DEDICATION AND RESERVATION

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 A EAST AND POD B EAST, BEING A REPLAT OF A PORTION OF TRACT "FD". ARDEN PLAT 1, AS RECORDED IN PLAT BOOK 132, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33; THENCE SOUTH 88°17'31" EAST, ALONG THE NORTH LINE OF SECTION 33, A DISTANCE OF 1049.87 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE CHORD BEARS NORTH 02°01'56" WEST, DISTANCE OF 207.74 FEET, FROM SAID POINT, BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1915.00 FEET, THROUGH A CENTRAL ANGLE OF 06°13'06" AND AN ARC LENGTH OF 207.83 FEET; THENCE NORTH 15°50'39" EAST. A DISTANCE OF 73.83 FEET; THENCE NORTH 06°37'24" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 03°02'37" WEST, A DISTANCE OF 98.79 FEET: THENCE NORTH 00°07'22" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 26°07'18" WEST, A DISTANCE OF 72.47 FEET; THENCE NORTH 00°07'22" EAST, A DISTANCE OF 55.03 TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE CHORD BEARS NORTH 03°59'27" EAST, A DISTANCE OF 139.63 FEET, FROM SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1035.00 FEET, THROUGH A CENTRAL ANGLE OF 07°44'09" AND AN ARC LENGTH OF 139.74 FEET TO A NON TANGENT POINT; THENCE NORTH 78°57'04" EAST, A DISTANCE OF 108.46 FEET: THENCE SOUTH 74°30'16" EAST, A DISTANCE OF 141.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE CHORD BEARS NORTH 8°24'42" EAST, A CHORD DISTANCE OF 6.06 FEET, FROM SAID POINT: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1565.00 FEET, THROUGH A CENTRAL ANGLE OF 0°13'19" AND AN ARC LENGTH OF 6.06 FEET; THENCE NORTH 08°31'22" EAST, A DISTANCE OF 92.57 FEET; THENCE NORTH 32°36'25" WEST A DISTANCE OF 32.89 FEET; THENCE NORTH 07°11'53" EAST, A DISTANCE OF 196.36 FEET; THENCE NORTH 54°52'00" EAST, A DISTANCE OF 36.17 FEET; THENCE SOUTH 82°08'06" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 38°09'01" EAST. A DISTANCE OF 36.37 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, WHOSE CHORD BEARS NORTH 85°58'07" EAST, A DISTANCE OF 312.04 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 975.00 FEET THROUGH A CENTRAL ANGLE OF 18°24'59" AND AN ARC LENGTH OF 313.39 FEET; THENCE NORTH 76°45'38" EAST, A DISTANCE OF 23.26 FEET; THENCE NORTH 31°22'25" EAST, A DISTANCE OF 35.59 FEET; THENCE NORTH 77°32'01" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 58°37'35" EAST, A DISTANCE OF 35.12 FEET; THENCE NORTH 76°45'38" EAST, A DISTANCE OF 137.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 525 00 FFFT THROUGH A CENTRAL ANGLE OF 12°27'59" AND AN ARC LENGTH OF 114.23 FEET; THENCE NORTH 89°13'36" EAST, A DISTANCE OF 67.30 FEET, THENCE NORTH 37°11'22" EAST, A DISTANCE OF 40.36 FEET: THENCE NORTH 74°13'42" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 15°46'18" EAST, A DISTANCE OF 20.41 FEET; THENCE SOUTH 55°46'24" EAST, A DISTANCE OF 32.14 FEET; THENCE NORTH 84°13'30" EAST, A DISTANCE OF 100.87 FEET; THENCE SOUTH 15°46'24" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 60°46'24" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 15°46'24" EAST, A DISTANCE OF 195.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 994.00 FEET, THROUGH A CENTRAL ANGLE OF 31°12'19" AND AN ARC LENGTH OF 541.37 FEET; THENCE SOUTH 15°25'55" WEST, A DISTANCE OF 227.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 670.00 FEET, THROUGH A CENTRAL ANGLE OF 33°45'12" AND AN ARC LENGTH OF 394.70 FEET; THENCE SOUTH 18°19'17" EAST, A DISTANCE OF 101.81 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, THROUGH A CENTRAL ANGLE OF 20°44'56" AND AN ARC LENGTH OF 112.26 FEET; THENCE SOUTH 02°25'39" WEST, A DISTANCE OF 101.72 FEET; THENCE SOUTH 47°25'39" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 02°25'39" WEST, A DISTANCE OF 80.00 FEET, THENCE SOUTH 42°34'21" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 02°25'39" WEST, A DISTANCE OF 164.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO NORTHEAST: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 92°25'39" AND AN ARC LENGTH OF 588.81 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 76.15 FEET; THENCE SOUTH 45°07'46" EAST, A DISTANCE OF 34.86 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 75.59 FEET TO A POINT OF CURVATURE OF CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 307.00, THROUGH A CENTRAL ANGLE OF 10°13'22" AND AN ARC LENGTH OF 54.78 FEET: THENCE SOUTH 10°13'22" WEST, A DISTANCE OF 144.