DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT HIGHLAND DUNES ASSOCIATES PROPERTY LLC. A DELAWAR MIMTED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FORDIO, OWNER OF THE LAND SHOWN HERBON AS ARBON P.U.D. POOI NORTH, BURING A REPLAT OF A PORTION OF TRACT FD. ARBON P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THOMSING 15, PRUBE RECORDES OF PAUM BEACH COUNTY, FLORIDA. AND LYNIS IN SECTIONS 27 AND 28. TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA. AND BURING MORE PARTICLARY, DESCRIBED AS FOLLOWS.

General AT the sectificate cooled or also tract from trace some or the section of SAID SOUTHERN Y LINE OF OWEEN URSE BOTH EVAND EXTENSION (TRACT TOWN TO THE ADDRESS TOWN

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,496,917 SQUARE FEET OR 34,384 ACRES, MORE OR

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

EASEMENTS

THE DRIMMOR EASEMENTS, AS SHOWN NEREON, ARE HERBEY DEDICATED IN PERPETUITY FOR DRIMMOR PRITYORS, THE MAINTENANCE OF ALL DRIMMORE FACILITIES LOCATION THE HERBEY SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ARBEY HOVEOWHERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PAIM BEACH COUNTY.

PAUL BEACH COUNTY SHALL HAVE THE RESET BUT NOT THE GRUDATION. TO CONSTRUCT AND MUNITARIA MAY PORTION OF THE GRANAGE SYSTEM DECOMESSED BY THIS FLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPRIE PURPOSES ANY AND ALL DRAINAGE, LAW MANTENANCE AND LAKE MINITERANCE ACCESSES SESSEMENTS, AND PROVINTE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LITELITY EASEMENTS BUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE BOAD PURPO THE UTILITY EASIDATES RUNNERS AUCHDET MOST PROMILES TO THE TRUCTS FOR PROVIDE READ PROPOSES. THE PROPERTY OF THE TRUCK PROPERTY OF THE PROPERT

ALL TRACTS FOR PRIVATE STREET DURINGES AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OWERLYING ALL TOMATS OF PRIVATE STREET INPOSES, AS SHOWN-HEIGHT, AND HEIGHT SUBJECT TO AN OPEN YEAR MANIMENT AND HEIGHT STREET SUBJECT TO AN OPEN YEAR MANIMENT AND HEIGHT STREET, AND HEIGHT STRE

ARDEN P.U.D. POD I NORTH

BEING A REPLATION OF TRACT "FD" ARDEN PILID 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

THE WATER MANAGEMENT PARENTER AS EMPARA LEGICAL AND LEGICAL PROPERTY TO THE MORDIFON THE WATER MANAGEMENT EASIERINTS, AS SHOWN HERROY, ARE HERROY CECUTATIO TO THE KORTHERN RESECTION, REPORT REPORTED HER WATER AND MATERIAL CONTROL WHITE MANAGEMENT AND CONTROL NORTHERN PAUL BEACH COURTY MEROPHENT OSTRICT FACILITIES. THE LAKES THERE AND NORTHERN PAUL BEACH COURTY MEROPHENT OSTRICT FACILITIES. THE LAKES THERE AND COURTY MEROPHENT OSTRICT AND WITHOUT RECOVERED TO PAUL BEACH COUNTY MORTIESH PAUL BEACH STREAM OF THE PAUL BEACH COURTY MORTIESH PAUL COURTY MEROPHENT OSTRICT AND WITHOUT RECOVERED TO PAUL BEACH COUNTY MORTIESH PAUL CONTROLL CONTROLL RESPORT REPORT BEACH REPORT LEVER AND MATERIAL WATER AND MANAGEMENT AND CONTROLL CONTROLL RESPONDED THE PAUL SUPPORT AND MATERIAL WATER AND MATERI OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREA AREAS.

THE WATER MANAGEMENT ACCESS EASIERIETS AS SHOWN MERICON, ARE INSERT DEDICATED TO THE MORTHERN MANAGEMENT CHRISTIAN CONTINUENT DISTRICT AND PROBLEMS HORSELFOR MANAGEMENT AND CONCESSION OF REPROBLEMS HORSELFOR MANAGEMENT AND CORE STORMER MORTHERN MARCHAST MANAGEMENT AND CORE MORTHERN MERICON CONTINUENT OF ADMINISTRATION AND READY WATER MANAGEMENT AND OTHER MORTHERN MERICON CONTINUENT AND PROBLEMS TO MARCHAST MANAGEMENT AND CONTINUENT AND CONTINUENT MANAGEMENT AND CONTINUENT A

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSOLIAS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVITE PREDESTINA, IDSTIVILLS HOW OTHER HOWSHEFULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSOLING, WITHOUT RECOURSE TO PAUM BEACH COUNTY.

TRACT 'B-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOIR BUFFER FURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH.

