

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 D SOUTHEAST, 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 ALL OF TRACT "O-7" AND TRACT "O-8", ARDEN P.U.D. POD C NORTH, AS RECORDED IN PLAT BOOK 129, PAGES 186 THROUGH 195, INCLUSIVE, 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 NORTHWEST CORNER OF SAID TRACT "FD", SAID POINT BEING A POINT ON THE SOUTHERLY LINE OF OKEECHOBEE BOULEVARD EXTENSION (TRACT "RW-1"). AS SHOWN ON SAID ARDEN P.U.D. PLAT 1: THENCE SOUTH 88°17'38" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "FD" AND SAID SOUTHERLY LINE OF OKEECHOBEE BOULEVARD EXTENSION (TRACT "RW-1"), A DISTANCE OF 948.54 FEET; THENCE SOUTH 01°42'22" WEST, A DISTANCE OF 941.45 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND: THENCE SOUTH 87°24'02" EAST, A DISTANCE OF 255.93 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4025.00 FEET AND WHOSE CENTER BEARS NORTH 86°52'26" WEST FROM SAID POINT: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 1°08'42", A DISTANCE OF 80.44 FEET TO A POINT OF NON-TANGENCY: THENCE SOUTH 40°22'30" EAST, A DISTANCE OF 35.14 FEET; THENCE SOUTH 85°01'17" EAST A DISTANCE OF 176.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 475.00 FEET: THENCE EASTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 10°00'39". A DISTANCE OF 82.99 FEET TO A POINT OF TANGENCY: THENCE NORTH 84°58'03" EAST, A DISTANCE OF 120.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 325,00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRA ANGLE OF 46°51'43", A DISTANCE OF 265.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48°10'13" EAST, A DISTANCE OF 56.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°24'07". A DISTANCE OF 81.69 FEET TO A POINT OF TANGENCY: THENCE SOUTH 62°34'20" EAST, A DISTANCE OF 123.26 FEET; THENCE NORTH 76°01'06" EAST, A DISTANCE OF 33.07 FEET; THENCE SOUTH 55°23'29" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TRACT "O-1", AS SHOWN ON SAID ARDEN P.U.D. PLAT 1. SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 295.00 FEET AND WHOSE CENTER BEARS SOUTH 55°23'29" EAST FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°56'57", A DISTANCE OF 92.41 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING THE NORTHEAST CORNER OF ARDEN P.U.D. POD C NORTH; THENCE NORTH 73°20'26" WEST ALONG THE NORTH LINE OF SAID ARDEN P.U.D. POD C NORTH, A DISTANCE OF 80,00 FEET TO A POINT ON THE EAST LINE OF TRACT "O-8", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF ARDEN PARK DRIVE (TRACT "RW-C7"), AS SHOWN ON SAID ARDEN P.U.D. POD C NORTH, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 375,00 FEET AND WHOSE CENTER BEARS SOUTH 73°20'26" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°06'34", A DISTANCE OF 157.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°27'00" EAST. A DISTANCE OF 219.72 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID EAST LINE OF TRACT "O-8" AND SAID WEST LINE OF TRACT "RW-C7" (ARDEN PARK DRIVE) AS SHOWN ON SAID ARDEN P.U.D. POD C NORTH) TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "O-8"; THENCE SOUTH 37°33'00" WEST ALONG SAID SOUTHERLY LINE OF TRACT "O-8", A DISTANCE OF 35.36 FEET TO A POINT ON THE WEST LINE OF SAID ARDEN P.U.D. POD C NORTH; THENCE SOUTH 07°27'00" EAST ALONG SAID WEST LINE OF ARDEN P.U.D. POD C NORTH, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "O-7"; THENCE SOUTH 52°27'00" EAST ALONG SAID NORTHERLY LINE OF TRACT "O-7", A DISTANCE OF 35.36 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "O-7", ALSO BEING THE WEST LINE OF SAID TRACT "RW-C7" (ARDEN PARK DRIVE); THENCE SOUTH 07°27'00" EAST, A DISTANCE OF 219.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°27'21", A DISTANCE OF 180.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33°54'21" EAST, A DISTANCE OF 127.03 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EAST LINE OF TRACT "0-7" AND SAID WEST LINE OF TRACT "RW-C7" (ARDEN PARK DRIVE)) TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "O-7", SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RUGGED TRUNK TRAIL (TRACT "RW-C6"); THENCE SOUTH 11°05'39" WEST ALONG SAID SOUTHERLY LINE OF TRACT "O-7" AND THE NORTHERLY RIGHT-OF-WAY LINE OF RUGGED TRUNK TRAIL (TRACT "RW-C6"), A DISTANCE OF 35.36 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "O-7"; THENCE NORTH 33°54'21" WEST, A DISTANCE OF 152.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 415.00 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°27'21". A DISTANCE OF 191.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 07°27'00" WEST, A DISTANCE OF 124.87 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WEST LINE OF TRACT "O-7") TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 305.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 119°31'29", A DISTANCE OF 636.26 FEET T() A POINT OF TANGENCY; THENCE NORTH 67°55'31" WEST, A DISTANCE OF 512.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1295.00 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°15'34". A DISTANCE OF 209.28 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID ARDEN P.U.D. POD C NORTH) TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 12°48'55" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 130.00 FEET; THENCE NORTH 21°48'25" EAST, A DISTANCE OF 50.60 FEET; THENCE NORTH 13°07'21" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 05°28'24" WEST, A DISTANCE OF 102.53 FEET; THENCE NORTH 10°20'43" EAST, A DISTANCE OF 190.00 FEET: THENCE NORTH 54°37'54" EAST, A DISTANCE OF 35.79 FEET; THENCE NORTH 08°55'06" EAST, A DISTANCE OF 52.93 FEET 10 THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3975.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°35'44". A DISTANCE OF 41.33 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1645.00 FEET AND WHOSE CENTER BEARS SOUTH 11°07'35" WEST FROM SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°18'44". A DISTANCE OF 209.94 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03°01'49" EAST, A DISTANCE OF 298.15 FEET; THENCE NORTH 27°52'36" EAST, A DISTANCE OF 48.03 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED FARCEL OF LAND CONTAINS 27.169 ACRES OR 1,183,476 SQUARE FEET, MORE OR