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 843.00 FEET, THROUGH A CENTRAL ANGLE OF 08°02'48" AND AN ARC LENGTH OF 118.39 FEET TO A POINT ON THE ARC OF CIRCULAR CURVE CONCAVE TO THE SOUTH, WHOSE CHORD BEARS SOUTH 81°36'30" WEST, A DISTANCE OF 371.16 FEET, FROM SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 855.00 FEET, THROUGH A CENTRAL ANGLE OF 25°04'19" AND AN ARC LENGTH OF 374.14 FEET; THENCE SOUTH 69°04'20" WEST, A DISTANCE OF 82.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE THE NORTH: THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 645.00 FEET, THROUGH A CENTRAL ANGLE OF 34°29'20" AND AN ARC LENGTH OF 388.25 FEET; THENCE NORTH 76°26'20" WEST, A DISTANCE OF 55.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 855.00 FEET, THROUGH A CENTRAL ANGLE OF 21°09'04" AND AN ARC LENGTH OF 315.63 FEET; THENCE SOUTH 82°24'36" WEST, A DISTANCE OF 71.78 FEET TO A POINT CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH: THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1145.00 FEET, THROUGH A CENTRAL ANGLE OF 21°32'39" AND AN ARC LENGTH OF 430.54 FEET; THENCE NORTH 76°02'45" WEST, A DISTANCE OF 77.15 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 855 00 FEET, THROUGH A CENTRAL ANGLE OF 11°29'05" AND AN ARC LENGTH OF 171.38 FEET TO A NON TANGENT POINT; THENCE NORTH 02°28'10" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 10°36'18" EAST, A DISTANCE OF 74.77 FEET, THENCE NORTH 01°36'26" EAST, DISTANCE OF 106.57 FEET; THENCE SOUTH 88°23' 34" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 01°36"26" EAST, A DISTANCE OF 60.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1165.00 FEET, THROUGH A CENTRAL ANGLE OF 09°58'28" AND AN ARC LENGTH OF 202.81 FEET TO A NON TANGENT POINT; THENCE NORTH 80°08'50" EAST, A DISTANCE OF 470.74 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST. WHOSE CHORD BEARS NORTH 11°04'27" WEST, A DISTANCE OF 144.19 FEET, FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.98 FEET, THROUGH A CENTRAL ANGLE OF 48°22'18" AND AN ARC LENGTH OF 148.57 FEET TO A NON TANGENT POINT; THENCE NORTH 20°40'51" WEST, A DISTANCE OF 49.10 FEET; THENCE NORTH 00°24'37" EAST, A DISTANCE OF 47.98 FEET: THENCE SOUTH 88°14'55" EAST, A DISTANCE OF 128.15 FEET; THENCE SOUTH 88°24'25" EAST, A DISTANCE OF 120,00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST; WHOSE CHORD BEARS NORTH 02°41'29" EAST, A DISTANCE OF 25.49 FEET, FROM SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 665.00 FEET, THROUGH A CENTRAL ANGLE OF 2°11'47" AND AN ARC LENGTH OF 25.49 FEET; THENCE NORTH 03°47'23" EAST, A DISTANCE OF 80.75 FEET: THENCE NORTH 39°59'13" WEST, A DISTANCE 34.59 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, WHOSE CHORD BEARS NORTH 86°35'57" WEST, A CHORD DISTANCE OF 145.95 FEET, FROM SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 1475.00 FEET, THROUGH A CENTRAL ANGLE OF 5°40'19" AND AN ARC LENGTH OF 146.01 FEET; THENCE NORTH 89°26'07" WEST, A DISTANCE OF 126.29 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH: THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1025:00 FEET, THROUGH A CENTRAL ANGLE OF 7°53'23" AND AN ARC LENGTH OF 141.14 FEET; THENCE NORTH 03°21'49" EAST, A DISTANCE OF 50.21 FEET; THENCE NORTH 52°20'34" EAST, A DISTANCE OF 36.19 FEET; THENCE NORTH 05°58"09" EAST, A DISTANCE OF 179.27 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1275.00 FEET, THROUGH A CENTRAL ANGLE OF 02°04'40" AND AN ARC LENGTH OF 46.24 FEET; THENCE NORTH 77°55'47" WEST, A DISTANCE OF 141.62 FEET; THENCE NORTH 75°02'51" WEST, A DISTANCE OF 61.26 FEET: THENCE NORTH 75°06'35" WEST, A DISTANCE OF 40.88 FEET; THENCE NORTH 67°01'42" WEST, A DISTANCE OF 81,40 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE CHORD BEARS NORTH 03°10'09" EAST, A DISTANCE OF 139.82 FEET, FROM SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1915.00 FEET, THROUGH A CENTRAL ANGLE OF 04°11'04" AND AN ARC LENGTH OF 139.86 FEET TO THE INTERSECTION WITH NORTH LINE OF SECTION 33 AND THE POINT OF BEGINNING.

