

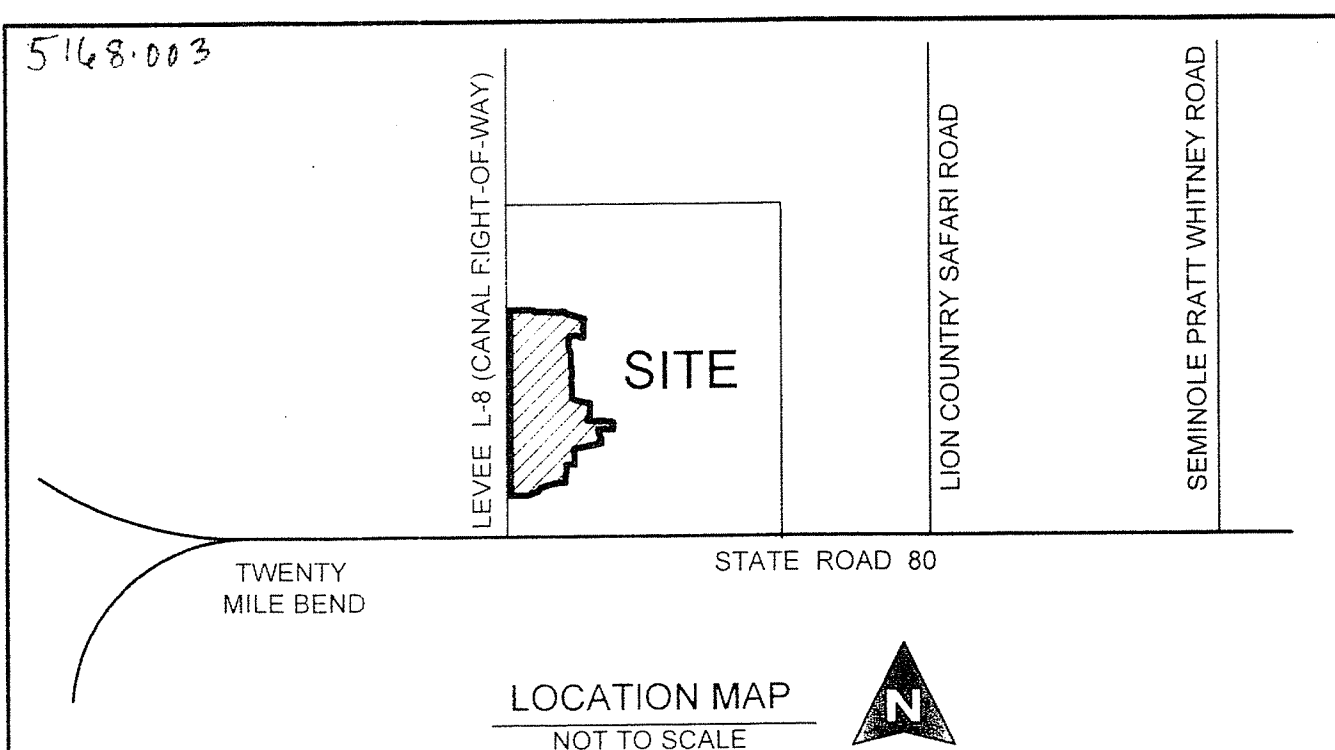
ARDEN P.U.D. POD A WEST AND POD B WEST

BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS, 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 13

