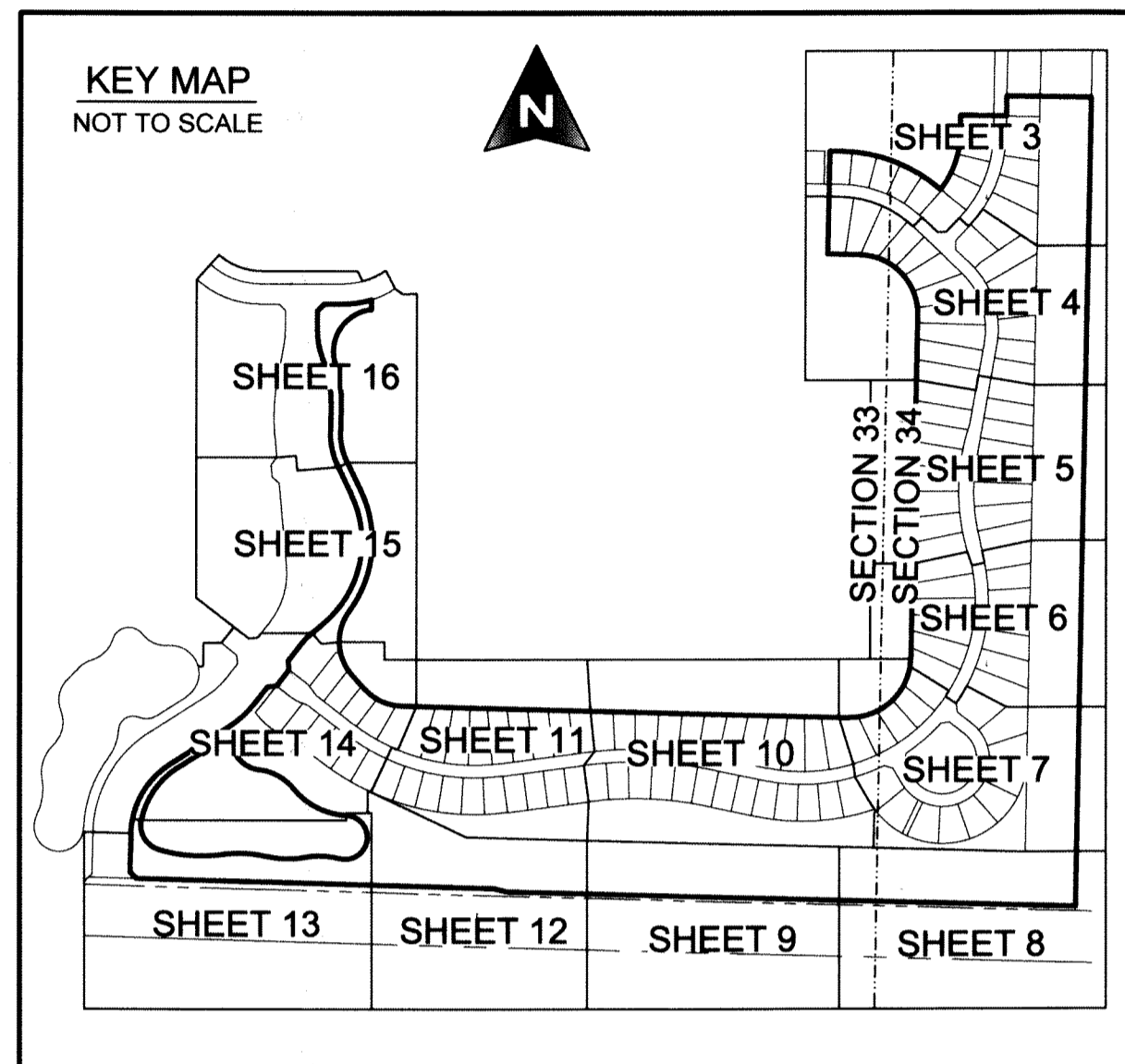


# ARDEN P.U.D. POD E SOUTH

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 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

33



**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.

**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. 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 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 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 88°21'24" EAST, 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 1062-3772360, DATED MAY 10, 2017.

**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 SCHORAH & ASSOCIATES
- = 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
- 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 = PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER
- EB = PROFESSIONAL ENGINEER BUSINESS LICENSE NUMBER
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- N.T. = POINT OF NON TANGENCY
- N.T. = SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST
- SECTION 33/34-43-40
- = MATCH LINE
- ⊕ = SECTION CORNER
- ⊕ = 1/4 SECTION CORNER
- ⊕ = SET MAG NAIL WITH BRASS DISK, STAMPED P.R.M. L.B. 2438

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE SIDEWALK EASEMENTS, 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 ONEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 13<sup>th</sup> DAY OF May, 2018.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
 UNIT OF DEVELOPMENT 53

ATTEST: *Oneal Bardin, Jr.*  
 ONEAL BARDIN, JR.  
 ASSISTANT SECRETARY  
 BOARD OF SUPERVISORS

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

NORTHERN PALM BEACH COUNTY  
 IMPROVEMENT DISTRICT

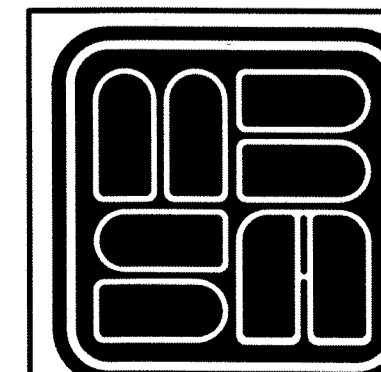


**SITE DATA**

PLANNED DEVELOPMENT PETITION 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"	32.656 ACRES	EXEMPT ACREAGE	EXZ	32.656 ACRES
TRACT "O-1"	2.191 ACRES	EXEMPT ACREAGE	EXZ	2.191 ACRES
TRACT "O-2"	0.404 ACRES	EXEMPT ACREAGE	EXZ	0.404 ACRES
TRACT "O-3"	6.104 ACRES	EXEMPT ACREAGE	EXZ	6.104 ACRES
TRACT "O-4"	0.067 ACRES	EXEMPT ACREAGE	EXZ	0.067 ACRES
TRACT "O-5"	1.294 ACRES	EXEMPT ACREAGE	EXZ	1.294 ACRES
TRACT "O-6"	0.261 ACRES	EXEMPT ACREAGE	EXZ	0.261 ACRES
TRACT "RW"	7.756 ACRES	EXEMPT ACREAGE	EXZ	7.756 ACRES
LOTS 46-177	45.037 ACRES	SINGLE FAMILY-TRADITIONAL	SFT	45.037 ACRES
TOTAL	95.770 ACRES			

SHEET 2 OF 16



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
 1850 FOREST HILL BLVD., SUITE 206  
 WEST PALM BEACH, FLORIDA 33406  
 EBM# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ARDEN P.U.D. POD E SOUTH