CONTAINING 3,793,152 SQUARE FEET OR 87.079 ACRES MORE OR LESS.

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

ARDEN P.U.D. POD A EAST AND POD B EAST

BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS, 28 AND 33, 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 ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION. CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENTS AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., SUCCESSORS AND 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 MANAGEMENTS 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 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.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO 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

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC RIGHT-OF-WAYS, 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. 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. 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 P.B.C. 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, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS UN 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 EASEMENTS 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.

HIGHLAND DUNES

ASSOCIATES PROPERTY LLC

SEAL

TRACTS "O-1" THROUGH "O-6", "O-11" AND "O-12", AS SHOWN HEREON ARE HEREBY RESERVED FOR 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-7" THROUGH "O-10" AND "O-13" THROUGH "O-19", AS SHOWN HEREON ARE HEREBY RESERVED FOR ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "RW-5". AS SHOWN HEREON, IS HEREBY RESERVED FOR 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-5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

TRACTS "B-1" AND "B-2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PUBLIC PEDESTRIAN ACCESS AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ARDEN HOMEOWNERS

ASSOCIATION, INC

Arden

Homeowners

Association, IN

SEAL

HIGHLAND DUNES

ASSOCIATES PROPERTY LLC

NOTARY

IN WITNESS WHEREOF, HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 24th DAY OF Lune, 2016.

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

PRINTED NAME: Danielle Wence

COUNTY OF PALM BEACH SUFFOLK

ACKNOWLEDGMENT STATE OF FLORIDA- COMMONWEALTH OF MASSACHUSETTS

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, 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 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.

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 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: 6/23/2016 JOHN M. KUHN, ATTORNEY-AT-LAW FLORIDA BAR NUMBER: 0966983

ACCEPTANCE OF RESERVATIONS

-STATE OF FLORIDA COMMONWEALTH OF MASSACHUSETTS COUNTY OF PALM BEACH SUFFOLK

THE ARDEN HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE

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

> > NORTHERN PALM BEACH COUNTY

IMPROVEMENT DISTRICT

SEAL

PRINTED NAME: Danelle Wiencek COMMON YEALTH OF

ACKNOWLEDGMEN

COUNTY OF PALM BEACH SUFFORK

MASSACHUSETTS

ARDEN HOMEOWNERS

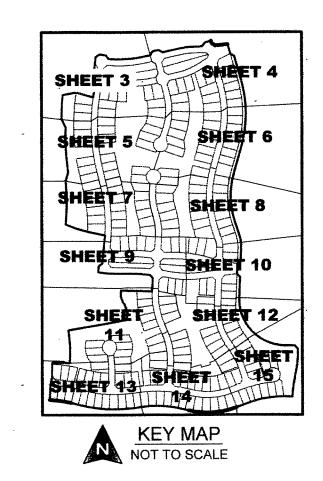
ASSOCIATION, INC

NOTARY

BEFORE ME PERSONALLY APPEARED THOMAS C. TISCHER, WHO IS PERSONALLY KNOWN TO ME, OR WHO AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING 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 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 TO DAY OF JUNE, 2016.

COUNTY ENGINEER



COUNTY OF PALM BEACH

STATE OF FLORIDA THIS PLAT WAS FILED FOR RECORD AT 12'22 PM. THIS 13th DAY OF September, 2016, AND DULY RECORDED IN PLAT BOOK NO. /22_ ON PAGE <u>64</u> THRU <u>78</u>

SHARON R. BOCK, CLERK AND COMPTROLLER



COUNTY APPROVAL

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 13- DAY OF 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS AND THE WATER MANAGEMENT ACCESS EASEMENTS. AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

DATED THIS ST DAY OF July , 2016.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 151 DAY

> NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT 53

ASSISTANT SECRETARY **BOARD OF SUPERVISORS**

PRESIDENT **BOARD OF SUPERVISORS**

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR

LICENSE NO. 5698 STATE OF FLORIDA MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD. SUITE NO. 206 WEST PALM BEACH, FL 33406 CERTIFICATE OF AUTHORIZATION NO. LB 2438

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 15

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 A EAST AND POD B EAST

PN1627ASURVEY\CAD\ABEAST\1627 A1B1 PLAT.dwg, 6/22/2016 11:12:28 AM, Leslie