HAS CAUSED THE SAME 10 BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE

ARDEN P.U.D. POD D SOUTHEAST

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 ALL OF TRACT "O-7" AND TRACT "O-8", ARDEN P.U.D. POD C NORTH, AS RECORDED IN PLAT BOOK 129, PAGES 186 THROUGH 195, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

TRACTS

TRACTS "O-1" THROUGH "O-3". 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.

TRACTS "O-4" AND "O-5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "RW-1" AND "RW-2"", 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 TRACTS "RW-1" AND "RW-2" ARE HEREBY FURTHER RESERVED AS A WATER MANAGEMENT EASEMENT AND A WATER MANAGEMENT ACCESS EASEMENT AND ARE DEDICATED AS SUCH TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, PURSUANT TO THE RESPECTIVE EASEMENT DEDICATIONS SHOWN HEREON.

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 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 POTABLE WATER PIPELINES. RAW WATER PIPELINES. WASTEWATER PIPELINES. RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT. 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 MITHIN THIS EASEMENT 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 GRANTEES 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

THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNOBSTRUCTED EQUIPMENT. 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.

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 ACCESS TO AND MAINTENANCE 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.

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 ______ DAY OF _______, 2022.

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

ACKNOWLEDGMEN

COMMONWEALTH OF MASSACHUSETTS) COUNTY OF SUFFOLK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 🗹 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS AND OF DANGES 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

MY COMMISSION EXPIRES: 4/26/24

Wangmine was the of the contract with

(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 DAY OF James, 2022.

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

COMMONWEALTH OF MASSACHUSETTS) COUNTY OF SUFFOLK)

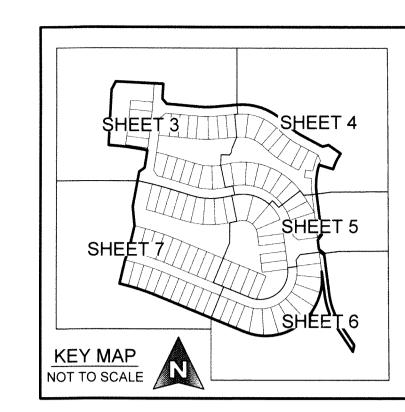
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF DAY OF 2022, BY STANLEY BROWN AS PRESIDENT FOR ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED

ACKNOWLEDGMENT

AS IDENTIFICATION.

MATHEREN N. V. MOVELLA MARCH Commonwealth of Massacous My Commission Expires April 76 2014

(PRINTED NAME) - NOTARY PUBLIC



COUNTY OF PALM BEACH STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 10:59 A.M. THIS 315+ DAY OF March , 2022, AND DULY RECORDED IN PLAT BOOK NO. _ ON PAGE 122 THRU 128

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

CLERK OF THE CIRCUIT COURT AND



COUNTY APPROVAL

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 29 DAY OF _______ ARCH_, 2022, 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 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.

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 ACCURA E 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.

.ÉSLIE C. B**/**SPOTT, 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

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

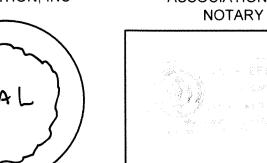
ARDEN P.U.D. POD D SOUTHEAST

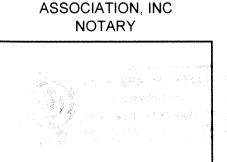
HIGHLAND DUNES ASSOCIATES PROPERTY LLC



HIGHLAND DUNES ASSOCIATES PROPERTY LLC NOTARY

WIMLEEN M. Molary Cult. · Carrierannes de la reconstitu ARDEN HOMEOWNERS ASSOCIATION, INC.





ARDEN HOMEOWNERS

