

Artistry Lakes PUD Feasibility Study

Exhibit A: Boundary Map



Artistry Lakes PUD Feasibility Study
Exhibit B: Adjacent Municipalities

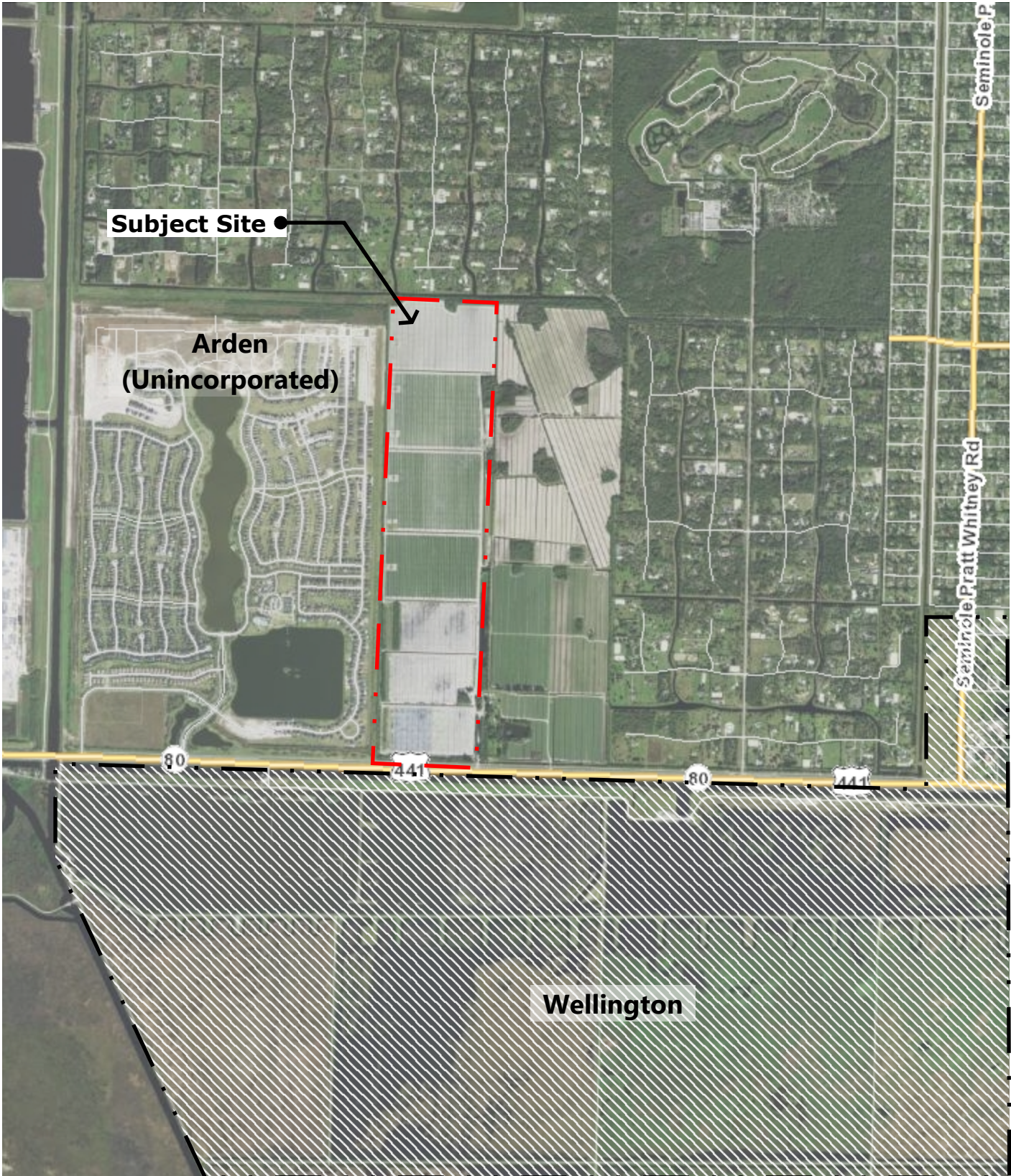


Exhibit C

Property Owners of Record

Parcel Number	Property Owner Name	Parcel Number
1	KH ARTISTRY LAKES LLC	00-40-43-22-00-000-5000
2	KH ARTISTRY LAKES LLC	00-40-43-22-00-000-7010
3	KH ARTISTRY LAKES LLC	00-40-43-27-00-000-3010
4	KH ARTISTRY LAKES LLC	00-40-43-27-00-000-1010

Exhibit D

CFN 20250080038
OR BK 35595 PG 278
RECORDED 3/7/2025 9:58 AM
AMT: \$36,612,000.00
DEED DOC \$256,284.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 278 - 280; (3pgs)

Prepared By and Return To:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Tax I.D. No.: 00-40-43-27-00-000-3010 and
00-40-43-22-00-0500

SPECIAL WARRANTY DEED

THIS INDENTURE, executed the 3rd day of March, 2025, by **FLEMING PROPERTIES, LLC**, a Colorado limited liability company ("**Grantor**"), having an address of Post Office Box 548, Pompano Beach, Florida 33061, in favor of **KH ARTISTRY LAKES LLC**, a Florida limited liability company ("**Grantee**"), having an address of 105 NE 1st Street, Delray Beach, Florida 33444.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

Exhibit D

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

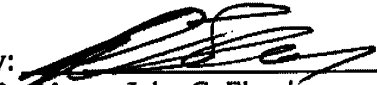
Signed, sealed and delivered
in the presence of:

GRANTOR:

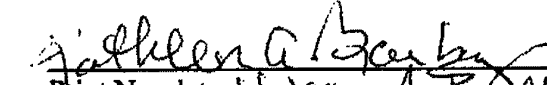
FLEMING PROPERTIES, LLC,
a Colorado limited liability company


Print Name: MARY E. CORNELIUS
Address: 3800 NW 14th St. #190
Sumner, CO 33323

By:


Print Name: John C. Fleming

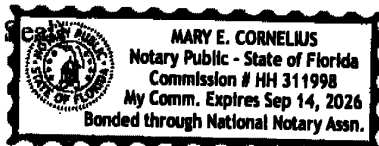
Title: SOLE MEMBER

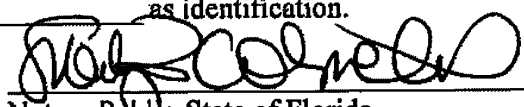

Print Name: Kathleen A. Barber
Address: 3800 NW 14th St. Suite 190
Sumner, CO 33323

STATE OF FLORIDA)
COUNTY OF BROWARD) ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of February, 2025, by John C. Fleming, the sole Member of FLEMING PROPERTIES, LLC, a Colorado limited liability company, on behalf of the company. She/He ☐ is personally known to me or ☒ has produced Dr. Drivers License as identification.

(Notary




Notary Public-State of Florida

Print Name: _____

My Commission No: _____

My Commission expires: _____

Exhibit D

Exhibit "A"

Property

Parcel 1:

A parcel of land lying in Section 27 and 34, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence North 89°08'03" West, along the North line of said Section 27, a distance of 2,295.07 feet; thence South 01°02'36" West, a distance of 1,660.72 feet to a line parallel with and 1,660.71 feet South of, as measured at right angles to, the North line of said Section 27, thence North 89°08'03" West, a distance of 1063.98 feet to a point, said point also being the Point of Beginning; thence South 01°02'39" West, a distance of 6,997.63 feet to point on the North Right-of-Way line for State Road 80 (Southern Boulevard) as shown on the State of Florida Right-of-Way Map Section 93120-2515, dated May, 1984; thence North 88°24'56" West, along said Right-of-Way line, a distance of 1,091.00 feet to the Southeast corner of Arden P.U.D. Plat 1, as recorded in Plat Book 122, Page 32, of the Public Records of Palm Beach County, Florida; thence North 01°02'36" East, along the East line of said Arden P.U.D. Plat 1, and parallel with the West line of said Section 34 and 780.00 feet East of as measured at right angles to the West line of said Section 34, a distance of 3,362.44 feet; thence North 01°02'42" East, along the East line of said Arden P.U.D. Plat 1, and parallel with the West line of said Section 27 and 780.00 feet East of as measured at right angles to the West line of said Section 27, a distance of 3,621.53 feet; thence South 89°08'03" East, along a line 1660.71 feet South of, as measured at right angles to, the North line of said Section 27, a distance of 1090.94 feet to the Point of Beginning.

Parcel 2:

A parcel of land lying in Sections 22 and 27, Township 43 South, Range 40 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of said Section 27, thence South 44°04'57" East, along the Southwesterly line of Deer Run, according to the plat thereof, as recorded in Plat Book 35, Pages 34 through 39, inclusive, of the Public Records of Palm Beach County, Florida, a distance of 311.14 feet to the West line of the Plat of Fox Trail, according to the plat thereof, as recorded in Plat Book 31, Pages 157 through 162, inclusive, of the said Public Records; thence South 00°58'44" West, along said line, a distance of 383.46 feet to a point on a line parallel with and 603.47 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 2,516.83 feet to a point on a line parallel with and 2934.91 feet Easterly of, as measured at right angles to, the West line of said Section 27; thence, South 01°05'36" West, along said line, a distance of 1,057.25 feet to a point on a line parallel with and 1660.71 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 1,077.84 feet to the Point of Beginning; thence continue North 89°04'57" West, along said line, a distance of 1,077.08 feet; thence North 01°05'36" East, along a line parallel with and 780.00 feet Easterly of as measured at right angles to the West line of said Section 27, a distance of 1,667.99 feet; thence, North 00°19'35" West, along a line parallel with and 780.00 feet Easterly of, as measured at right angles to, the West line of said Section 22, a distance of 352.81 feet to the South line of said Plat of Deer Run; thence South 89°04'57" East, along said line, a distance of 1,085.82 feet; thence South 01°05'36" West, a distance of 2,020.72 feet to the Point of Beginning.