TRACT -0 91 AS SUCKAS LIEDEON IS LIEDED VIDEOUS TRACTED IN SEE SIMPLE ADDOLLITE TO THE MORTHED IROU 1827, AS SHOWN HEREOVE IN THE HEREOF DEDUCATION IN THE SIMILE ABSOLUTE. FOR THE MARK HER MAN HEREOF LANGUAGE AND THE STATE ABSOLUTE. FOR THE MARK HEREOF LANGUAGE AND DUFFER PRIPOSES SAID TRACE "SE' BEING THE PERPETUAL MANTENANCE OLG SHOPE AND THE PERPETUAL MANTENANCE OLG SHOPE AND THE PERPETUAL MANTENANCE OLG SHOPE SAID THE PERPETUAL MANTENANCE OLG SHOPE ASSIGNS. AND/OR ASSIGNS, WITHOUT RELOCATED TO AND SHOPE OF THE PERPETUAL MANTENANCE OLG SHOPE ASSIGNS. AND/OR ASSIGNS, WITHOUT RELOCATES TO PAUM BEACH COUNTY.

TRACTS "O-1" THROUGH "O-5" AS SHOWN HERICIN ARE HEREBY RESERVED FOR THE ARCEN HOMEOWNERS ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, FOR OPIN SPACE, LANGGAPE, RECREATION, COMMON ACCESS, STORM WATER INSTITUTIONS SPECIFICALLY FOR REAR LOT DISMANDER PRIPOSES AND OTHER APPROVED USES, AND ARE THE PERPETUAL MANTENANCE DISLATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSOCIATION, ITS SUCCESSORS AND ASSOCIATION, TO SAID ASSOCIATION

TRACT TOWARD AS GUIDAN MEDICAN IS MEDICAN PROSECUENCED THE ADDRESS MANAGEMENT ASSOCIATION TRACT TWINNY, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARCEN HOMEOWHERE ASSOCIATION, IT. IS SUCCESSORS AND ASSISS, FOR PRIVATE STREET PURPOSES AND THE PROPERTY HAS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAD ASSOCIATION, ITS SUCCESSORS AND ASSISTED, WITHOUT RECURSES TO PAME BEACH COUNTY, A WATER MANAGEMENT EASSEMENT AND A WATER MANAGEMENT ACCESS ESSEMENT OWER ALL OF TRACT WINNY. AS SHOWN HEREON, IS RELEGISHED AND A WATER MANAGEMENT ACCESS ESSEMENT OWER ALL OF TRACT WINNY.

THACT TWINCT AS DICKNIH HERCOL IS HEREOF RESERVED FOR THE APPEAN CONTINUENTS ASSOCIATION.

IN SUCCESSION AND ASSOCIATION AS RESERVED AND COLD REFER FOR PROVIDE THESE PHAPPINES OF AND CHIEF PHILIPPOSE NOT INCORDISTENT WITH THE RESERVATION AND IS THE PERFECTIVE MANIFESTMENT OF THE PROPERTY AND CHIEF PHILIPPOSE AND CHIEF PHILIPPOSE NOT AS SOCIATION IS SOCIETATION AS OF ASSOCIATION IS SOCIETATION AS OF ASSOCIATION ASSOCIATION AS OF ASSOCIATION ASSOCIATION AS OF ASSOCIATION AS OFF TRACT TRACKY AS SHOWN HEREON IS HEREBY BESERVED FOR THE ADDRESS HOMEOWNERS ASSOCIATION

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THES PRESENTS TO BE SKINED BY ITS AM REPRESENTATIVE, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 315 DAY OF ACT 1 2021.

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

PRINTED NAME COLON Medicinos



SHEET 3 SHEET 4 SHEET!

COUNTY OF PALM BEACH | 88 STATE OF ELOPIDA THIS PLAT WAS FILED FOR RECORD AT #105 A.M. THIS 9.40 DAY OF HIGHER. 2022, AND DULY RECORDED IN PLAT BOOK NO. 133 ON PAGE 54 THRU 58 OSEPH ABIN.
CLERK OF THE CUR.
COMPTROLLER JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND

CLERK OF THE CIRCUIT COURT AND



ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

THE FOREGOIND INSTRUMENT WAS ADXIXVALEDGED BEFORE ME BY MEANS OF \$20 PHYSICAL PRESENCE OR ID ONLINE NOTARIZATION, THIS \$\frac{10^{10}}{2}\sqrt{10^{10}}\sqrt

MY COMMISSION EXPIRES: _3/8/34_

any extrature Army Berggren

ACCEPTANCE OF RESERVATIONS

COMMONWEALTH OF

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

WITNESS ARM DARWEL PRINTED NAME: Hannaka Howell WITNESS: Coshi PRINTED NAME: GHON Modeiros

ARDEN HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT BY: Z STANLEY BROWN, PRESIDENT

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS) COUNTY OF SUFFOLKS

MY COMMISSION EXPIRES: 3/8/84

ayro

COUNTY APPROVAL

ACCORDANCE WITH SECTION 177.081(1) F.S.

DAVID BIOX DE COUNTY ELECTION

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM REACHS

DATED: 12 16/2621

KONN, ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR AND MAPPER'S CERTIFICATE

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DATE: 5/13/2021

LASING MESPOTT OF M

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY LESUIL C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206 WEST PALM BRACH FLORIDA 33M0S

SHEET 1 OF 5 MICHAEL B. SCHORAF & ASSOCIATES, INC.

ARDEN P.U.D. POD I NORTH

HIGHLAND DUNES ASSOCIATES PROPERTY LLC



HIGHLAND DUNES

ADDEN HOMEOWNEDS ASSOCIATION INC SEAL







