



ARCANUM PLUS

BEING A REPLAT OF ALL OF LOTS 121, 122, 123, 124, 125, 126, AND 127, AS SHOWN ON THE REPLAT OF ARCANUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 33, OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF INDIANA
COUNTY OF HAMILTON

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 RECORDS BOOK 31157 AT PAGE(S) 1824 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 AGENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF NOVEMBER, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMRES CORPORATION ITS SUCCESSORS AND ASSIGNS

SIGNATURE: *[Signature]*
PRINTED NAME: Zach A. Savari
AUTHORIZED AGENT

WITNESS: *[Signature]*
PRINT NAME: Beth A. Ruff
WITNESS: *[Signature]*
PRINT NAME: Nicholas Moore

ACKNOWLEDGEMENT

STATE OF INDIANA
COUNTY OF HAMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF NOVEMBER, 2025, BY Zach A. Savari AS Authorized Agent FOR AMRES CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES:

[Signature]
SIGNATURE
Jamie L. Blackburn
PRINTED NAME - NOTARY PUBLIC
(SEAL)

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF CALIFORNIA
COUNTY OF ORANGE

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 RECORDS BOOK 33452 AT PAGE(S) 1377 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 AUTHORIZED AGENT, AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF January, 2026.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR LOAN DEPOT.COM LLC ITS SUCCESSORS AND ASSIGNS

SIGNATURE: *[Signature]*
PRINTED NAME: Scott Veat
AUTHORIZED AGENT

WITNESS: *[Signature]*
PRINT NAME: Luis Padilla
WITNESS: *[Signature]*
PRINT NAME: Jami Jenner

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF January, 2026, BY Scott Veat AS Assistant Secretary FOR LOAN DEPOT.COM LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 11/20/2027

[Signature]
SIGNATURE
Michael Anthony Burke
PRINTED NAME - NOTARY PUBLIC
(SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES A. CIOFFI, 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 CHRISTOPHER SINENI; 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/3/2026

[Signature]
James A. Cioffi

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 11 DAY OF MARCH 2026 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES

- BEARINGS SHOWN HEREON ARE GRID BEARINGS. THE BASIS OF BEARING LINE USED IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND HAVING A GRID BEARING OF SOUTH 88°31'58" EAST. COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD 83/90 ADJUSTMENT, EAST ZONE) AND WERE ESTABLISHED USING LEICA GNSS SMART ANTENNA AND OBSERVING PERMANENT REFERENCE MONUMENTS FOR 300 EPOCHS.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES, U.S. SURVEY FEET, UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.00003741486. SCALE FACTOR X GROUND DISTANCE = GRID DISTANCE.
- NO BUILDINGS 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 WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE EASEMENTS OVERLAP.
- 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.
- 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.
- COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
- AN EASEMENT FOR WATER RIGHTS EXISTS FOR THE WELL LOCATED ON LOT 120, WHICH HAS BEEN SUPPLYING WATER SOUTHERLY. SEE OFFICIAL RECORDS BOOK 2313, PAGE 439, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR AND 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"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE PALM BEACH COUNTY, FLORIDA.

THIS 3rd DAY OF November, 2025

[Signature]
MICHAEL J. MILLER, R.L.S.
LICENSE No. 4034
STATE OF FLORIDA

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034 IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: 1" = 20'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: orders@millersurveying.com	REF: W-4710
DRAWN BY: S.R.L.		PREV. JOB NOS:
FIELD WK: L.M.		JOB NO. Y231004
DATE: 12/20/2024		L-2407-B

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER SINENI, OWNER OF THE LAND SHOWN HEREON AS ARCANUM PLUS, BEING A REPLAT OF ALL OF LOTS 121, 122, 123, 124, 125, 126, AND 127, AS SHOWN ON THE REPLAT OF ARCANUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 33, OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE S 88°31'58" E, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) SAID SECTION 36, 506.95 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WEST RIGHT-OF-WAY LINE OF MORRISON AVENUE AND ITS SOUTHERLY PROLONGATION THEREOF; REPLAT OF ARCANUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 33, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 01°59'30" E, ALONG SAID SOUTHERLY PROLONGATION AND WEST RIGHT-OF-WAY LINE, 374.30 FEET TO THE POINT OF BEGINNING; THENCE N 88°00'30" W, ALONG THE NORTH LINE OF LOT 128, SAID PLAT, 64.92 FEET TO THE EAST LINE OF A 20 FOOT WIDE ALLEY, SAID PLAT; THENCE N 01°59'30" E, ALONG SAID EAST LINE, 102.69 FEET TO SOUTH LINE OF LOT 120, SAID PLAT; THENCE S 88°00'30" E, ALONG SAID SOUTH LINE, 64.92 FEET TO SAID WEST RIGHT-OF-WAY LINE OF MORRISON AVENUE; THENCE S 01°59'30" W, ALONG SAID WEST RIGHT-OF-WAY, 102.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,666 SQUARE FEET OR 0.1530 ACRES, MORE OR LESS.

1. THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS 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.

2. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR CHRISTOPHER SINENI, HIS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF CHRISTOPHER SINENI, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, CHRISTOPHER SINENI, DO HERETO SET MY HAND AND SEAL THIS 4th DAY OF Nov 2025.

[Signature]
BY: CHRISTOPHER SINENI, OWNER

WITNESS: *[Signature]*
PRINT NAME: Stephanie Mella
WITNESS: *[Signature]*
PRINT NAME: Samuel Estrovez

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4th DAY OF November, 2025, BY Christopher Sineni WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES:

[Signature]
SIGNATURE
Stephanie Mella
PRINTED NAME - NOTARY PUBLIC
(SEAL)