Exhibit D

CFN 20250008628

OR BK 35483 PG 1816

RECORDED 1/8/2025 2:22 PM

AMT: \$8,100,000.00

DEED DOC \$56,700.00

Palm Beach County, Florida

Joseph Abruzzo, Clerk

Pgs: 1816 - 1818; (3pgs)

PREPARED BY AND RETURN TO:

Scott A. Cookson, Esq.

Shuffield, Lowman & Wilson, P.A.

1000 Legion Place, Suite 1700

Orlando, Florida 32801

Tax I.D. No.: 00-40-43-22-00-000-7010

SPECIAL WARRANTY DEED

THIS INDENTURE, executed the 26th day of December, 2024, by **LORNCO FARMS LLC**, a Florida limited liability company ("**Grantor**"), having an address of 631 U.S. Highway 1, Suite 409, North Palm Beach, Florida, 33408, in favor of **KOLTER GROUP ACQUISITIONS LLC**, a Florida limited liability company ("**Grantee**"), having an address of 105 NE 1st Street, Delray Beach, Florida 33444.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

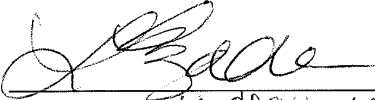
Exhibit D

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

LORNCO FARMS LLC, a Florida limited
liability company


Print Name: Lindsay Wozniak
Address: 500 US Highway 1
NORTH PALM BEACH, FL 33408

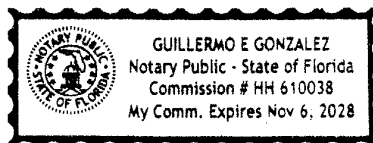

Print Name: Brendan Kelley
Address: 501 US Highway 1
NORTH PALM BEACH, FL 33408


By: _____
Print Name: Donald W. Stevenson
Title: Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of December, 2024, by Donald W. Stevenson, the Manager of **LORNCO FARMS LLC**, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or ☒ has produced DL FL 647226 as identification.

(Notary Seal)



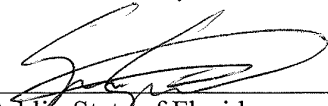

Notary Public-State of Florida
Print Name: GUILLERMO E GONZALEZ
My Commission No: HH 610038
My Commission expires: NOV 6, 2028

Exhibit D

Exhibit "A"

Property

A parcel of land lying in Sections 22 and 27, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 27; thence South 44°04'57" East, along the Southwesterly line of Deer Run, according to the map or plat thereof as recorded in Plat Book 35, Pages 34 through 39, inclusive, Public Records of Palm Beach County, Florida, a distance of 311.14 feet to the West line of the plat of Fox Trail, according to the map or plat thereof as recorded in Plat Book 31, Pages 157 through 162, inclusive, Public Records of Palm Beach County, Florida; thence South 00°58'44" West, along said line, a distance of 383.46 feet to a point on a line parallel with and 603.47 feet Southerly of, as measured at right angles to, the North line of said section 27; thence, North 89°04'57" West, along said line, a distance of 2516.83 feet to a point on a line parallel with and 2934.91 feet Easterly of, as measured at right angles to, the West line of said Section 27; said point also being the Point of Beginning; thence, South 01°05'36" West, along said line, a distance of 1057.25 feet to a point on a line parallel with and 1660.71 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 1077.84 feet to a point on a line parallel with and 1857.07 feet Easterly of, as measured at right angles to, the West line of said Section 27; thence North 01°05'36" East, along said line, a distance of 2020.72 feet to the South line of said plat of Deer Run; thence, South 89°04'57" East, along said line, a distance of 1077.84 feet; thence, South 01°05'36" West, a distance of 963.47 feet to the Point of Beginning.

Exhibit D

CFN 20250056665

OR BK 35558 PG 1134

RECORDED 2/18/2025 2:07 PM

AMT: \$0.00

Palm Beach County, Florida

Joseph Abruzzo, Clerk

Pgs: 1134 - 1137; (4pgs)

PREPARED BY AND RETURN TO:

Scott A. Cookson, Esq.

Shuffield, Lowman & Wilson, P.A.

1000 Legion Place, Suite 1700

Orlando, Florida 32801

Tax I.D. No.: 00-40-43-22-00-000-7010

THIS INSTRUMENT EVIDENCES A TRANSFER OF UNENCUMBERED REAL PROPERTY FROM A SUBSIDIARY ENTITY TO ANOTHER SUBSIDIARY ENTITY OF THE SAME PARENT ENTITY WHEREIN THE BOOKS OF THE SUBSIDIARY ENTITY WILL REFLECT THAT IT HAS DIVIDENDED THE PROPERTY UP TO ITS PARENT. PURSUANT TO CRESCENT MIAMI CENTER, LLC V. DEP'T OF REVENUE, SC03-2063, MAY 19, 2005, AND TECHNICAL ASSISTANCE ADVISEMENT 06B4-005, THE TRANSFER IS EXEMPT FROM FLORIDA'S DOCUMENTARY STAMP TAX.

IN ADDITION, THIS SPECIAL WARRANTY DEED IS BEING GIVEN TO CORRECT THE NAME OF THE GRANTEE ON THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 35483, PAGE 1816, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WHICH INCORRECTLY DESIGNATED KOLTER GROUP ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS THE GRANTEE WHEN IT SHOULD HAVE BEEN KH ARTISTRY LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY.

SPECIAL WARRANTY DEED

THIS INDENTURE, executed the 7th day of February, 2025, by KOLTER GROUP ACQUISITIONS LLC, a Florida limited liability company ("Grantor"), having an address of 105 NE 1st Street, Delray Beach, Florida 33444, in favor of KH ARTISTRY LAKES LLC, a Florida limited liability company ("Grantee"), having an address of 105 NE 1st Street, Delray Beach, Florida 33444.

W I T N E S S E T H:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

Exhibit D

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

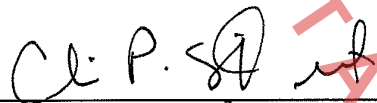
Exhibit D

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

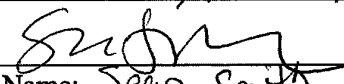
Signed, sealed and delivered
in the presence of:

GRANTOR:

KOLTER GROUP ACQUISITIONS LLC,
a Florida limited liability company


Print Name: Chris Schmitt
Address: 4807 PGA Blvd Palm
Palm Beach Gardens, FL 33418

By: 
Robert Rademacher
Authorized Signatory
Date: 2/7/25


Print Name: Sean Smith
Address: 4807 PGA Blvd
Palm Beach Gardens, FL 33418

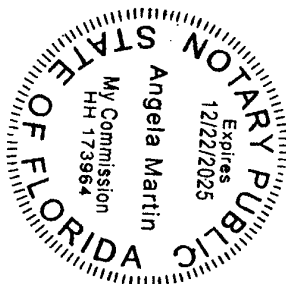
STATE OF FLORIDA)

) ss.

COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of February, 2025, by Robert Rademacher, Authorized Signatory of **KOLTER GROUP ACQUISITIONS LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)




Notary Public-State of Florida
Print Name: _____
My Commission No: _____
My Commission expires: _____

Exhibit D

Exhibit "A"

Property

A parcel of land lying in Sections 22 and 27, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

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Exhibit D

CFN 20250080038
OR BK 35595 PG 278
RECORDED 3/7/2025 9:58 AM
AMT: \$36,612,000.00
DEED DOC \$256,284.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 278 - 280; (3pgs)

Prepared By and Return To:
SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Tax I.D. No.: 00-40-43-27-00-000-3010 and
00-40-43-22-00-0500

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[Signature Page Follows]

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Signed, sealed and delivered
in the presence of:

GRANTOR:

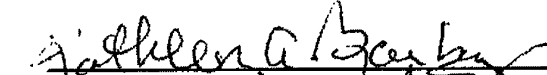
FLEMING PROPERTIES, LLC,
a Colorado limited liability company


Print Name: MARY E. CORNELIUS
Address: 3800 NW 14th St. #190
Summit, CO 33323

By:


Print Name: John C. Fleming

Title: SOLE MEMBER


Print Name: Kathleen A. Barber
Address: 3800 NW 14th St. #190
Summit, CO 33323

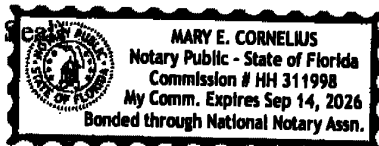
STATE OF FLORIDA

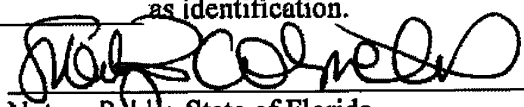
COUNTY OF BROWARD

)
)ss.
)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of February, 2025, by John C. Fleming, the sole Member of FLEMING PROPERTIES, LLC, a Colorado limited liability company, on behalf of the company. She/He ☐ is personally known to me or ☒ has produced Dr. Drivers License as identification.

(Notary




Notary Public-State of Florida

Print Name: _____

My Commission No: _____

My Commission expires: _____

Exhibit D

Exhibit "A"

Property

Parcel 1:

A parcel of land lying in Section 27 and 34, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence North 89°08'03" West, along the North line of said Section 27, a distance of 2,295.07 feet; thence South 01°02'36" West, a distance of 1,660.72 feet to a line parallel with and 1,660.71 feet South of, as measured at right angles to, the North line of said Section 27, thence North 89°08'03" West, a distance of 1063.98 feet to a point, said point also being the Point of Beginning; thence South 01°02'39" West, a distance of 6,997.63 feet to point on the North Right-of-Way line for State Road 80 (Southern Boulevard) as shown on the State of Florida Right-of-Way Map Section 93120-2515, dated May, 1984; thence North 88°24'56" West, along said Right-of-Way line, a distance of 1,091.00 feet to the Southeast corner of Arden P.U.D. Plat 1, as recorded in Plat Book 122, Page 32, of the Public Records of Palm Beach County, Florida; thence North 01°02'36" East, along the East line of said Arden P.U.D. Plat 1, and parallel with the West line of said Section 34 and 780.00 feet East of as measured at right angles to the West line of said Section 34, a distance of 3,362.44 feet; thence North 01°02'42" East, along the East line of said Arden P.U.D. Plat 1, and parallel with the West line of said Section 27 and 780.00 feet East of as measured at right angles to the West line of said Section 27, a distance of 3,621.53 feet; thence South 89°08'03" East, along a line 1660.71 feet South of, as measured at right angles to, the North line of said Section 27, a distance of 1090.94 feet to the Point of Beginning.

