

# ARDEN P.U.D. PLAT 1

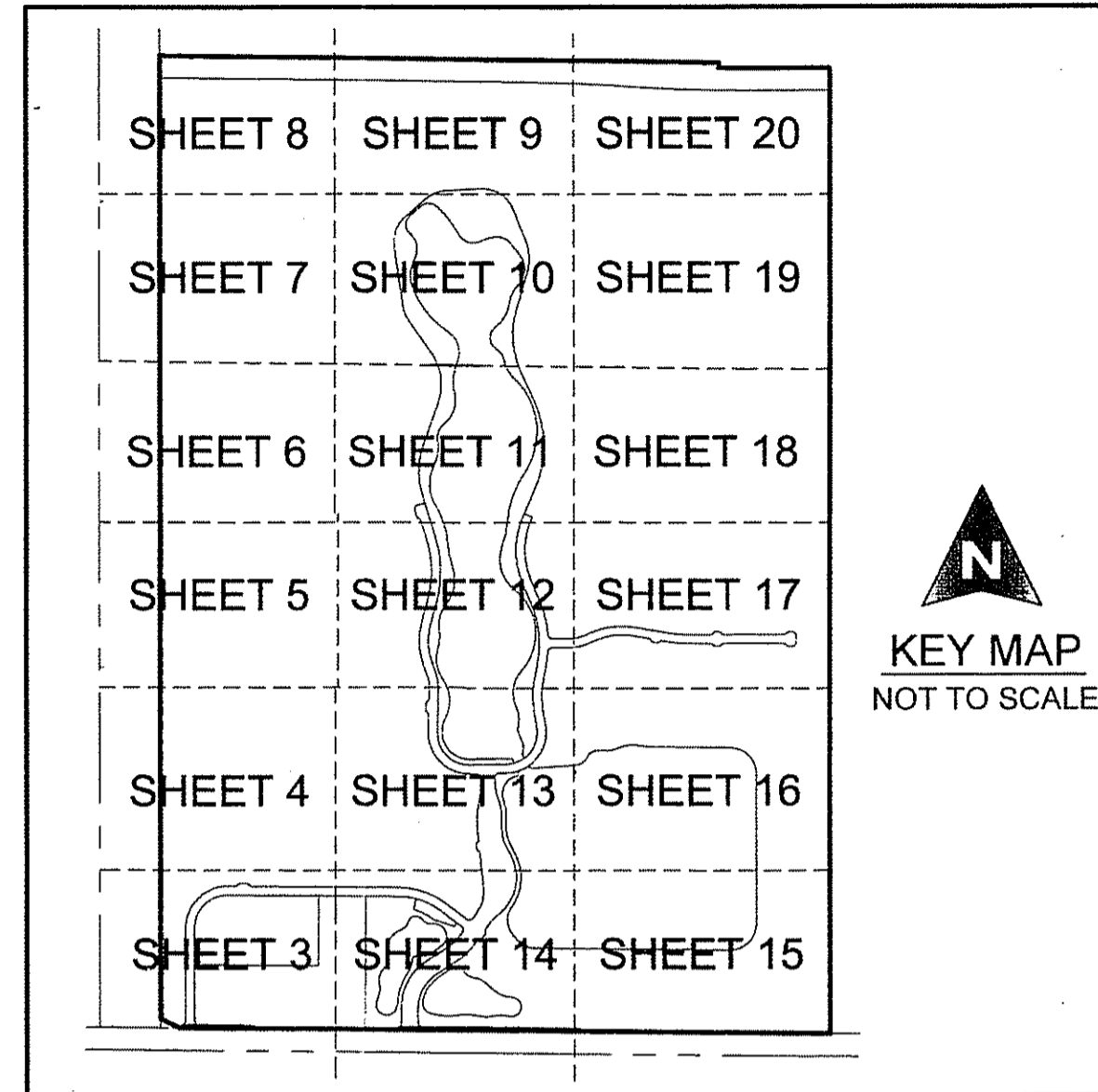
BEING A PARCEL OF LAND, LYING IN SECTIONS 21, 22, 27, 28, 33 AND 34,  
TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.  
SHEET 2 OF 20

33

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT  
M. THIS DAY OF  
2016, AND DULY  
RECORDED IN PLAT BOOK NO.  
ON PAGE THRU  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
BY: D.C.

