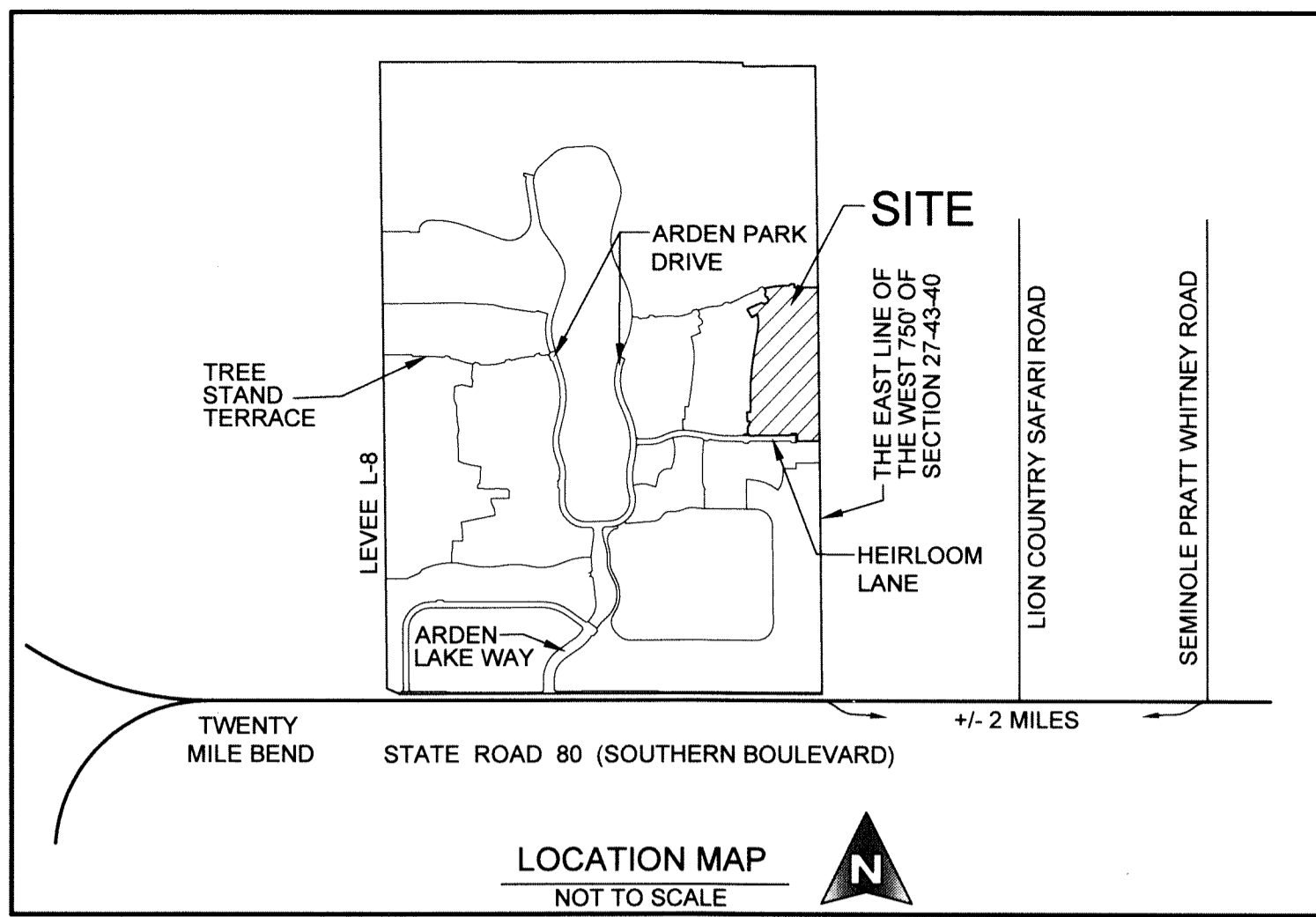


20210165001

# ARDEN P.U.D. POD J

BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.



