

ARDEN P.U.D. POD I SOUTH

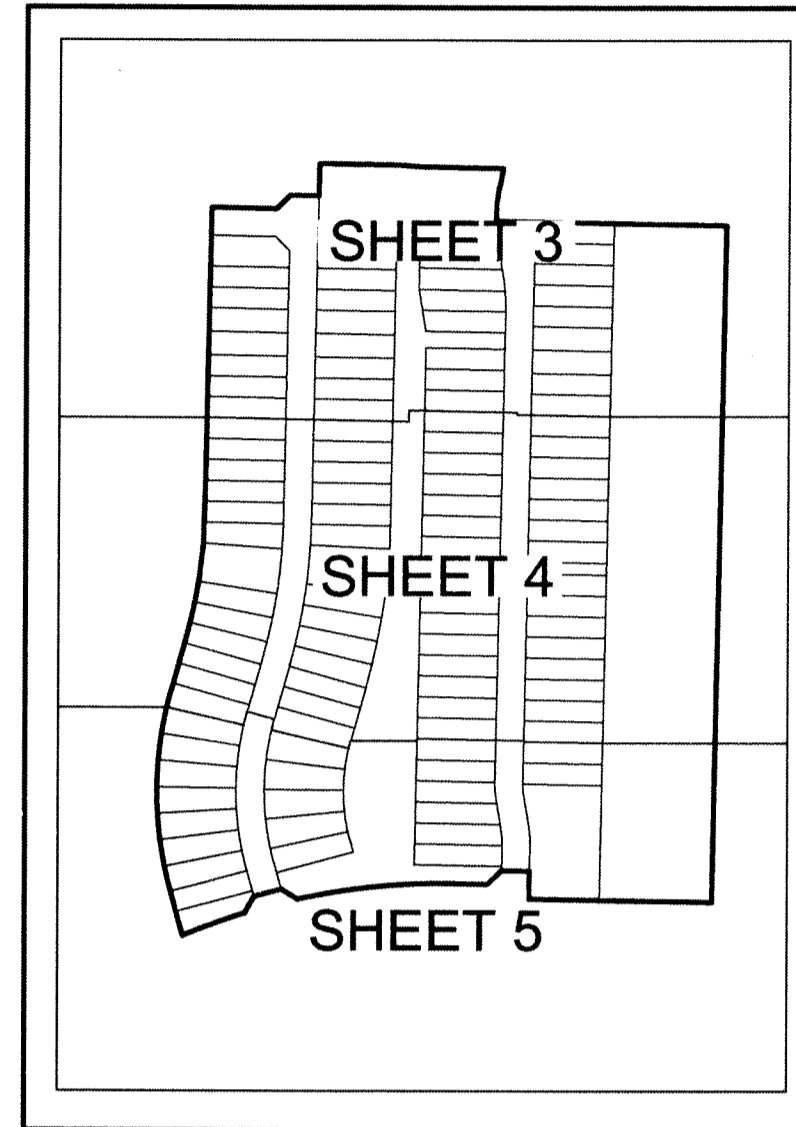
BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

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 206, WEST PALM BEACH, FLORIDA, 33406.



KEY MAP
NOT TO SCALE

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. 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 AND 1 1/4" BRASS WASHER STAMPED PRM LB 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. = NORTHING, 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
- SECTION 28-43-40. = SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST
- M.R.O.E. = MAINTENANCE AND ROOF OVERHANG EASEMENT
- = MATCH LINE
- ⊕. = SECTION CORNER
- ⊙. = 1/4 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 WATER MANAGEMENT EASEMENTS AND THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID 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 WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

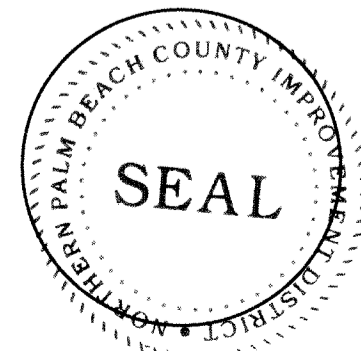
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 24th DAY OF March, 2021.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 UNIT OF DEVELOPMENT 53

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

BY: *Matthew J. Boykin*
 MATTHEW J. BOYKIN,
 PRESIDENT
 BOARD OF SUPERVISORS

NORTHERN PALM BEACH COUNTY
 IMPROVEMENT DISTRICT



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SURVEYOR AND MAPPER'S NOTES:

1. 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.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS 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.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
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 EAST LINE OF ARDEN P.U.D. PLAT 1, ALSO THE EAST LINE OF TRACT "FD", ARDEN P.U.D. PLAT 1 (PLAT BOOK 122, PAGES 32-51), HAVING A GRID BEARING OF SOUTH 01°02'42" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
7. 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 TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 13, 2017, AT 8:00 A.M. FILE NUMBER: 1062-3876072.

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"	5.559 ACRES	EXEMPT ACREAGE	EXZ	5.559 ACRES
TRACT "O-1"	0.117 ACRES	EXEMPT ACREAGE	EXZ	0.117 ACRES
TRACT "O-2"	0.242 ACRES	EXEMPT ACREAGE	EXZ	0.242 ACRES
TRACT "O-3"	3.761 ACRES	EXEMPT ACREAGE	EXZ	3.761 ACRES
TRACT "O-4"	0.069 ACRES	EXEMPT ACREAGE	EXZ	0.069 ACRES
TRACT "O-5"	0.608 ACRES	EXEMPT ACREAGE	EXZ	0.608 ACRES
TRACT "RW-1"	1.621 ACRES	EXEMPT ACREAGE	EXZ	1.621 ACRES
TRACT "RW-2"	1.367 ACRES	EXEMPT ACREAGE	EXZ	1.367 ACRES
LOTS 1-108	13.558 ACRES	TOWN HOME - RESIDENTIAL	THR	13.558 ACRES
TOTAL	26.902 ACRES			

SHEET 2 OF 5



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