

5168-002

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

BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 22 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.

65

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:

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.

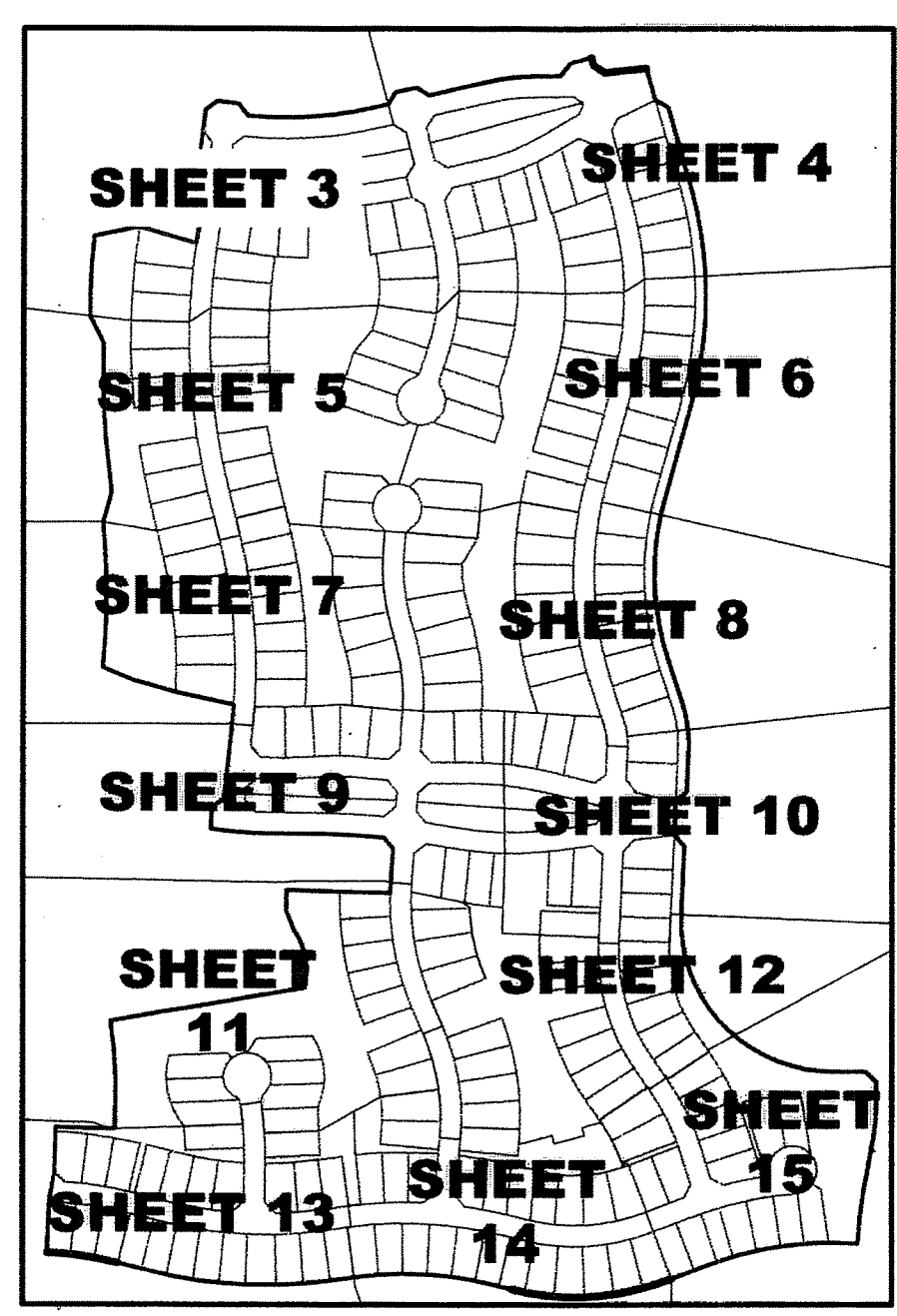
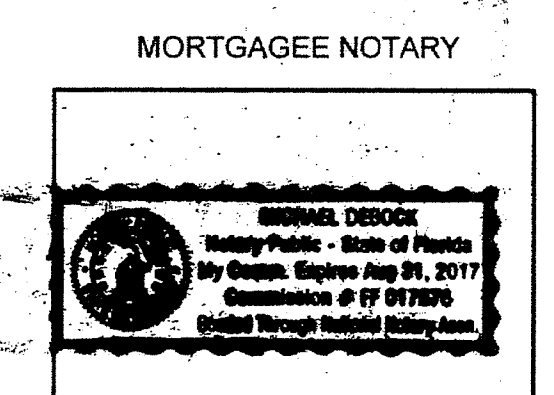
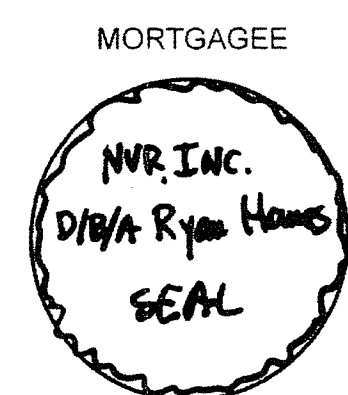
MORTGAGEE'S JOINDER AND CONSENT

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 27947 AT PAGE 492 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 28 DAY OF JUNE, 2016.

