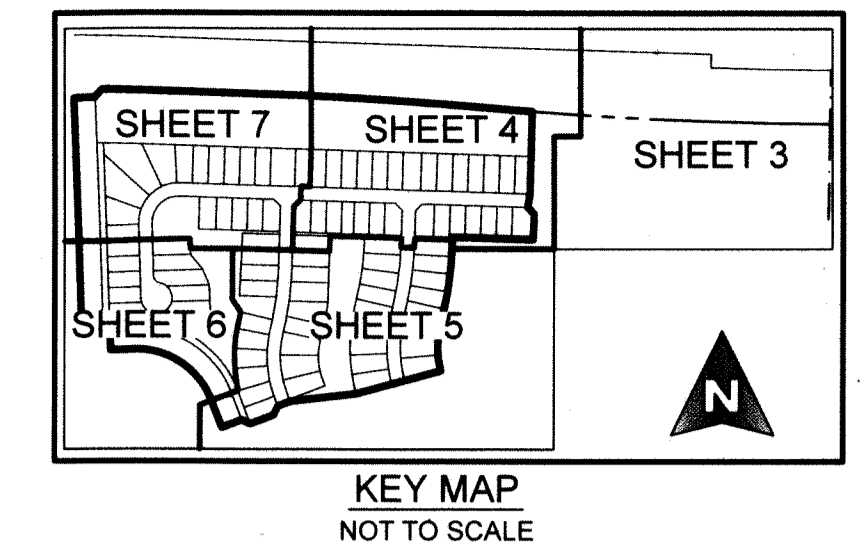
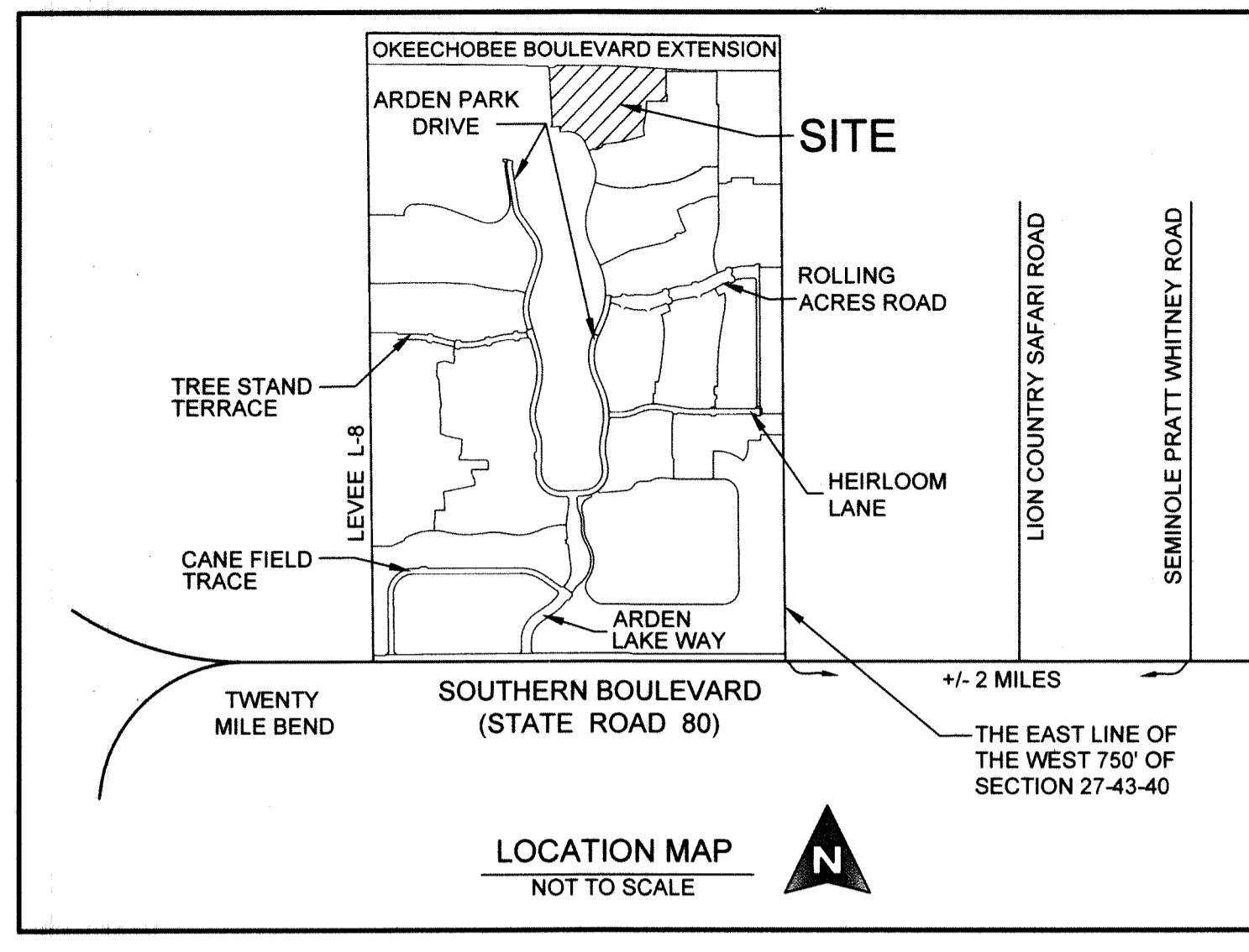