Parcel 2:

A parcel of land lying in Sections 22 and 27, Township 43 South, Range 40 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of said Section 27, thence South 44°04'57" East, along the Southwesterly line of Deer Run, according to the plat thereof, as recorded in Plat Book 35, Pages 34 through 39, inclusive, of the Public Records of Palm Beach County, Florida, a distance of 311.14 feet to the West line of the Plat of Fox Trail, according to the plat thereof, as recorded in Plat Book 31, Pages 157 through 162, inclusive, of the said Public Records; thence South 00°58'44" West, along said line, a distance of 383.46 feet to a point on a line parallel with and 603.47 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 2,516.83 feet to a point on a line parallel with and 2934.91 feet Easterly of, as measured at right angles to, the West line of said Section 27; thence, South 01°05'36" West, along said line, a distance of 1,057.25 feet to a point on a line parallel with and 1660.71 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 1,077.84 feet to the Point of Beginning; thence continue North 89°04'57" West, along said line, a distance of 1,077.08 feet; thence North 01°05'36" East, along a line parallel with and 780.00 feet Easterly of as measured at right angles to the West line of said Section 27, a distance of 1,667.99 feet; thence, North 00°19'35" West, along a line parallel with and 780.00 feet Easterly of, as measured at right angles to, the West line of said Section 22, a distance of 352.81 feet to the South line of said Plat of Deer Run; thence South 89°04'57" East, along said line, a distance of 1,085.82 feet; thence South 01°05'36" West, a distance of 2,020.72 feet to the Point of Beginning.

Exhibit D

CFN 20250079970
OR BK 35595 PG 84
RECORDED 3/7/2025 9:37 AM
AMT: \$30,100,000.00
DEED DOC \$210,700.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 84 - 86; (3pgs)

PREPARED BY AND RETURN TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FLORIDA 32801
407-581-9800

Tax I.D. No.: 00-40-43-27-00-000-1010

SPECIAL WARRANTY DEED

THIS INDENTURE, executed the 3rd day of March 2025, by TRIUM INVESTMENTS LLC, a Florida limited liability company ("Grantor"), having an address of 11924 Forest Gill Boulevard, 10A-176, Wellington, Florida 33414, in favor of KH ARTISTRY LAKES LLC, a Florida limited liability company ("Grantee"), having an address of 105 NE 1st Street, Delray Beach, Florida 33444.

W I T N E S S E T H:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

Exhibit D

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

TRIUM INVESTMENTS LLC, a Florida
limited liability company

[Signature]
Print Name: Justin Broadshad
Address: 525 Okeechobee Blvd S-1200
West Palm Beach FL 33401

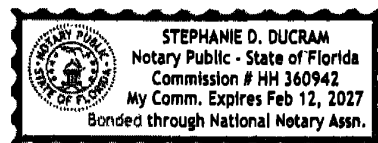
By: [Signature]
Print Name: Robin Fleming
Title: Manager

[Signature]
Print Name: Stephanie D Ducram
Address: 525 Okeechobee Blvd H/200
West Palm Beach, FL 33401

STATE OF Florida)
COUNTY OF Palm Beach) ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 20th day of February, 2025, by Robin Fleming, the
Manager of **TRIUM INVESTMENTS LLC**, a Florida limited liability
company, on behalf of the company. He/She ☐ is personally known to me or ☒ has produced
FL DL as identification.

(Notary Seal)



[Signature]
Notary Public-State of Florida
Print Name: Stephanie D Ducram
My Commission No: HH 360942
My Commission expires: 2/12/2027

Exhibit D

Exhibit "A"

Property

A parcel of land lying in Section 27 and 34, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence North 89°08'03" West, along the North line of said Section 27, a distance of 2,295.07 feet; thence South 01°02'36" West, a distance of 1,660.72 feet to a line parallel with and 1,660.71 feet South of, as measured at right angles to, the North line of said Section 27, said point also being the Point of Beginning; thence continue South 01°02'36" West, a distance of 7,010.97 feet to a point on the North right of way line for State Road 80 (Southern Blvd.) as shown on State of Florida Right of Way Map Section 93120-2515, dated May, 1984; thence North 88°24'56" West, along said right of way line, a distance of 1,064.13 feet; thence North 01°02'39" East, a distance of 6,997.63 feet; thence South 89°08'03" East along a line 1,660.71 feet South of, as measured at right angles to, the North line of said Section 27, a distance of 1,063.98 feet to the Point of Beginning.

PBCWUD • emyers / GIS • 4/17/2025 • W:\GIS\Data Request\Wellington - Arden

EXHIBIT E



This data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user. The County makes no warranties, express or implied, as to the use of the data. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update.

Artistry Lakes PUD Water and Sewer Pressure Mains

— Potable Water
— Sewage



0 500 1,000
Feet



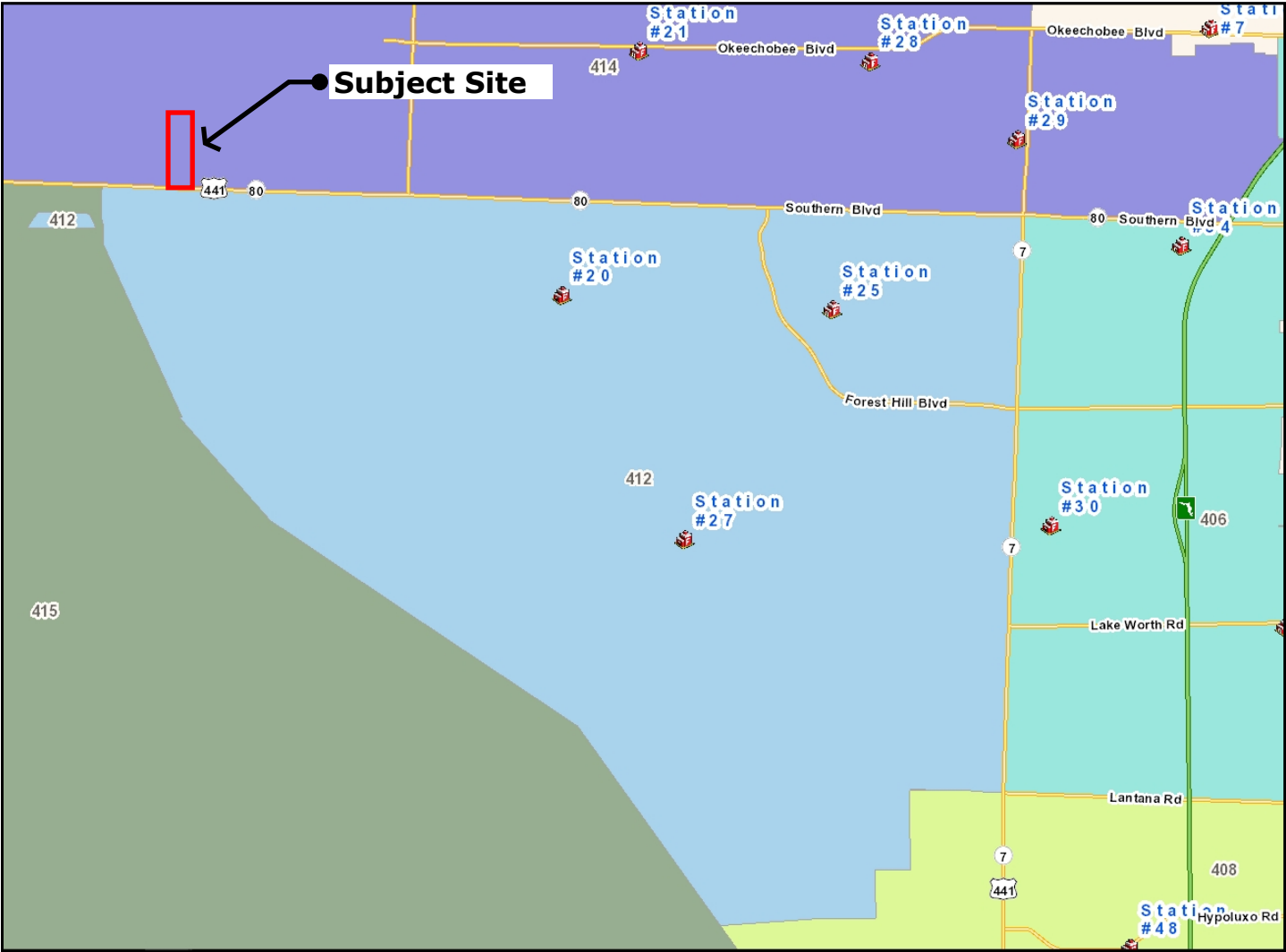
Artistry Lakes PUD Feasibility Study
Exhibit F-1: Police Station