### COORDINATES NOTE:

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.



### SITE DATA

APPLICATION NAME ..... ARDEN P.U.D.  
APPLICATION NUMBER ..... DRO-2014-02313  
CONTROL NUMBER ..... 2005-394  
TOTAL LAND AREA ..... 1,209.978 ACRES

### AREA TABULATION

TRACT "O-1"	31.677 ACRES
TRACT "O-2"	8.320 ACRES
TRACT "O-3"	0.661 ACRES
TRACT "B"	0.800 ACRES
TRACT "C-1"	25.025 ACRES
TRACT "C-2"	15.656 ACRES
TRACT "C-3"	3.742 ACRES
TRACT "RW-1"	28.818 ACRES
TRACT "RW-2"	10.866 ACRES
TRACT "RW-3"	2.911 ACRES
TRACT "RW-4"	21.680 ACRES
TRACT "L-1"	77.083 ACRES
TRACT "L-2"	88.282 ACRES
TRACT "L-3"	5.539 ACRES
TRACT "L-4"	5.835 ACRES
TRACT "FD"	883.082 ACRES
TOTAL ACREAGE	1,209.978 ACRES

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 27947 AT PAGES 433 AND 492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28<sup>th</sup> DAY OF JUNE, 2016.

NVR, INC., D/B/A RYAN HOMES,  
A VIRGINIA CORPORATION

WITNESS:   
PRINTED NAME: Andrew Smith  
WITNESS:   
PRINTED NAME: Daniel J. Rawn

BY:   
ROBERT P. SMITHWICK II  
VICE PRESIDENT

### MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT P. SMITHWICK II, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NVR, INC., D/B/A RYAN HOMES, A VIRGINIA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF APPLICABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 28 DAY OF JUNE, 2016.

MY COMMISSION EXPIRES: 8/31/17

NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. FF017670

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT EASEMENTS, THE WATER MANAGEMENT MAINTENANCE EASEMENT, THE WATER MANAGEMENT ACCESS EASEMENT, THE SIDEWALK EASEMENTS, THE DRAINAGE EASEMENT FOR TRACT "L-4" AND THE RECREATIONAL USE EASEMENT AND HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACTS "L-1", "L-2", "L-3", AND "RW-2", AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASEMENTS AND TRACTS. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FURTHER ACKNOWLEDGES THAT NO PORTION OF ITS BLANKET WATER MANAGEMENT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 27746, PAGE 699 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE TERMINATED BY THE RECORDING OF THIS PLAT.

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 O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 13<sup>th</sup> DAY OF July, 2016.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT 53

ATTEST:   
O'NEAL BARDIN, JR.  
ASSISTANT SECRETARY  
BOARD OF SUPERVISORS

BY:   
MATTHEW J. BOYKIN  
PRESIDENT  
BOARD OF SUPERVISORS

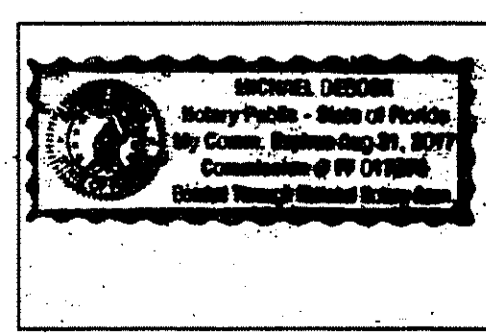
NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT



MORTGAGEE



MORTGAGEE NOTARY



### SURVEYOR'S NOTES:

- 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 ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT MAINTENANCE 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.
- ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
- 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 THIS COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE WEST LINE OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 01°12'22" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

### 7. 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
- ⊙. = DENOTES 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
- . = DENOTES FOUND P.R.M. (AS SHOWN IF ANY)
- 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. = NORTHING, 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 D.E. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DRAINAGE EASEMENT

MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ARDEN P.U.D. PLAT 1