

# ARDEN P.U.D. POD H 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 SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

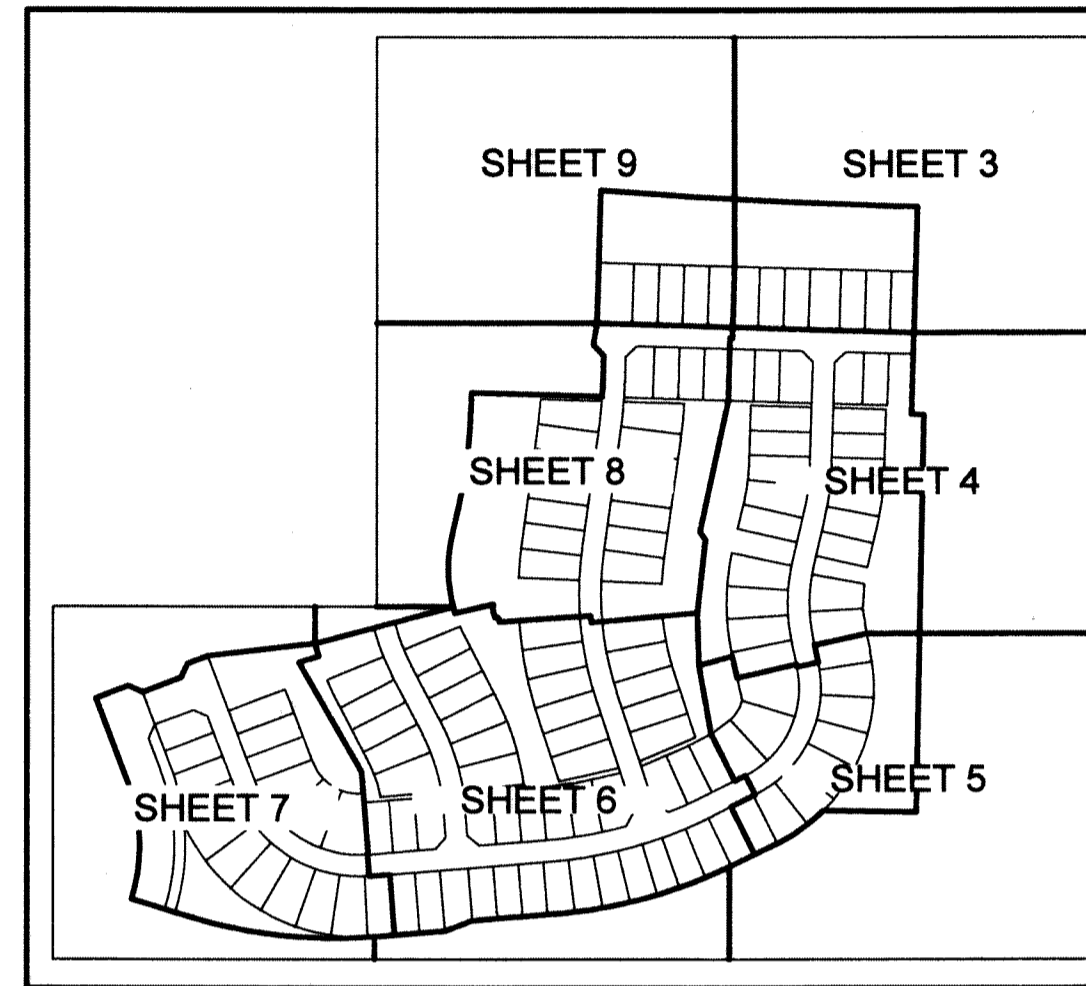
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**COORDINATE NOTES:**

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
- P.O.S. = 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
- ⊙ = 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.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
- NFBCID = 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.R.O.E. = MAINTENANCE AND ROOF OVERHANG EASEMENT
- = 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.

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.

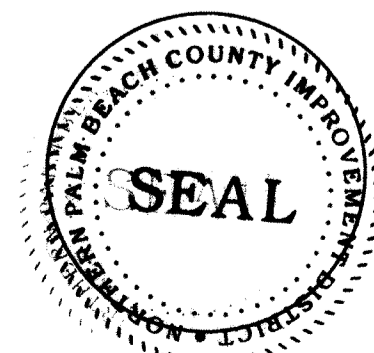
DATED THIS 26<sup>th</sup> DAY OF May, 2021.

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



**SURVEYOR AND MAPPER'S NOTES:**

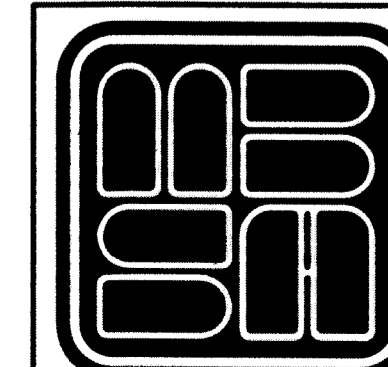
1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND 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 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.
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 NORTHERLY LINE OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A GRID BEARING OF NORTH 89°08'03" 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" FILE NUMBER 5011612-1062-3848231, EFFECTIVE DATED AUGUST 22, 2017.

**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"	2.594 ACRES	EXEMPT ACREAGE	EXZ	2.594 ACRES
TRACT "O-1"	0.179 ACRES	EXEMPT ACREAGE	EXZ	0.179 ACRES
TRACT "O-2"	0.231 ACRES	EXEMPT ACREAGE	EXZ	0.231 ACRES
TRACT "O-3"	0.260 ACRES	EXEMPT ACREAGE	EXZ	0.260 ACRES
TRACT "O-4"	2.777 ACRES	EXEMPT ACREAGE	EXZ	2.777 ACRES
TRACT "O-5"	3.199 ACRES	EXEMPT ACREAGE	EXZ	3.199 ACRES
TRACT "O-6"	3.294 ACRES	EXEMPT ACREAGE	EXZ	3.291 ACRES
TRACT "O-7"	1.568 ACRES	EXEMPT ACREAGE	EXZ	1.568 ACRES
TRACT "O-8"	0.567 ACRES	EXEMPT ACREAGE	EXZ	0.567 ACRES
TRACT "O-9"	0.195 ACRES	EXEMPT ACREAGE	EXZ	0.195 ACRES
TRACT "O-10"	0.141 ACRES	EXEMPT ACREAGE	EXZ	0.141 ACRES
TRACT "O-11"	0.244 ACRES	EXEMPT ACREAGE	EXZ	0.244 ACRES
TRACT "RW-HS1"	0.993 ACRES	EXEMPT ACREAGE	EXZ	0.993 ACRES
TRACT "RW-HS2"	6.091 ACRES	EXEMPT ACREAGE	EXZ	6.091 ACRES
LOTS 1 - 123	23.547 ACRES	SINGLE FAMILY-ZERO LOT LINE	ZLL	23.547 ACRES
TOTAL	45.877 ACRES			

SHEET 2 OF 9



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
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 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ARDEN P.U.D. POD H SOUTH