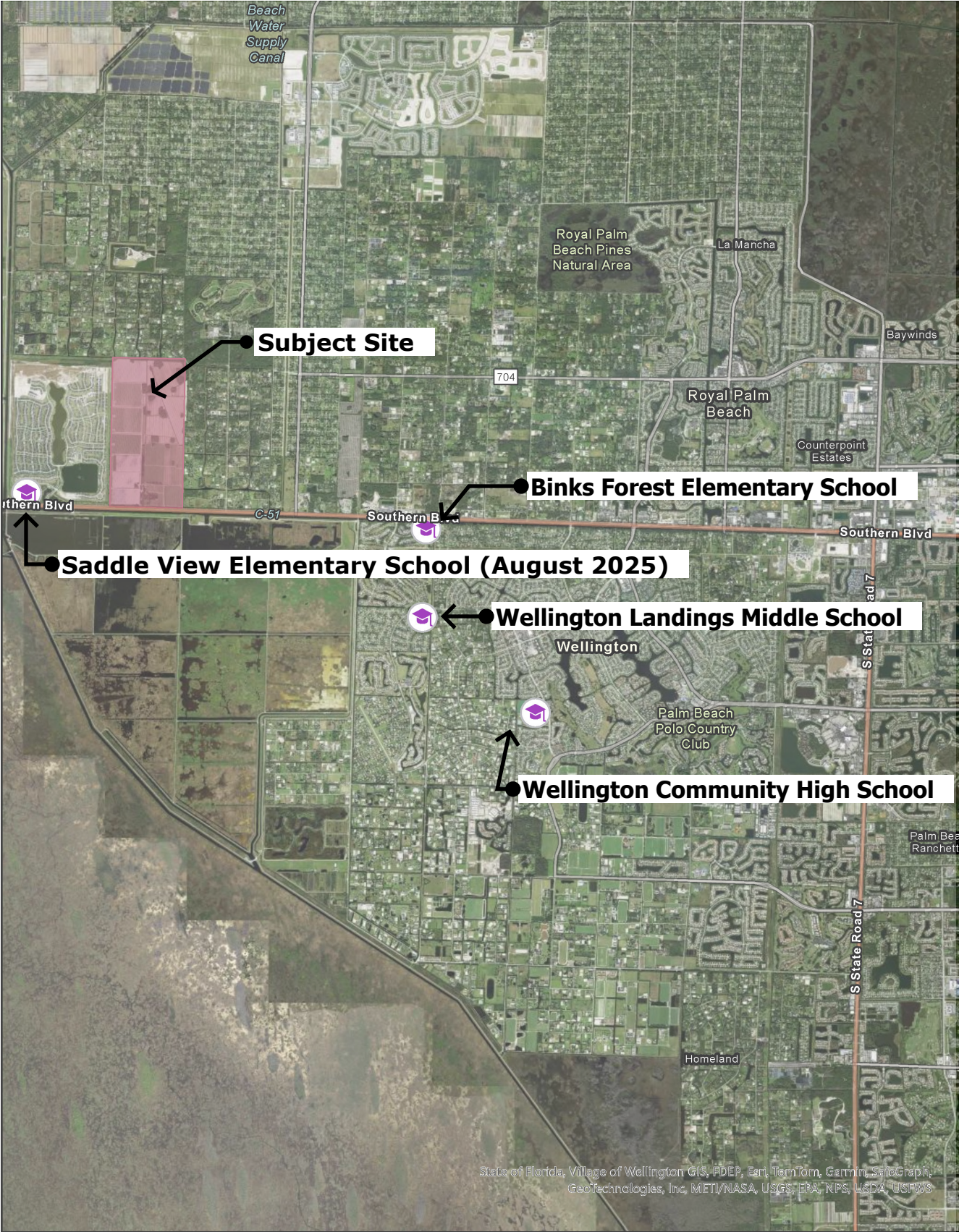
Artistry Lakes PUD Feasibility Study
Exhibit F-2: Fire Stations



Artistry Lakes PUD Feasibility Study
Exhibit F-3: Municipal Service
Taxing Unit (MSTU) Boundary



Artistry Lakes PUD Feasibility Study
Exhibit F-4: Public Schools



SHEET KEY:



APPLICATION/PROJECT NAME:	ARTISTRY LAKES PUD
CONTROL NO:	2022-00058
APPLICATION NO:	DRO2-2024-01032

LEGEND:

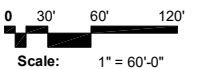
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Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LME	LAKE MAINTENANCE ACCESS EASEMENT
LMAE	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
OS	OPEN SPACE
O.B.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWMID	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UF	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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Palm Beach County, Florida Final Subdivision Plan



Date: MAY 2024
Project No.: 21-011.000
Designed By: WJT
Drawn By: WJT
Checked By:

PBC Zoning Stamp:

PROJECT #: 05947-000
CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 2 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence

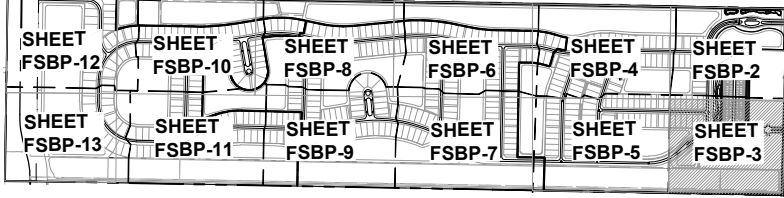
Revision Dates:

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10-15-2024	DRO RESUBMITTAL #1
11-25-2024	DRO RESUBMITTAL #2
02-03-2025	DRO RESUBMITTAL #3
02-18-2025	DRO RESUBMITTAL #4
03-17-2025	DRO RESUBMITTAL #5

FSBP-2
of 13

Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME:	ARTISTRY LAKES PUD
CONTROL NO:	2022-00058
APPLICATION NO:	DRO2-2024-01032

LEGEND:

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Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
DOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MANAGEMENT ACCESS EASEMENT
LM	LAKE MANAGEMENT EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
OS	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF ORIGIN/TERMINATION
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SPWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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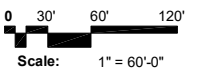
Artistry Lakes PUD

Palm Beach County, Florida Final Subdivision Plan

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NORTH



Scale: 1" = 60'-0"

Date:	MAY 2024
Project No.:	21-011.000
Designed By:	WJT
Drawn By:	WJT
Checked By:	

PBC Zoning Stamp:

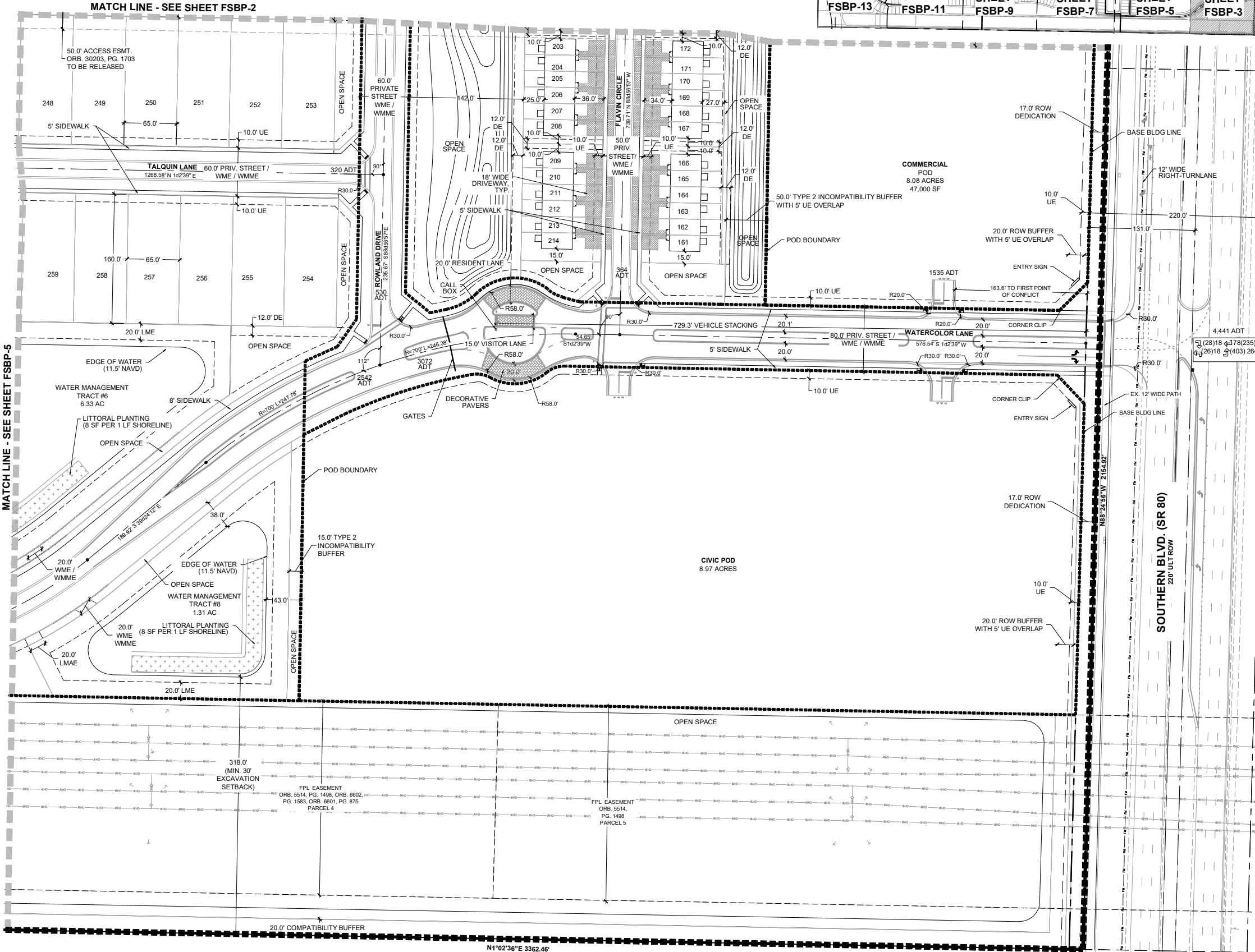
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CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 3 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence

FSBP-3

of 13



ARDEN PUD
ZONED: PUD
LAND USE: LR-2
EXISTING USE: RESIDENTIAL
APPROVED USE: RESIDENTIAL
CONTROL NO: 2005-00394
RESO. NO.: R2020-1626

SHEET KEY:



APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD
CONTROL NO: 2022-00058
APPLICATION NO: DRO2-2024-01032

LEGEND:

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DL	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FL	FLORIDA POWER & LIGHT COMPANY
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LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PB/CUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PCE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SF/WD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT UTILITY EASEMENT
UF	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 160' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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Palm Beach County, Florida Final Subdivision Plan



0 30' 60' 120'

Scale: 1" = 60'-0"

Date: MAY 2024
Project No.: 21-011.000
Designed By: WJT
Drawn By: WJT
Checked By:

PBC Zoning Stamp:

