

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 F WEST, 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:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ARDEN PARK DRIVE (TRACT "RW-4") AND THE NORTHERLY RIGHT-OF-WAY LINE OF HEIRLOOM LANE (TRACT "RW-4"). AS SHOWN ON SAID PLAT OF ARDEN P.U.D. PLAT 1; SAID POINT BEING A NON-TANGENT POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1045.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 87°04'34" WEST, FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'07", A DISTANCE OF 346.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 21°54'33" WEST, A DISTANCE OF 181.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 725.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°28'44", A DISTANCE OF 600.78 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SAID ARDEN PARK DRIVE) TO A POINT ON A LINE RADIAL TO SAID CURVE. SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARDEN PARK DRIVE (TRACT "RW-4"); THENCE NORTH 64°25'49" WEST ALONG SAID RADIAL LINE AND SAID NORTHERLY RIGHT-OF WAY LINE OF ARDEN PARK DRIVE, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT "O-1" AS SHOWN ON SAID PLAT OF ARDEN P.U.D. PLAT 1; THENCE NORTH 25°34'11" EAST, A DISTANCE OF 215.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 993.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°39'06". A DISTANCE OF 375.25 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT "O-1") TO A POINT ON A LINE RADIAL TO SAID CURVE: THENCE SOUTH 86°04'55" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 39°23'06" EAST. A DISTANCE OF 34.29 FEET; THENCE NORTH 84°58'58" EAST, A DISTANCE OF 114.88 FEET; THENCE NORTH 46°08'50" EAST. A DISTANCE OF 31.35 FEET; THENCE NORTH 07°18'43" EAST, A DISTANCE OF 16.49 FEET; THENCE SOUTH 82°41'17" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 50°32'07" EAST, A DISTANCE OF 35.81 FEET: THENCE NORTH 84°58'58" EAST, A DISTANCE OF 99.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 611.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°20'34" AND A DISTANCE OF 110.30 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 84°40'28" EAST, A DISTANCE OF 81.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 310.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°19'16", A DISTANCE OF 126.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 72°00'16" EAST, A DISTANCE OF 95.62 FEET; THENCE NORTH 27°00'16" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 72°00'16" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 62°59'44" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 17°59'44" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 27°00'16" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 17°59'44" EAST, A DISTANCE OF 31.03 FEET; THENCE SOUTH 61°50'14" EAST, A DISTANCE OF 34.63 FEET; THENCE SOUTH 20°24'26" EAST, A DISTANCE OF 50.18 FEET: THENCE SOUTH 28°15'58" WEST, A DISTANCE OF 36.13 FEET; THENCE SOUTH 71°56'03" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 17°59'44" EAST, A DISTANCE OF 71.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1035.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°30'57", A DISTANCE OF 27.38 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST. HAVING A RADIUS OF 1020.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 19°27'32" EAST, FROM SAID POINT: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°31'59". A DISTANCE OF 45.09 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 68°00'29" WEST, A DISTANCE OF 55.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 850.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°40'48". A DISTANCE OF 39.76 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 895.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 74°15'42" WEST. FROM SAID POINT: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°30'50", A DISTANCE OF 351.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°46'32" WEST, A DISTANCE OF 235.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2549.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°44'19", A DISTANCE OF 166.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°30'51" WEST, A DISTANCE OF 233.82 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1005.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 04°33'13" WEST, FROM SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°43'33", A DISTANCE OF 47.81 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 01°49'40" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 175.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 830.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 01°49'40" WEST, FROM SAID POINT: THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°08'07", A DISTANCE OF 30.93 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 00°18'27" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 150.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HEIRLOOM LANE (TRACT "RW-4"), SAID POINT ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 680.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 00°18'34" EAST, FROM SAID POINT: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°45'54", A DISTANCE OF 270.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°55'31" WEST. A DISTANCE OF 59.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°38'19", A DISTANCE OF 127.90 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°26'10" WEST, A DISTANCE OF 184.89 FEET; THENCE NORTH 46°10'56" WEST, A DISTANCE OF 34.26 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF HEIRLOOM LANE) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,499,308 SQUARE FEET OR 34.419 ACRES, MORE OR

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

ARDEN P.U.D. POD F WEST

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.

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 PUBLIC STREETS. THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, 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

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

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE 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 THIS EASEMENT 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 GRANTEES, SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR 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 EASEMENT PREVIOUSLY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, BY THE PLAT OF ARDEN P.U.D. PLAT 1, RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS HEREBY ACKNOWLEDGED AND REAFFIRMED NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL, CONSTRUCT, OPERATE, INSPECT, REPAIR REPLACE, UPGRADE, AND MAINTAIN WATER MANAGEMENT AND OTHER SAID DISTRICT FACILITIES WITHIN THE EASEMENT AREA, THE LANDS THEREIN AND THEREUNDER, BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND/OR PALM BEACH COUNTY.

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 GRANTEES, SUCCESSORS AND/OR ASSIGNS. WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH COUNTY.

TRACTS

TRACTS "O-1" THROUGH "O-7", 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 OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "RW-F1" AND "RW-F2", 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-F1" AND "RW-F2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

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 LAS DAY OF _____, 2019.

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

ACKNOWLEDGEMEN

COMMONWEALTH OF MASSACHUSETTS COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED JESSE R. BAKER WHO IS PERSONALLY KNOWN TO ME OR WHO HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AM REPRESENTATIVE OF HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

COMMISSION NUMBER:

ACCEPTANCE OF RESERVATIONS

COMMONWEALTH OF MASSACHUSETTS **COUNTY OF SUFFOLK**

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

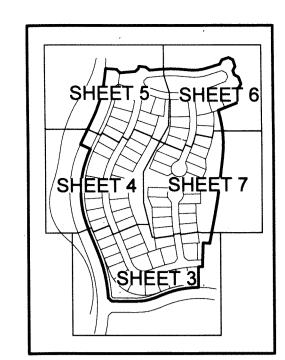
ARDEN HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

ACKNOWLEDGE**M**ENT

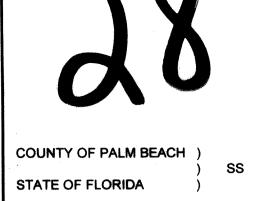
COMMONWEALTH OF MASSACHUSETTS **COUNTY OF SUFFOLK**

BEFORE ME PERSONALLY APPEARED STANLEY BROWN WHOUS PERSONALLY KNOWN TO ME OF AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING WHO HAS PRODUCED INSTRUMENT AS PRESIDENT OF ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 AVAILABLE) 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.

ARDEN HOMEOWNERS



NOT TO SCALE



IIS PLAT WAS FILED FOR RECORD AT ALL DAY OF RECORDED IN PLAT BOOK NO. J. 29 ON PAGE THRU SHARON R. BOCK. CLERK AND COMPTR

CLERK AND COMPTROLLER



COUNTY APPROVAI

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 19 DAY OF AUGUST2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

TITLE CERTIFICATION

STATE OF FLORIDA

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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON: AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 8, 2019

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,

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.

SHEET 1 OF 7

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 F WEST

HIGHLAND DUNES ASSOCIATES PROPERTY LLC



HIGHLAND DUNES ASSOCIATES PROPERTY LLC NOTARY