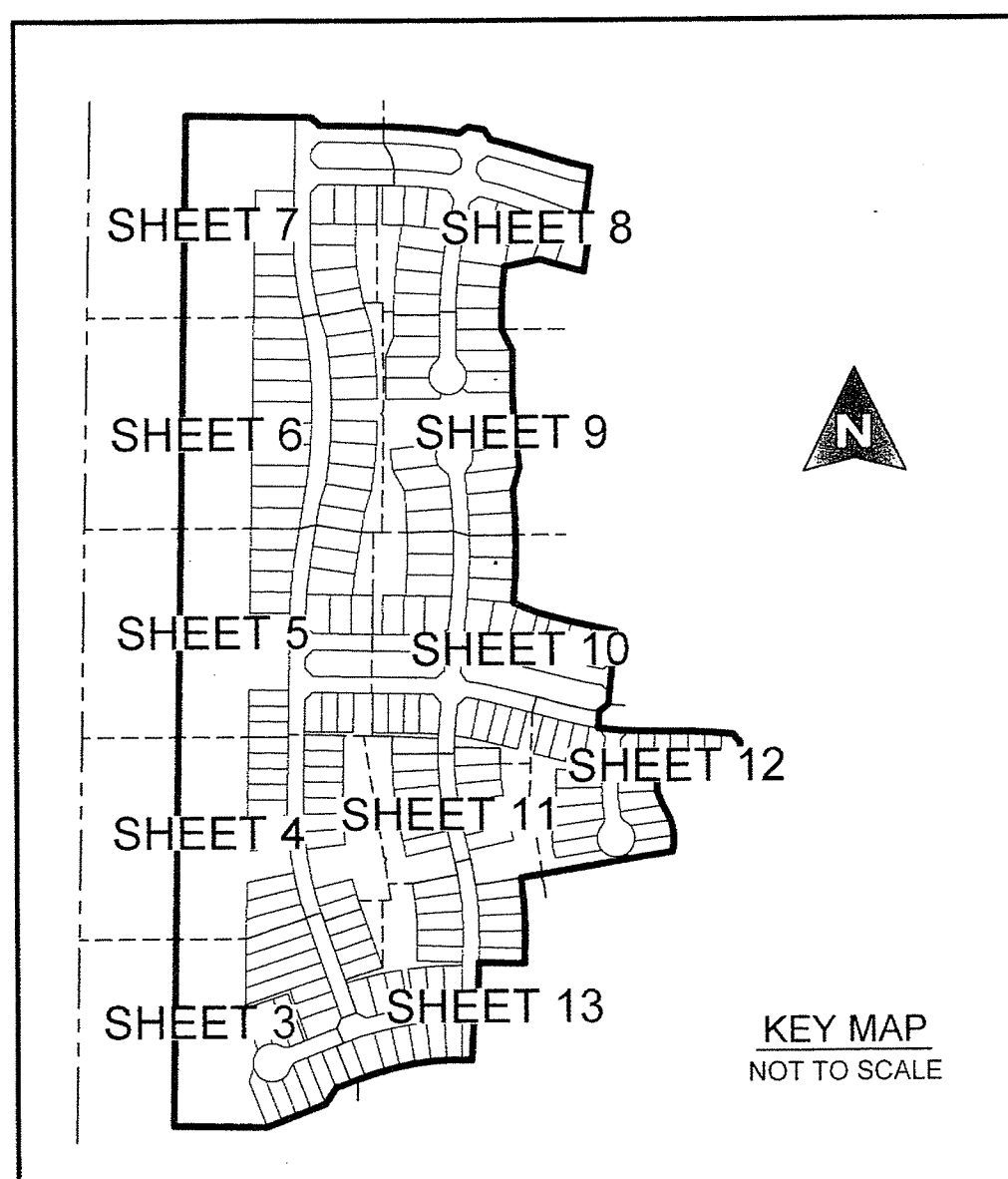
137

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:

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



SURVEYOR'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- BUILDINGS 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.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 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 RECORD BOOK 27847 AT PAGE 433 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 20th DAY OF JUNE, 2016.