### 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 J, BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ARDEN P.U.D. POD E NORTH, AS RECORDED IN PLAT BOOK 122, PAGES 152 THROUGH 155, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°57'11" WEST, ALONG THE NORTH LINE OF SAID ARDEN P.U.D. POD E NORTH, A DISTANCE OF 305.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HEIRLOOM LANE (TRACT "RW-4") AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 1°02'49" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HEIRLOOM LANE (TRACT "RW-4"); THENCE NORTH 43°57'11" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 88°57'11" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 46°02'49" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 88°57'11" WEST, A DISTANCE OF 559.29 FEET; THENCE NORTH 43°57'11" WEST, A DISTANCE OF 35.36 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID NORTHERLY LINE OF HEIRLOOM LANE (TRACT "RW-4")); THENCE NORTH 1°02'49" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 46°02'49" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 1°02'49" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°57'11" WEST, A DISTANCE OF 32.50 FEET; THENCE NORTH 1°02'49" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 48.08 FEET; THENCE NORTH 1°02'49" EAST, A DISTANCE OF 189.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3726.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'17"; A DISTANCE OF 663.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°15'05" EAST, A DISTANCE OF 309.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 524.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°43'38", A DISTANCE OF 207.85 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 850.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 25°17'16" EAST, FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°24'04", A DISTANCE OF 35.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°18'39" WEST, A DISTANCE OF 55.90 FEET; THENCE NORTH 27°41'12" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 62°18'39" EAST, A DISTANCE OF 55.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 975.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°36'16", A DISTANCE OF 163.44 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 61°39'15" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 75°05'17" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 31°21'46" EAST, A DISTANCE OF 36.32 FEET; THENCE NORTH 18°13'43" WEST, A DISTANCE OF 50.28 FEET; THENCE NORTH 58°47'18" WEST, A DISTANCE OF 34.46 FEET; THENCE NORTH 15°13'25" WEST, A DISTANCE OF 29.58 FEET; THENCE NORTH 31°11'04" EAST, A DISTANCE OF 36.21 FEET; THENCE NORTH 17°54'37" WEST, A DISTANCE OF 50.22 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 12°39'33" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'15", A DISTANCE OF 280.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°57'18" EAST, A DISTANCE OF 57.68 FEET; THENCE NORTH 46°02'42" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°57'18" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°02'42" WEST, A DISTANCE OF 49.80 FEET; THENCE SOUTH 88°57'18" EAST, A DISTANCE OF 325.11 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "FD", ALSO BEING THE EAST BOUNDARY OF SAID ARDEN P.U.D. PLAT 1; THENCE SOUTH 01°02'42" WEST ALONG SAID EAST LINE OF TRACT "FD" AND ARDEN P.U.D. PLAT 1, A DISTANCE OF 2134.01 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,876,375 SQUARE FEET OR 43.076 ACRES, MORE OR LESS.

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

### 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, 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, 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 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 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.

### TRACTS

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

TRACTS "O-1", "O-5", "O-6", "O-7", "O-8" AND "O-11", 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 "O-2", "O-3", "O-4", "O-9" AND "O-10", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "RW", AS SHOWN HEREON, IS 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 IS 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 TRACT "RW", AS SHOWN HEREON, IS 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 5th DAY OF September, 2021.

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

WITNESS: [Signature]  
 PRINTED NAME: Sam Maloney  
 WITNESS: [Signature]  
 PRINTED NAME: Samantha Ward

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

### ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED JESSE R. BAKER WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED [Signature] 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF September, 2021.

MY COMMISSION EXPIRES: 1/23/2021 [Signature]  
 NOTARY PUBLIC  
 COMMISSION NUMBER: — [Signature]  
 PRINTED NAME: Hannalea Howell

### 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 5th DAY OF September, 2021.

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

WITNESS: [Signature]  
 PRINTED NAME: Sam Maloney  
 WITNESS: [Signature]  
 PRINTED NAME: Samantha Ward

BY: [Signature]  
THOMAS C. TISCHER, PRESIDENT

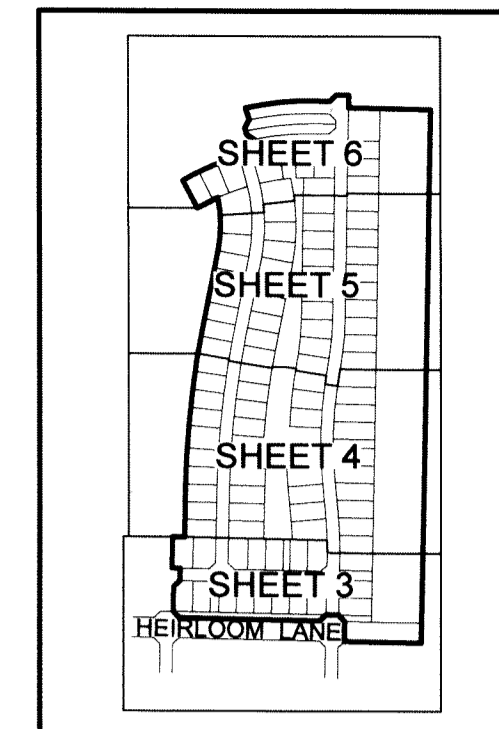
### ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED THOMAS C. TISCHER WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF September, 2021.