ARDEN P.U.D. POD H NORTH

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.

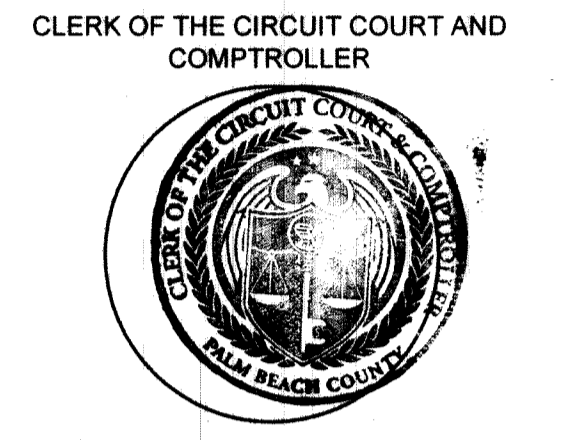


COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT 11:04 A.M. THIS 9th DAY OF March 2022 AND DULY RECORDED IN PLAT BOOK NO. 123 ON PAGE 47 THRU 53

JOSEPH ABRUZZO
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: [Signature] D.C.



EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH COUNTY.

MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF THE PURCHASE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS WITHIN AND ADJACENT TO EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AM REPRESENTATIVE, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 6th DAY OF July, 2021.

WITNESS: [Signature] DANIELLE BRONCH
 PRINTED NAME: DANIELLE BRONCH

WITNESS: [Signature] JASON SHAW
 PRINTED NAME: JASON SHAW

BY: [Signature] JESSE R. BAKER
 JESSE R. BAKER, AM REPRESENTATIVE

HIGHLAND DUNES ASSOCIATES PROPERTY LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 AUTHORIZED TO DO BUSINESS IN FLORIDA

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF SUFFOLK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6th DAY OF July, 2021, BY JESSE R. BAKER AS AM REPRESENTATIVE FOR HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/18/24

[Signature] Amy K Berggrn
 AMY K BERGGREN
 (PRINTED NAME) - NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF SUFFOLK)

THE ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF July, 2021.

WITNESS: [Signature] DANIELLE BRONCH
 PRINTED NAME: DANIELLE BRONCH

WITNESS: [Signature] JASON SHAW
 PRINTED NAME: JASON SHAW

BY: [Signature] STANLEY BROWN
 STANLEY BROWN, PRESIDENT

ARDEN HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT-FOR-PROFIT

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF SUFFOLK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7th DAY OF July, 2021, BY STANLEY BROWN AS PRESIDENT FOR ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/18/24

[Signature] Amy K Berggrn
 AMY K BERGGREN
 (PRINTED NAME) - NOTARY PUBLIC

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 9th DAY OF March 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1)(f), F.S.