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

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 28 DAY OF JUNE, 2016.
 MY COMMISSION EXPIRES: 8/31/17
 NOTARY PUBLIC
 STATE OF FLORIDA
 COMMISSION NO. FF 017676



SITE DATA

APPLICATION NAME	ARDEN P.U.D. POD A EAST AND POD B EAST
APPLICATION NUMBER	DRO-2014-02512
CONTROL NUMBER	2005-0394
TOTAL LAND AREA	87.079 ACRES

AREA TABULATION

TRACT "B-1" EXEMPT ACREAGE (EXZ)	0.973 ACRES
TRACT "B-2" EXEMPT ACREAGE (EXZ)	0.773 ACRES
TRACT "O-1" EXEMPT ACREAGE (EXZ)	0.192 ACRES
TRACT "O-2" EXEMPT ACREAGE (EXZ)	0.171 ACRES
TRACT "O-3" EXEMPT ACREAGE (EXZ)	0.118 ACRES
TRACT "O-4" EXEMPT ACREAGE (EXZ)	1.666 ACRES
TRACT "O-5" EXEMPT ACREAGE (EXZ)	3.437 ACRES
TRACT "O-6" EXEMPT ACREAGE (EXZ)	4.261 ACRES
TRACT "O-7" EXEMPT ACREAGE (EXZ)	0.310 ACRES
TRACT "O-8" EXEMPT ACREAGE (EXZ)	0.480 ACRES
TRACT "O-9" EXEMPT ACREAGE (EXZ)	0.412 ACRES
TRACT "O-10" EXEMPT ACREAGE (EXZ)	0.360 ACRES
TRACT "O-11" EXEMPT ACREAGE (EXZ)	2.989 ACRES
TRACT "O-12" EXEMPT ACREAGE (EXZ)	8.970 ACRES
TRACT "O-13" EXEMPT ACREAGE (EXZ)	0.268 ACRES
TRACT "O-14" EXEMPT ACREAGE (EXZ)	0.610 ACRES
TRACT "O-15" EXEMPT ACREAGE (EXZ)	0.489 ACRES
TRACT "O-16" EXEMPT ACREAGE (EXZ)	0.412 ACRES
TRACT "O-17" EXEMPT ACREAGE (EXZ)	0.544 ACRES
TRACT "O-18" EXEMPT ACREAGE (EXZ)	0.017 ACRES
TRACT "O-19" EXEMPT ACREAGE (EXZ)	0.021 ACRES
TRACT "RW-5" EXEMPT ACREAGE (EXZ)	15.961 ACRES
LOTS 1-105 SINGLE FAMILY-ZERO LOT LINE (SFZ) 105 DWELLING UNITS (DU)	18.854 ACRES
LOTS 106-223 SINGLE FAMILY-TRADITIONAL (SFT) 118 DWELLING UNIT (DU)	24.751 ACRES
TOTAL LOTS 1-223	223 DWELLING UNITS (DU)
TOTAL ACREAGE	87.079 ACRES
DENSITY (GROSS)	2.56 DWELLING UNITS PER ACRE

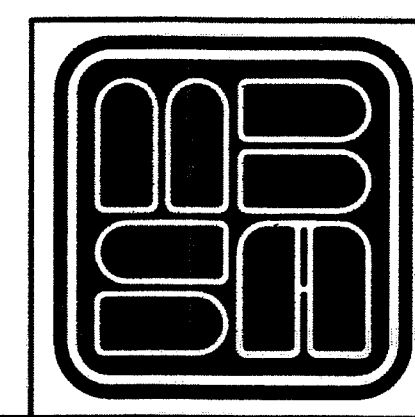
SURVEYOR'S NOTES:

- 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.
- 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.
- 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.
- ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
- BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS

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.G.S. = 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
- ⊙ = 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.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
- LE. = 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. = PLAN UNIT DEVELOPMENT
- O.H.M.E. = OVERHANG MAINTENANCE EASEMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT

SHEET 2 OF 15



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 EAST AND POD B EAST