MY COMMISSION EXPIRES: 1/23/2021 [Signature]  
 NOTARY PUBLIC  
 COMMISSION NUMBER: — [Signature]  
 PRINTED NAME: Hannalea Howell



KEY MAP NOT TO SCALE

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS

THIS PLAT WAS FILED FOR RECORD AT 1:37 P.M. THIS 13 DAY OF OCTOBER, 2021, AND DULY RECORDED IN PLAT BOOK NO. 132 ON PAGE 3 THRU 8

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
BY: [Signature], D.C.

CLERK OF THE CIRCUIT COURT AND COMPTROLLER



### 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 9 DAY OF October, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), 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.

DATED: 2/4/2021 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 177.09(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.

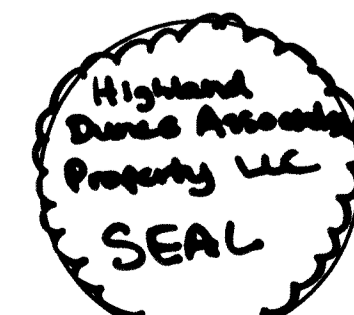
DATE: 9/10/2019 [Signature]  
LESLIE C. BISPOTT, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5698  
STATE OF FLORIDA

### PREPARING SURVEYOR & MAPPER'S STATEMENT

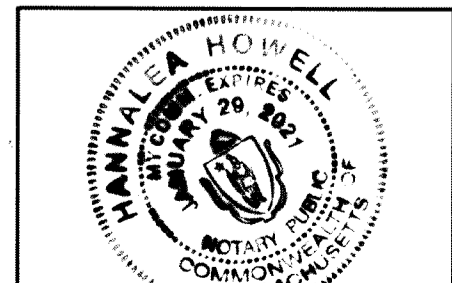
THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH & ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

SHEET 1 OF 6

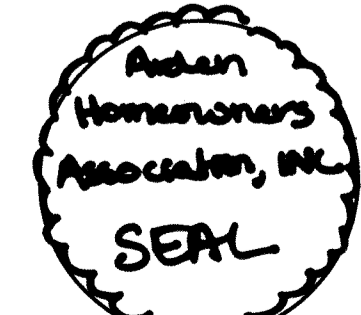
HIGHLAND DUNES ASSOCIATES PROPERTY LLC



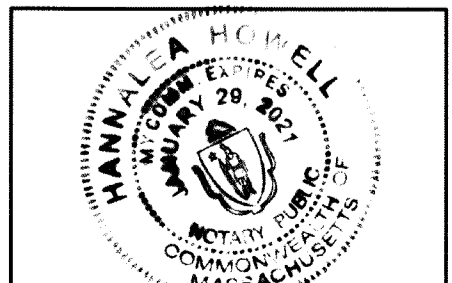
HIGHLAND DUNES ASSOCIATES PROPERTY LLC NOTARY



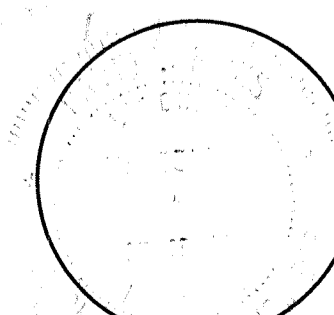
ARDEN HOMEOWNERS ASSOCIATION, INC



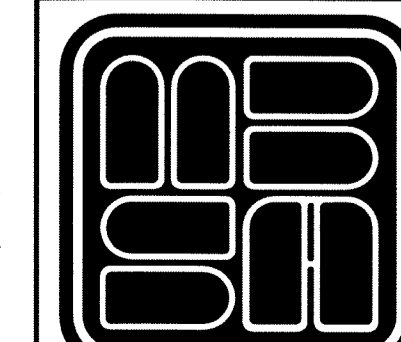
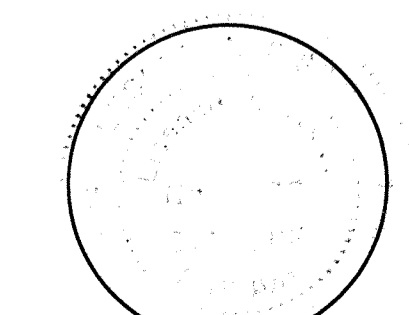
ARDEN HOMEOWNERS ASSOCIATION, INC NOTARY



COUNTY ENGINEER



PROFESSIONAL SURVEYOR AND MAPPER



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 J