PROJECT #: 05947-000
CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 4 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence

of 13

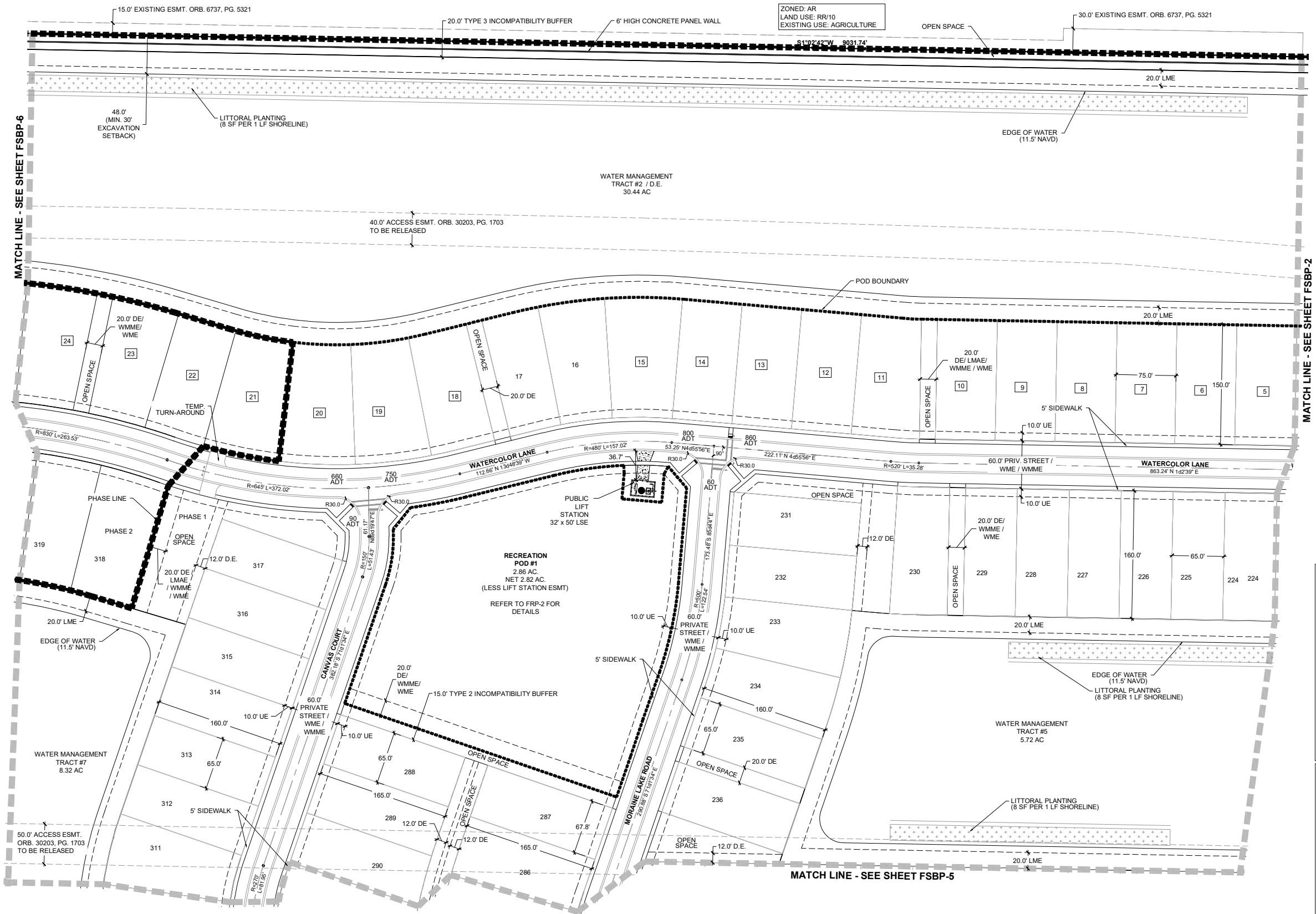
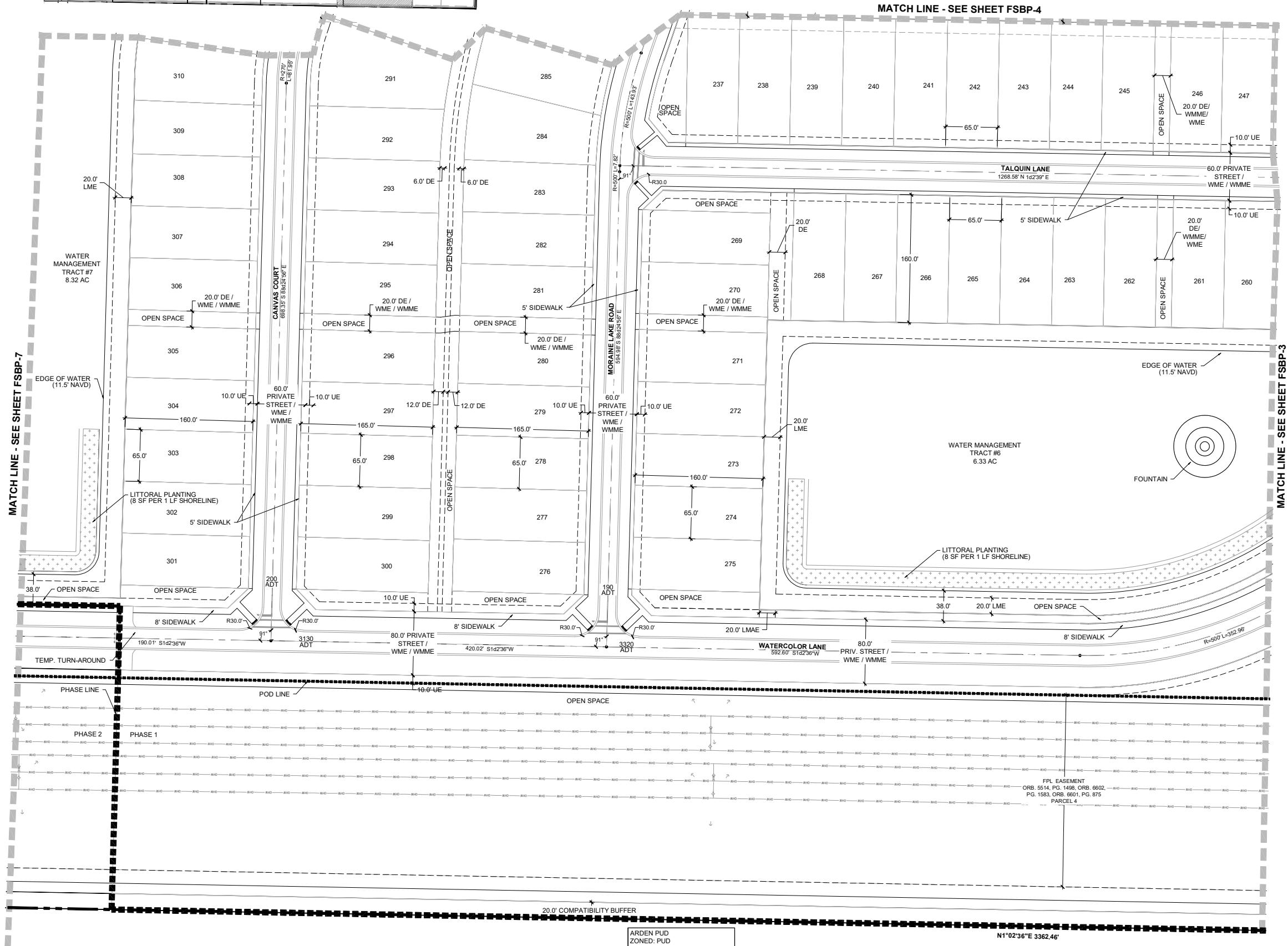
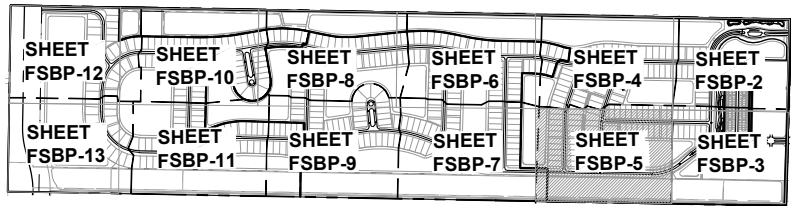


Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD
CONTROL NO: 2022-00058
APPLICATION NO: DRO2-2024-01032

LEGEND:

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L	ARC LENGTH
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CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT UTILITY EASEMENT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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Artistry Lakes PUD

Palm Beach County, Florida
Final Subdivision Plan

Crawing name: \LACSBP\Planning\Project\21-011\Kdowr_ID_000024wagf\Artistry Lakes PUD_2024-01-17 RESUBMITTAL.dwg

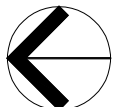
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PBC Zoning Stamp:

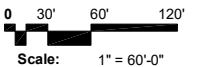
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CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 5 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence



NORTH



Scale: 1" = 60'-0"

Date: MAY 2024
Project No.: 21-011-000
Designed By: WJT
Drawn By: WJT
Checked By:

Revision Dates:

08-21-2024 DRO SUBMITTAL
10-15-2024 DRO RESUBMITTAL #1
11-25-2024 DRO RESUBMITTAL #2
02-03-2025 DRO RESUBMITTAL #3
02-18-2025 DRO RESUBMITTAL #4
03-17-2025 DRO RESUBMITTAL #5

FSBP-5
of 13

SHEET KEY:



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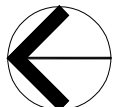
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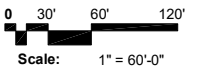
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CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
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NAD	NORTH AMERICAN DATUM
O/S	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
P.C.	POINT OF CURVATURE
PD	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SPFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UF	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 150' LOT NUMBER

Artistry Lakes PUD

Palm Beach County, Florida Final Subdivision Plan



NORTH



Scale: 1" = 60'-0"

Date: MAY 2024
Project No.: 21-011.000
Designed By: WJT
Drawn By: WJT
Checked By:

PBC Zoning Stamp:

PROJECT #: 05947-000
CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 6 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence

FSBP-6

of 13

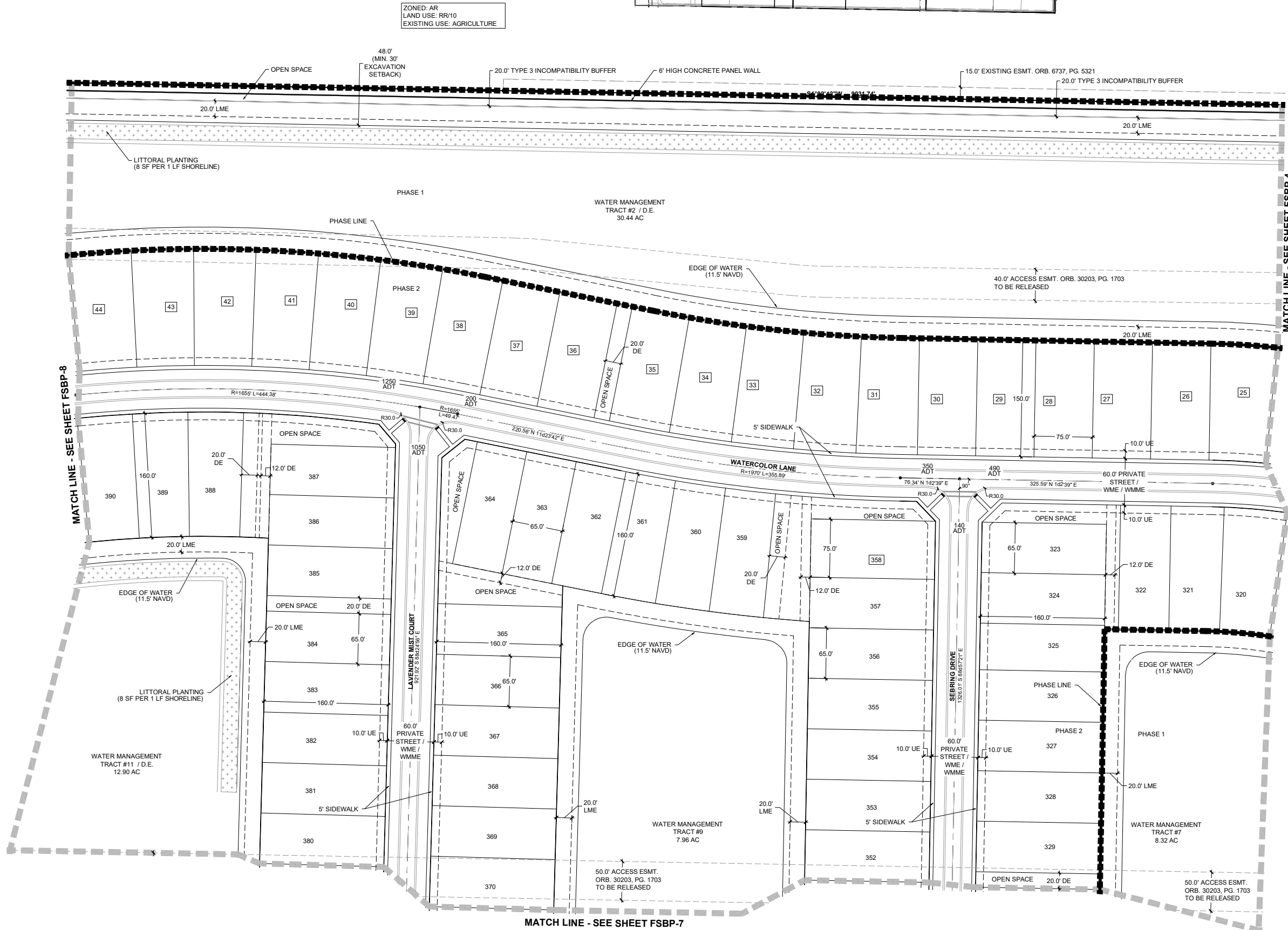
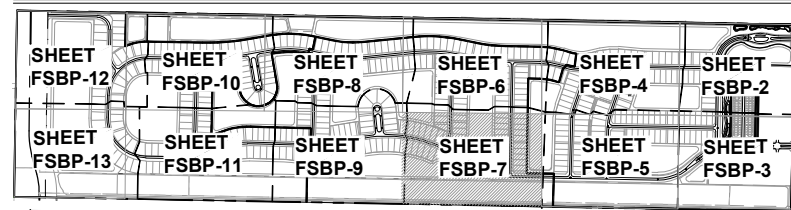


Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD
CONTROL NO: 2022-00058
APPLICATION NO: DRO2-2024-01032

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
C	ARC LENGTH
L	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FL	FLORIDA POWER & LIGHT COMPANY
LAE	LOCAL ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WNME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
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S	OPEN SPACE
O.S.B.	OFFICIAL RECORD BOOK
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P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
P.C.	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PGI(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SWFMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 80' x 160' LOT NUMBER

**urban
design
studio**

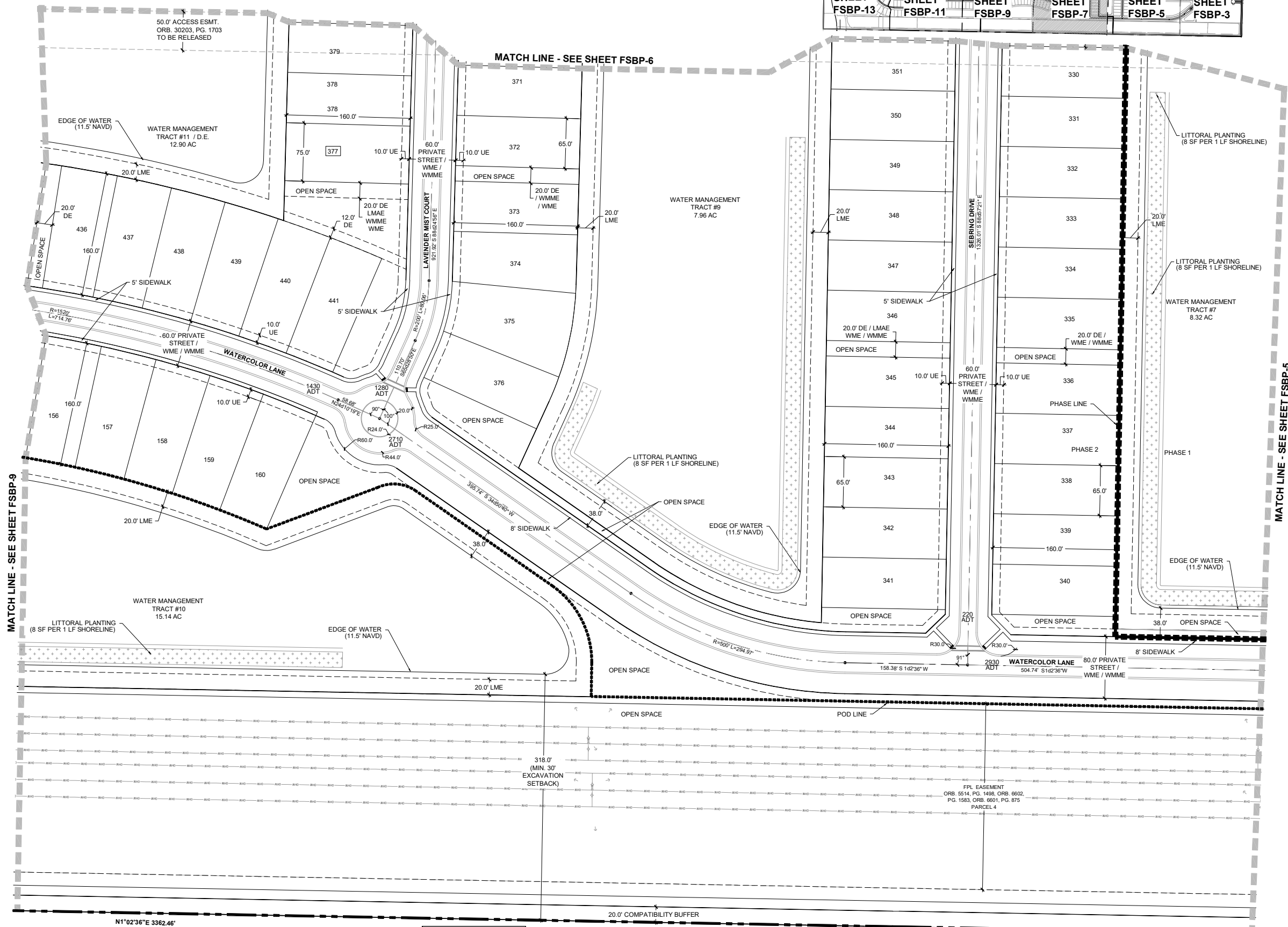
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Artistry Lakes PUD

Palm Beach County, Florida Final Subdivision Plan



References

PBC Amendments:

PBC Zoning Stamp:

PROJECT #: 05947-000
CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 7 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence

A north arrow pointing to the left, indicating that the map is oriented with North to the left. Below the arrow is a graphic scale bar with markings for 0, 30', 60', and 120'. The text "Scale: 1" = 60'-0"