WITNESS: Andrew Smith
 PRINTED NAME: Andrew Smith
 WITNESS: Daniel J. Raum
 PRINTED NAME: Daniel J. Raum
 BY: Robert P. Smithwick II
 NVR, INC., D/B/A RYAN HOMES, A VIRGINIA CORPORATION
 ROBERT P. SMITHWICK II
 VICE PRESIDENT

SITE DATA

APPLICATION NAME	HIGHLAND DUNES PUD PODS A AND B - WEST
APPLICATION NUMBER	DRO-2015-130
CONTROL NUMBER	2005-0394
TOTAL LAND AREA	78.184 ACRES

AREA TABULATION

TRACT "B-1"	EXEMPT ACREAGE (EXZ)	6.561 ACRES
TRACT "B-2"	EXEMPT ACREAGE (EXZ)	7.162 ACRES
TRACT "B-3"	EXEMPT ACREAGE (EXZ)	0.540 ACRES
TRACT "O-1"	EXEMPT ACREAGE (EXZ)	0.093 ACRES
TRACT "O-2"	EXEMPT ACREAGE (EXZ)	0.183 ACRES
TRACT "O-3"	EXEMPT ACREAGE (EXZ)	1.322 ACRES
TRACT "O-4"	EXEMPT ACREAGE (EXZ)	1.074 ACRES
TRACT "O-5"	EXEMPT ACREAGE (EXZ)	0.364 ACRES
TRACT "O-6"	EXEMPT ACREAGE (EXZ)	0.430 ACRES
TRACT "O-7"	EXEMPT ACREAGE (EXZ)	0.376 ACRES
TRACT "O-8"	EXEMPT ACREAGE (EXZ)	0.333 ACRES
TRACT "O-9"	EXEMPT ACREAGE (EXZ)	0.305 ACRES
TRACT "O-10"	EXEMPT ACREAGE (EXZ)	0.315 ACRES
TRACT "O-11"	EXEMPT ACREAGE (EXZ)	3.833 ACRES
TRACT "O-12"	EXEMPT ACREAGE (EXZ)	0.113 ACRES
TRACT "O-13"	EXEMPT ACREAGE (EXZ)	0.413 ACRES
TRACT "O-14"	EXEMPT ACREAGE (EXZ)	0.415 ACRES
TRACT "O-15"	EXEMPT ACREAGE (EXZ)	0.391 ACRES
TRACT "O-16"	EXEMPT ACREAGE (EXZ)	0.385 ACRES
TRACT "O-17"	EXEMPT ACREAGE (EXZ)	3.647 ACRES
TRACT "O-18"	EXEMPT ACREAGE (EXZ)	2.079 ACRES
TRACT "O-19"	EXEMPT ACREAGE (EXZ)	0.269 ACRES
TRACT "RW-8"	EXEMPT ACREAGE (EXZ)	12.131 ACRES
LOTS 224-331 SINGLE FAMILY-ZERO LOT LINE (SFZ) 108 DWELLING UNITS (DU)		16.495 ACRES
LOTS 332-420 SINGLE FAMILY-TRADITIONAL (SFT) 89 DWELLING UNITS (DU)		18.975 ACRES
TOTAL LOTS 224-420	197 DWELLING UNITS (DU)	35.470 ACRES
TOTAL ACREAGE		78.184 ACRES
DENSITY (GROSS)		2.52 DWELLING UNITS PER ACRE

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
C	=	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)
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
L.B.E.	=	LANDSCAPE BUFFER 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
P.E.	=	PATHWAY EASEMENT
P.B.C.U.E.	=	PALM BEACH COUNTY UTILITY EASEMENT
W.M.E.	=	WATER MANAGEMENT EASEMENT
W.M.A.E.	=	WATER MANAGEMENT ACCESS EASEMENT
OHME	=	OVERHANG MAINTENANCE EASEMENT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
NO	=	NUMBER
P.U.D.	=	PLANNED UNIT DEVELOPMENT

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 28th DAY OF JUNE, 2016.
 MY COMMISSION EXPIRES: 8-31-17
 NOTARY PUBLIC
 STATE OF FLORIDA
 COMMISSION NO. FF017676

MORTGAGEE: NVR, INC. D/B/A RYAN HOMES
 MORTGAGEE NOTARY: NOTARY PUBLIC STATE OF FLORIDA

SHEET 2 OF 13

MICHAEL B. SCHORAH & ASSOCIATES, INC.
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 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438
ARDEN P.U.D. POD A WEST AND POD B WEST