

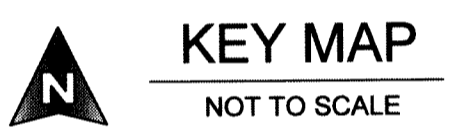
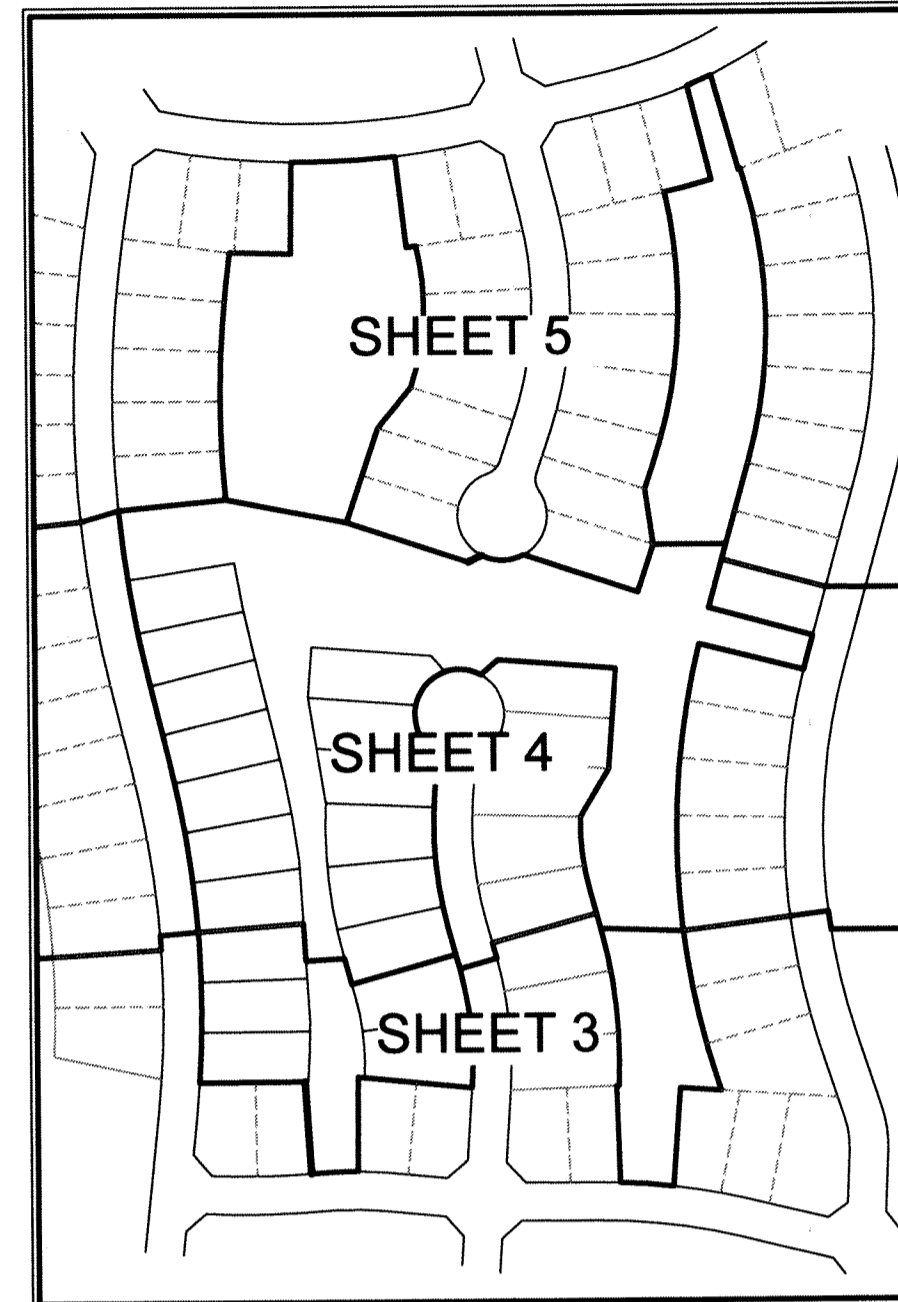
ARDEN P.U.D. POD A EAST AND POD B EAST REPLAT 1

BEING A REPLAT OF LOTS 159 THROUGH 166, LOTS 171 THROUGH 180 AND TRACT "O-12", ARDEN P.U.D. POD A EAST AND POD B EAST,
AS RECORDED IN PLAT BOOK 122, PAGES 64 THROUGH 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND
LYING IN SECTIONS, 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

4

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.