Date: MAY 2024
Project No.: 21-011.000
Designed By: WJT
Drawn By: WJT

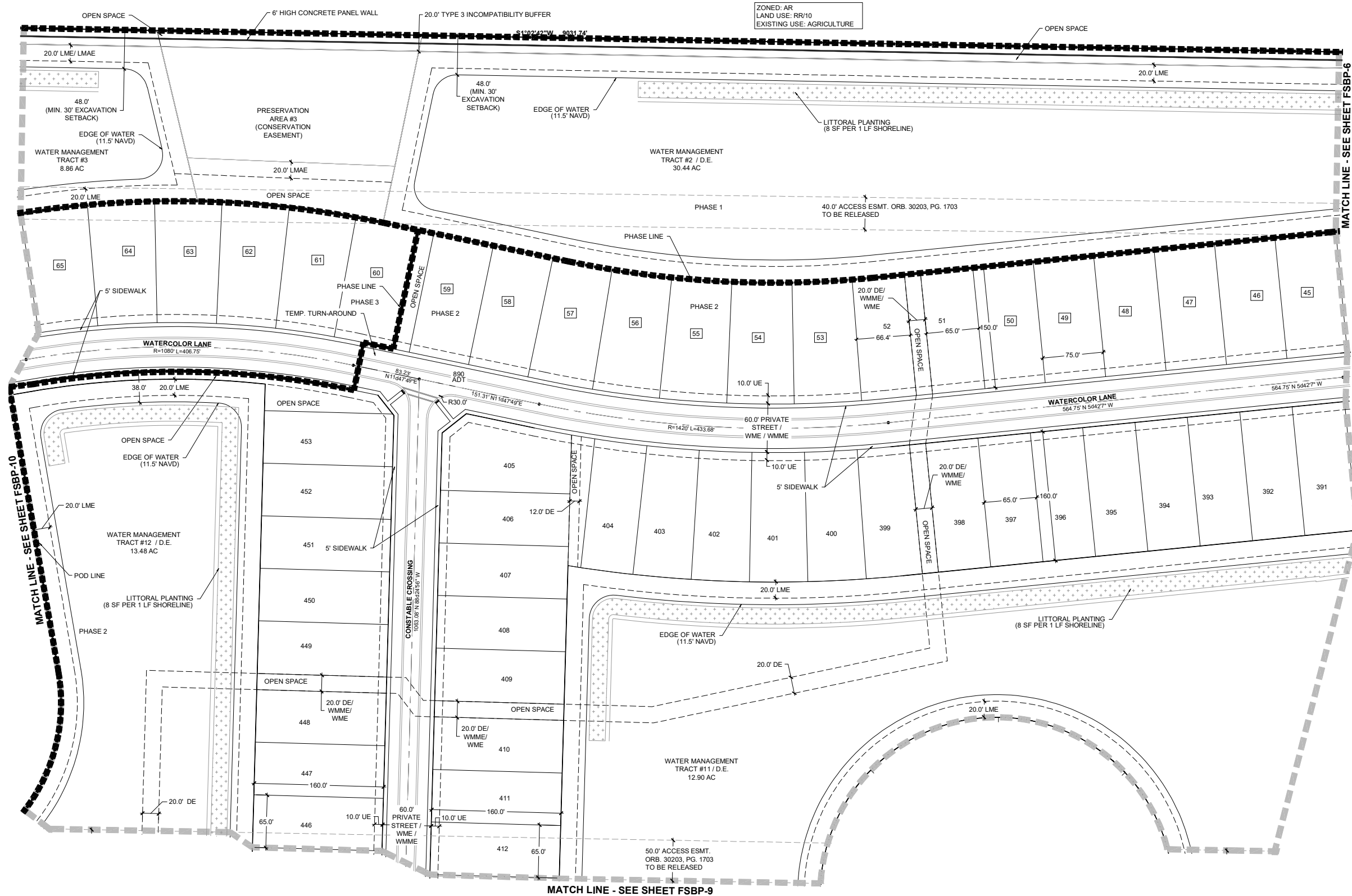
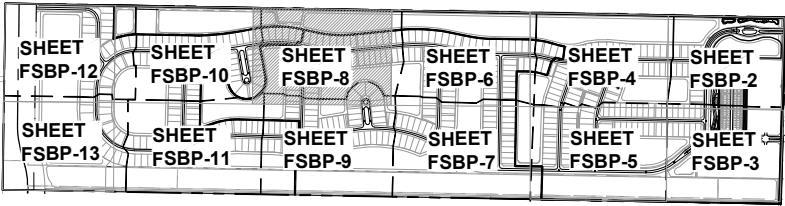
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02-03-2025	DRO RESUBMITTAL #3
02-18-2025	DRO RESUBMITTAL #4
03-17-2025	DRO RESUBMITTAL #5

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of 13

ARDEN PUD
ZONED: PUD
LAND USE: LR-2
EXISTING USE: RESIDENTIAL
APPROVED USE: RESIDENTIAL
CONTROL NO: 2005-00394
RESO. NO.: R2020-1626

Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD
CONTROL NO: 2022-00058
APPLICATION NO: DRO2-2024-01032

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAY BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT

100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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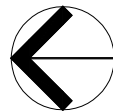
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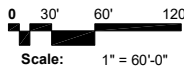
Artistry Lakes PUD

Palm Beach County, Florida
Final Subdivision Plan

Drawing name: P:\SUBMITTALS\PROJECT_24111\WMAE_00003\wmae\pud\FSBP_2025-01-FSBSUBMITTAL.dwg



NORTH



Date: MAY 2024
Project No.: 21-011.000
Designed By: WJT
Drawn By: WJT

Checked By:

PBC Zoning Stamp:

PROJECT #: 05947-000
CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 8 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence

Revision Dates:

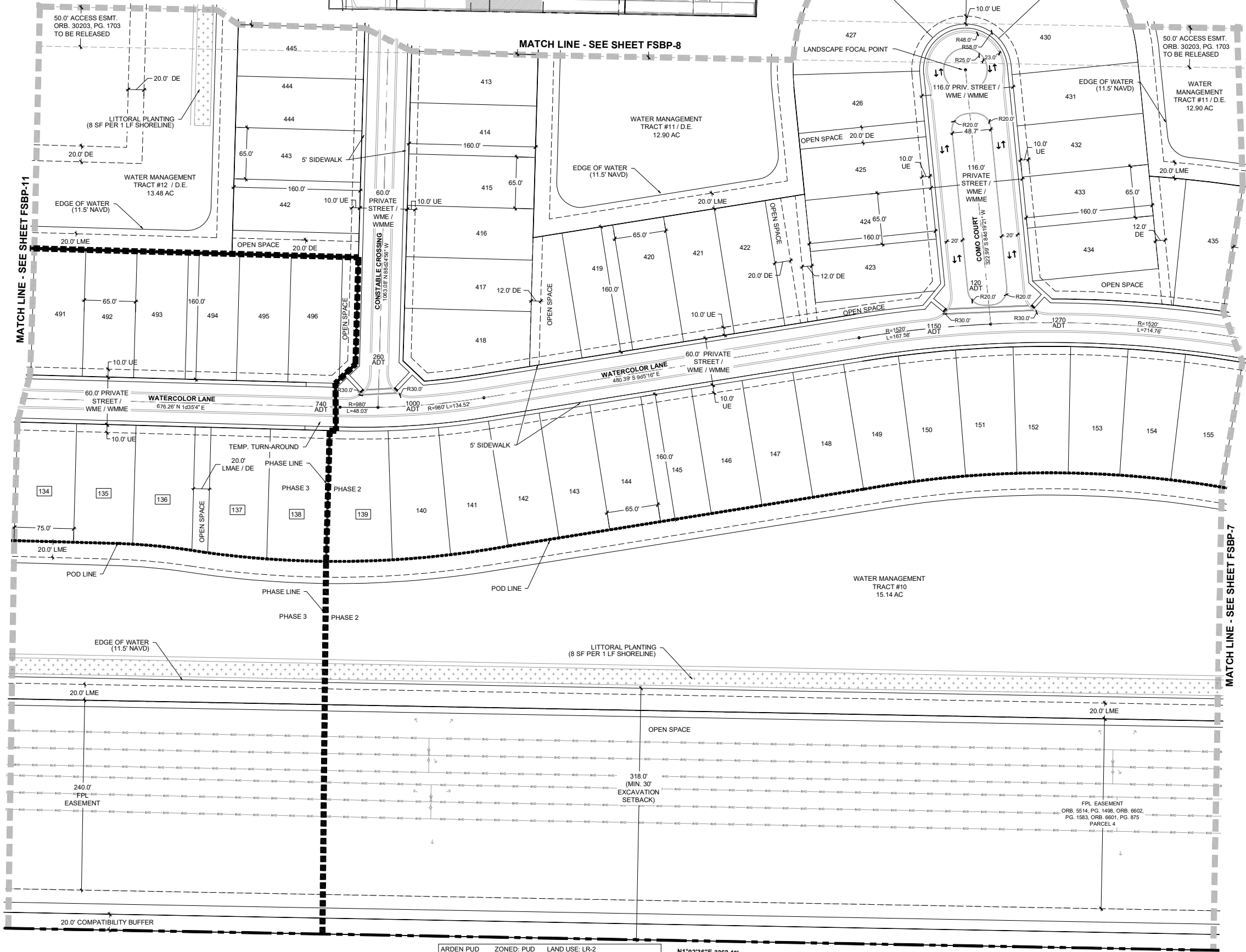
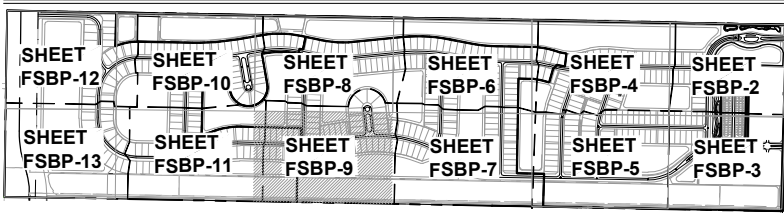
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02-03-2025	DRO RESUBMITTAL #3
02-18-2025	DRO RESUBMITTAL #4
03-17-2025	DRO RESUBMITTAL #5

FSBP-8

of 13

Exhibit G

SHEET KEY



ARDEN PUD	ZONED: PUD	LAND USE: LR-2
EXISTING USE: RESIDENTIAL		APPROVED USE: RESIDENTIAL
CONTROL NO: 2005-00394		RESO. NO.: R2020-1626

N1°02'36"E 3362.4

SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PU
CONTROL NO: 2022-0005
APPLICATION NO: DRO2-2024-0103

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FR	FRONT POWER & LIGHT COMPANY
LE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBUCIE	PALM BEACH COUNTY UTILITY EASEMENT
PB	PALM BEACH COUNTY
PBC	PALM BEACH COUNTY
P.C.	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S).	PAGE(S)
ROW	RIGHT-OF-WAY
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UT	UTILITY EASEMENT

100 SINGLE FAMILY - 65' x 160' LOT NUMBER

100 SINGLE FAMILY - 75' x 150' LOT NUMBER

100 SINGLE FAMILY - 90' x 160' LOT NUMBER

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studio

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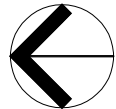
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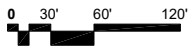
Artistry Lakes PUD

