

ARDEN P.U.D. POD D NORTHEAST

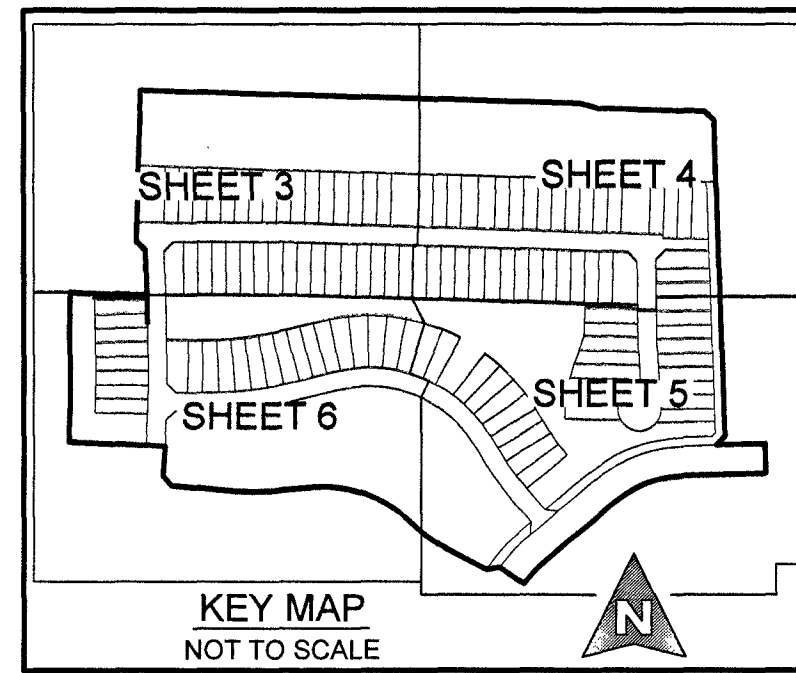
BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

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.

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 208, WEST PALM BEACH, FLORIDA, 33406.



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GREENBERG TRAUJIG, P.A., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND LENNAR HOMES, 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: December 26, 2023

BY: LAURIE L. GUBAN, SHAREHOLDER

SURVEYOR AND MAPPER'S NOTES:

- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN, OVER, UNDER OR UPON THE INGRESS/EGRESS EASEMENTS, WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS OR WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, EASEMENT 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 USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR 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 PALM BEACH COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
- BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT "FD", ARDEN PUD PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A GRID BEARING OF SOUTH 88°17'38" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
- 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 PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PALM BEACH COUNTY, FLORIDA BY "FIRST AMERICAN TITLE INSURANCE COMPANY" FILE NUMBER 1062-5152632/SLG/REVISION NO. 1, EFFECTIVE DATED JANUARY 8, 2022.

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
- PGS. = 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. LB 2438
- = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED PRM LB 2438
- = SET MAG NAIL AND 1 1/4" BRASS WASHER STAMPED PRM LB 2438
- = FOUND 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438 (UNLESS OTHERWISE SHOWN)
- 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
- 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
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- N.T. = POINT OF NON-TANGENCY
- M.L. = MATCH LINE
- ⊕ = SECTION CORNER

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" AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACT.

AND FURTHER, 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 THAT 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 FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

DATED THIS 15th DAY OF November, 2023.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 53

ATTEST: SUSAN P. SCHEFF,
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

MATTHEW J. BOYKIN,
PRESIDENT
BOARD OF SUPERVISORS

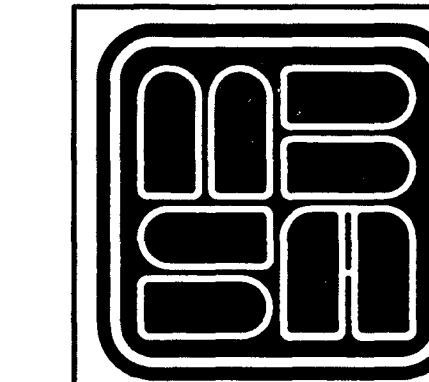
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



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 "B"	6.953 ACRES	EXEMPT ACREAGE	EXZ	6.953 ACRES
TRACT "O-1"	0.247 ACRES	EXEMPT ACREAGE	EXZ	0.247 ACRES
TRACT "O-2"	0.241 ACRES	EXEMPT ACREAGE	EXZ	0.241 ACRES
TRACT "O-3"	4.269 ACRES	EXEMPT ACREAGE	EXZ	4.269 ACRES
TRACT "O-4"	0.680 ACRES	EXEMPT ACREAGE	EXZ	0.680 ACRES
TRACT "O-5"	0.085 ACRES	EXEMPT ACREAGE	EXZ	0.085 ACRES
TRACT "O-6"	5.708 ACRES	EXEMPT ACREAGE	EXZ	5.708 ACRES
TRACT "O-7"	0.926 ACRES	EXEMPT ACREAGE	EXZ	0.926 ACRES
TRACT "RW-1"	1.433 ACRES	EXEMPT ACREAGE	EXZ	1.433 ACRES
TRACT "RW-2"	4.333 ACRES	EXEMPT ACREAGE	EXZ	4.333 ACRES
TRACT "RW-3"	0.087 ACRES	EXEMPT ACREAGE	EXZ	0.087 ACRES
LOTS 94 - 215	15.692 ACRES	TOWN HOME-RESIDENTIAL	THR	15.692 ACRES
TOTAL	40.655 ACRES			



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