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 29101 AT PAGE 805 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 DIVISION PRESIDENT AND ITS COMPANY SEAL BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF November, 2017.

LENNAR HOMES, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
 BY: *[Signature]*
 PRINTED NAME: Forstuck Row
 JON RAPAPORT
 DIVISION PRESIDENT

WITNESS: *[Signature]*
 PRINTED NAME: Diane Wildman

MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JON RAPAPORT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF November, 2017.

MY COMMISSION EXPIRES: March 10

[Signature]
 NOTARY PUBLIC
 STATE OF FLORIDA
 COMMISSION NO. FF 982516

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
- RAW = RIGHT OF WAY
- ☉ = 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. L.B. 2438
- = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
- = FOUND 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438 (UNLESS OTHERWISE SHOWN)
- ⊙ = SET MAG NAIL WITH BRASS DISK, STAMPED P.R.M. L.B. 2438
- 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
- 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 = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- LB = LICENSE NUMBER
- EB = PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER
- SECTION 28/33-43-40 = PROFESSIONAL ENGINEER BUSINESS LICENSE NUMBER
- SECTION 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 40 EAST = MATCH LINE
- SECTION CORNER
- 1/4 SECTION CORNER

SURVEYOR AND MAPPER'S NOTES:

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OF 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.
2. 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.
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 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.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
6. BEARINGS, AS SHOWN HEREON, ARE BASED ON THE NORTH LINE OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 88°17'31" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SITE DATA

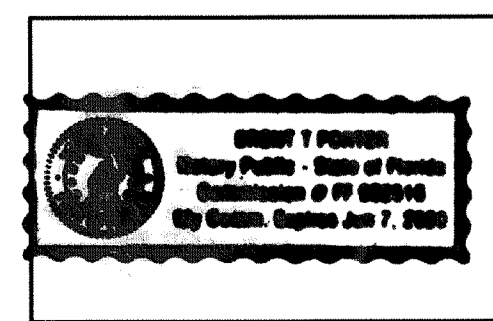
CONTROL NUMBER 2005-00394

AREA TABULATION		FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT		
TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	CODE	DESIGNATED ACREAGE
TRACT "O-12"	8.40 ACRES	EXEMPT ACREAGE	EXZ	8.40 ACRES
LOTS 159 - 166	1.87 ACRES	SINGLE FAMILY-TRADITIONAL	SFT	1.87 ACRES
LOTS 171 - 180	2.15 ACRES	SINGLE FAMILY-TRADITIONAL	SFT	2.15 ACRES
TOTAL	12.42 ACRES			

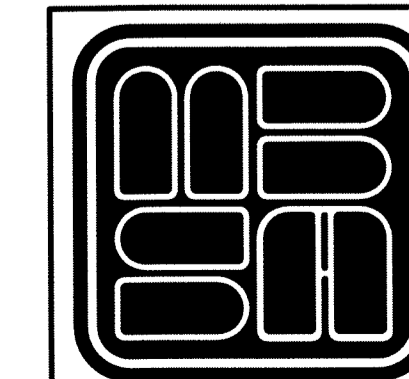
MORTGAGEE



MORTGAGEE NOTARY



SHEET 2 OF 5



MICHAEL B. SCHORAH & ASSOCIATES, INC.
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 WEST PALM BEACH, FLORIDA 33406
 E#2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

**ARDEN P.U.D.
 POD A EAST AND POD B EAST REPLAT 1**