENT,
FLORIDA EAST ZONE.

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SURVEYOR AND MAPPER'S NOTES:

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR 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 AGRICULTURE ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONFLICT, DRAINAGE EASEMENTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY US 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 RECORD 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. BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF ARDEN P.U.D. PLAT 1, ALSO BEING THE EAST LINE OF TRACT "FD", ARDEN P.U.D. PLAT 1 (PLAT BOOK 122, PAGES 32-51), HAVING A GRID BEARING OF SOUTH 07°02'00" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1980 ADJUSTMENT.
7. THE PROPERTY AS DESCRIBED HEREIN IS SUBJECT TO A "WATER MANAGEMENT PLAN/EASEMENT" IN FAVOR OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 27746, PAGE 698 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PURSUANT TO THE TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 13, 2017, AT 8:00 A.M. FILE NUMBER 160-397072.

SITE DATA

PLANNED DEVELOPMENT CONTROL NUMBER = 2008-394

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACT "B-2" AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACT.

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS AND THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON 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.

DATED THIS 22nd day of May, 2021.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 53

ATTEST: *Juliana P. Uchelli*
JULIANA P. UCHELLI
ASSISTANT SECRETARY
BOARD OF SURVEYORS

Matthew J. Boyd
MATTHEW J. BOYD
PRESIDENT
BOARD OF SURVEYORS

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



AREA TABULATION		FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT		
TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	CODE	DESIGNATED ACREAGE
TRACT "B-1"	0.883 ACRES	EXEMPT ACREAGE	EXZ	0.883 ACRES
TRACT "B-2"	3.340 ACRES	EXEMPT ACREAGE	EXZ	3.340 ACRES
TRACT "D-1"	0.241 ACRES	EXEMPT ACREAGE	EXZ	0.241 ACRES
TRACT "D-2"	0.212 ACRES	EXEMPT ACREAGE	EXZ	0.212 ACRES
TRACT "D-3"	0.026 ACRES	EXEMPT ACREAGE	EXZ	0.026 ACRES
TRACT "D-4"	1.445 ACRES	EXEMPT ACREAGE	EXZ	1.445 ACRES
TRACT "D-5"	0.245 ACRES	EXEMPT ACREAGE	EXZ	0.245 ACRES
TRACT "D-6"	3.758 ACRES	EXEMPT ACREAGE	EXZ	3.758 ACRES
TRACT "D-7"	0.086 ACRES	EXEMPT ACREAGE	EXZ	0.086 ACRES
LOTS 108-264	18.123 ACRES	TOWN HOME - RESIDENTIAL	THR	18.120 ACRES
TOTAL	34.364 ACRES			

SHEET 2 OF 5



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ARDEN P.U.D. POD I NORTH