[Signature] DAVID L. RICKS, P.E., COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, JOHN M. KUHN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/10/2021

BY: [Signature] JOHN M. KUHN, ATTORNEY-AT-LAW LICENSED IN FLORIDA
 FLORIDA BAR NUMBER: 0966983

SURVEYOR AND MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7/15/2021

[Signature] LESLIE C. BISPOTT, P.S.M.
 LESLIE C. BISPOTT, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 5698
 STATE OF FLORIDA

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.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS ARDEN P.U.D. POD H NORTH, 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "FD", ARDEN P.U.D. PLAT 1; THENCE NORTH 89°08'03" WEST, A DISTANCE OF 780.55 FEET; THENCE NORTH 88°17'38" WEST, A DISTANCE OF 223.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 14100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°42'17", A DISTANCE OF 665.60 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID TRACT "FD" AND THE SOUTHERLY LINE OF OKEECHOBEE BOULEVARD EXTENSION (TRACT RW-1)) AS SHOWN ON SAID ARDEN P.U.D. PLAT 1) TO A POINT OF NON-TANGENCY, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE SOUTH 01°42'22" WEST, A DISTANCE OF 305.71 FEET; THENCE SOUTH 09°39'09" WEST, A DISTANCE OF 50.48 FEET; THENCE SOUTH 43°17'38" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01°42'22" WEST, A DISTANCE OF 60.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 975.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°01'18", A DISTANCE OF 34.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°17'38" WEST, A DISTANCE OF 301.43 FEET; THENCE SOUTH 01°42'22" WEST, A DISTANCE OF 44.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1165.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°57'08", A DISTANCE OF 222.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°39'30" WEST, A DISTANCE OF 70.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 345.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°33'28", A DISTANCE OF 165.94 FEET TO THE INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 75°06'02" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 330.00 FEET; THENCE SOUTH 83°19'49" WEST, A DISTANCE OF 248.61 FEET; THENCE SOUTH 69°16'27" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 24°16'27" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 69°16'27" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 65°43'33" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 69°16'27" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE MOST EASTERLY LINE OF TRACT "O-1", AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 20°43'33" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 106.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 295.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHEASTERLY LINE OF SAID TRACT "O-1", THROUGH A CENTRAL ANGLE OF 71°16'40", A DISTANCE OF 368.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°59'46" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "O-1", A DISTANCE OF 90.46 FEET; THENCE NORTH 02°00'14" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 87°59'46" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 42°59'46" EAST, A DISTANCE OF 35.36 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 02°00'14" WEST ALONG THE WEST LINE OF SAID 30 FOOT WIDE DRAINAGE EASEMENT, A DISTANCE OF 838.66 FEET TO A POINT ON SAID NORTHERLY LINE OF TRACT "FD"; ALSO BEING THE SOUTHERLY LINE OF SAID OKEECHOBEE BOULEVARD EXTENSION (TRACT RW-1); THENCE NORTH 87°59'46" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 02°00'14" WEST, A DISTANCE OF 3.56 FEET; THENCE NORTH 44°51'07" EAST, A DISTANCE OF 36.54 FEET; THENCE SOUTH 88°17'38" EAST, A DISTANCE OF 589.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 13900.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°00'00", A DISTANCE OF 727.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85°17'38" EAST, A DISTANCE OF 222.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 14100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°17'43", A DISTANCE OF 72.68 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 37.196 ACRES OR 1,620,263 SQUARE FEET, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS

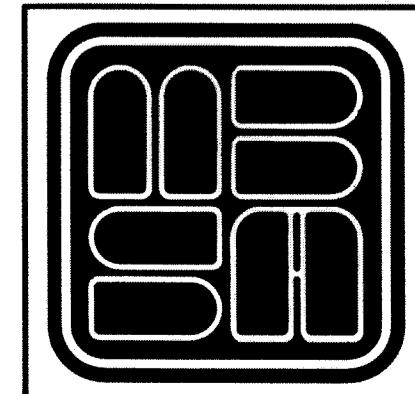
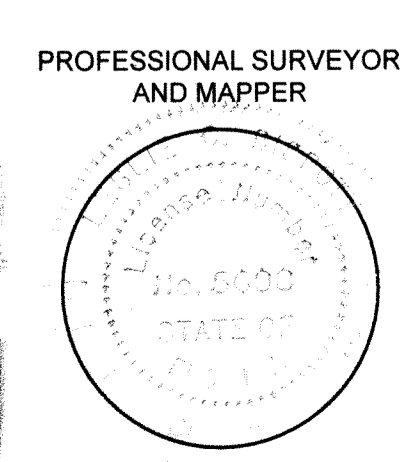
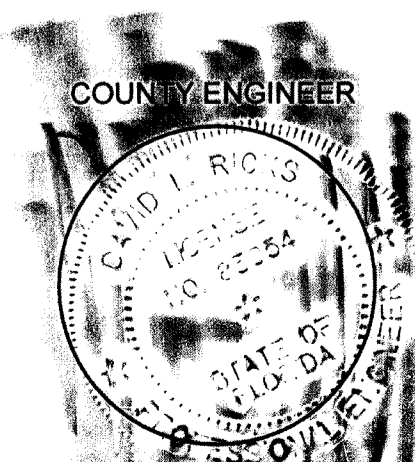
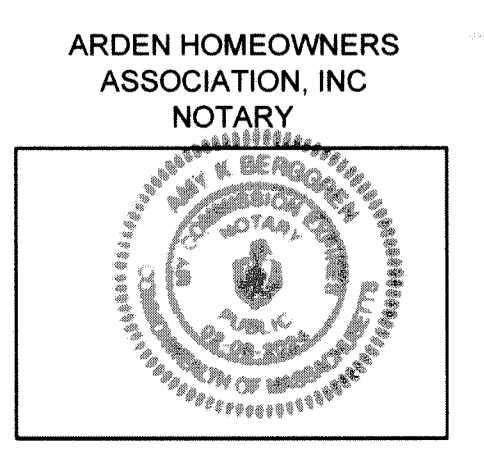
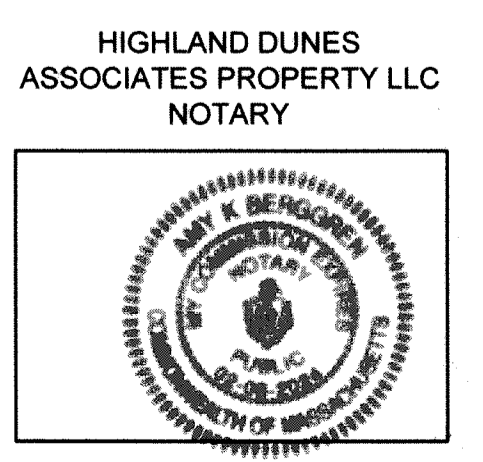
TRACTS

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR OPEN SPACE, PUBLIC PEDESTRIAN ACCESS, LANDSCAPE AND BUFFER PURPOSES, SAID TRACT "B" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-1" THROUGH "O-6", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, RECREATION, COMMON ACCESS, STORM WATER INFILTRATION SPECIFICALLY FOR REAR LOT DRAINAGE PURPOSES AND OTHER APPROVED USES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "O-7", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "RW-HN1" AND "RW-HN2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A WATER MANAGEMENT EASEMENT AND A WATER MANAGEMENT ACCESS EASEMENT OVER ALL OF TRACTS "RW-HN1" AND "RW-HN2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.



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

ARDEN P.U.D. POD H NORTH