Palm Beach County, Florida Final Subdivision Plan

Drawing name: H:\JBS\Fleming Property_21-011\Kdier_DD_000\Drawings\Final Subdivision Plan\FSP_2025-03-17 RESUBMITTAL\N5.dwg



NORT



Scale: 1" = 60'-0"

Date:	MAY 2024
Project No.:	21-011.000
Designed By:	WJT
Drawn By:	WJT
Checked By:	

PBC Zoning Stamp

PROJECT #: 05947-000
CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 9 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence

FSBP-9

of 13

SHEET KEY:



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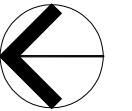
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DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBOLCE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
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ROW	RIGHT-OF-WAY
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT

- # Artistry Lakes PUD

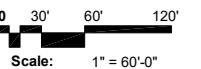
Palm Beach County, Florida

Final Subdivision Plan

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ORTH



Scale: 1" = 60'-0"

PBC Zoning Stamp:

Revision Dates:

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11-25-2024	DRO RESUBMITTAL #2
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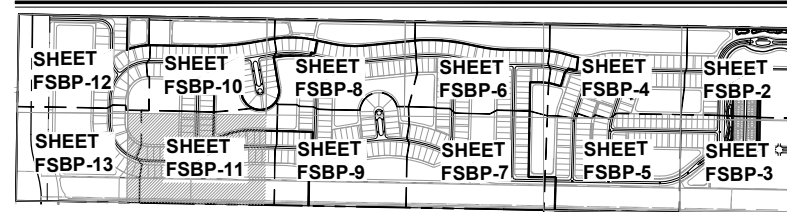
DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence

FSBP-10

of 13

Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD
CONTROL NO: 2022-00058
APPLICATION NO: DRO2-2024-01032

LEGEND:

CL	CENTERLINE
A	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
OT	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LME	LAKE MAINTENANCE ACCESS EASEMENT
LMAE	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
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NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PB/CUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
P.C.	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S).	PAGE(S)
ROW	RIGHT-OF-WAY
STW/MD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
U	UTILITY EASEMENT

100 SINGLE FAMILY - 65' x 160' LOT NUMBER

100 SINGLE FAMILY - 75' x 150' LOT NUMBER

100 SINGLE FAMILY - 90' x 160' LOT NUMBER

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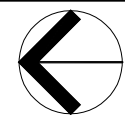
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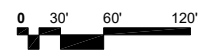
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Artistry Lakes PUD

Palm Beach County, Florida Final Subdivision Plan



NORTH



Scale: 1" = 60'-0"

Date: MAY 2024
Project No.: 21-011.000
Designed By: WJT
Drawn By: WJT
Checked By:

Revision Dates:

08-21-2024	DRO SUBMITTAL
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03-17-2025	DRO RESUBMITTAL #5

PBC Zoning Stamp:

PROJECT #: 05947-000
CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 11 of 13)
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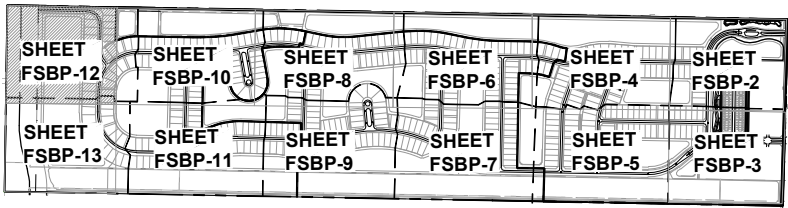
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PROJECT MANAGER: J. Lawrence

FSBP-11

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Exhibit G

SHEET KEY:



SITE DATA:

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CONTROL NO: 2022-00058
APPLICATION NO: DRO2-2024-01032

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Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
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NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
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100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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design
studio**

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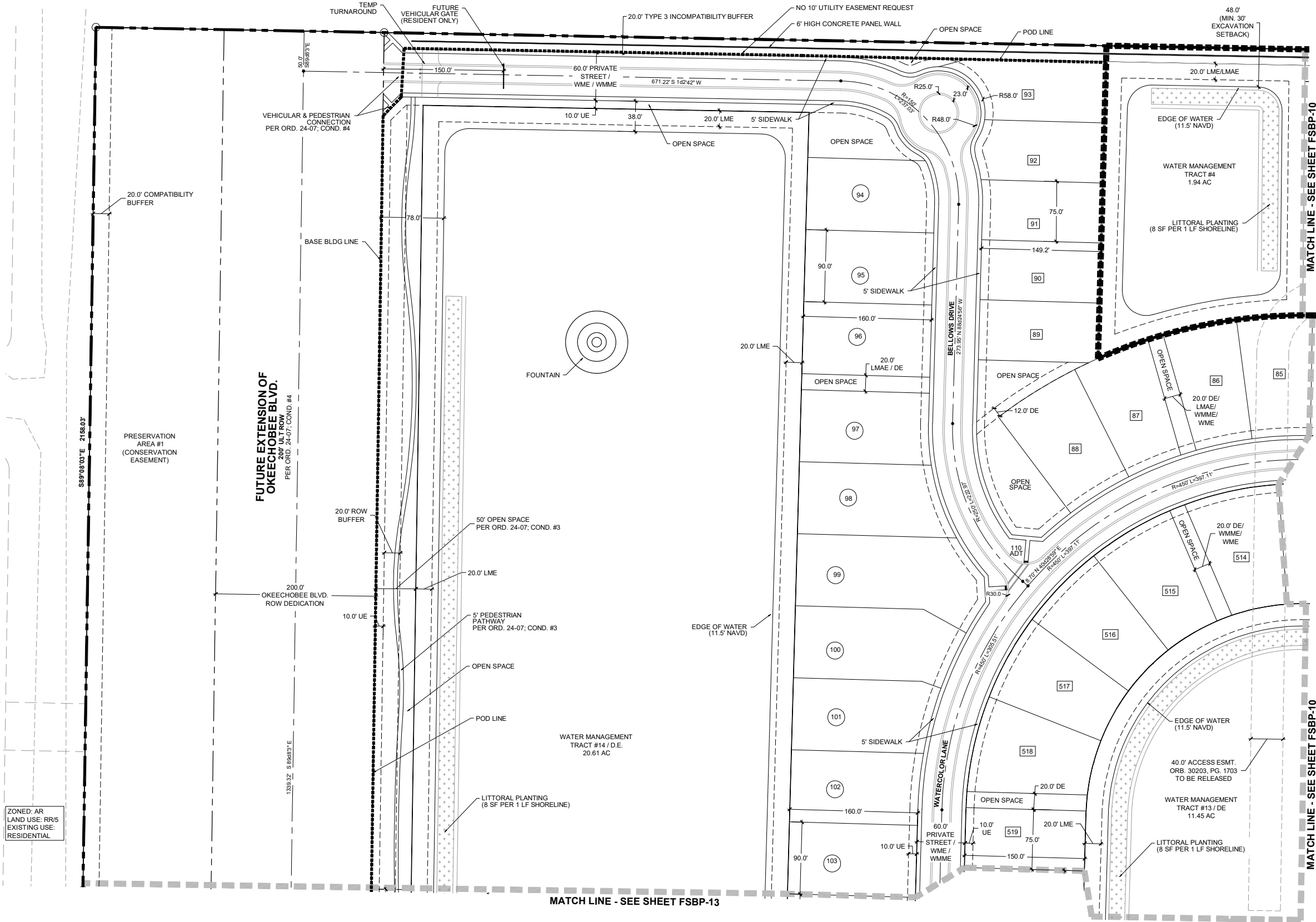
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Artistry Lakes PUD

Palm Beach County, Florida
Final Subdivision Plan

Drawing name: P:\Subdivisions\Artistry Lakes PUD\2024-01-17\FSBP-2024-01-17-FSBLMTH-14.dwg



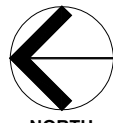
PBC Amendments:

PBC Zoning Stamp:

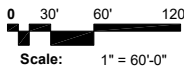
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CONTROL #: 2022-00058
APPLICATION #: DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 12 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence



NORTH



Date: MAY 2024
Project No.: 21-011.000
Designed By: WJT
Drawn By: WJT

Revision Dates:

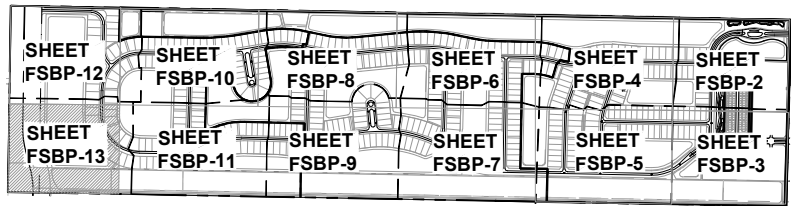
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02-18-2025 DRO RESUBMITTAL #4
03-17-2025 DRO RESUBMITTAL #5

FSBP-12

of 13

Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD
CONTROL NO: 2022-00058
APPLICATION NO: DRO2-2024-01032

LEGEND:

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A	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
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LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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Palm Beach County, Florida
Final Subdivision Plan

Drawing name: H:\Subdiv\Planning\Project_2101\Name_00_0000\weight\final\Subdivision\Final\FSBP-13.dwg

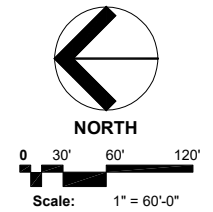
PBC Amendments:

PBC Zoning Stamp:

PROJECT #: 05947-000
CONTROL #: 2022-00058
APPLICATION #:
DRO2/DRO-2024-01032
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 13 of 13)
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025
PROJECT MANAGER: J. Lawrence



Date: MAY 2024
Project No.: 21-011.000
Designed By: WJT
Drawn By: WJT

Checked By:
Revision Dates:
08-21-2024 DRO SUBMITTAL
10-16-2024 DRO RESUBMITTAL #1
11-25-2024 DRO RESUBMITTAL #2
02-03-2025 DRO RESUBMITTAL #3
02-18-2025 DRO RESUBMITTAL #4
03-17-2025 DRO RESUBMITTAL #5

FSBP-13
of 13