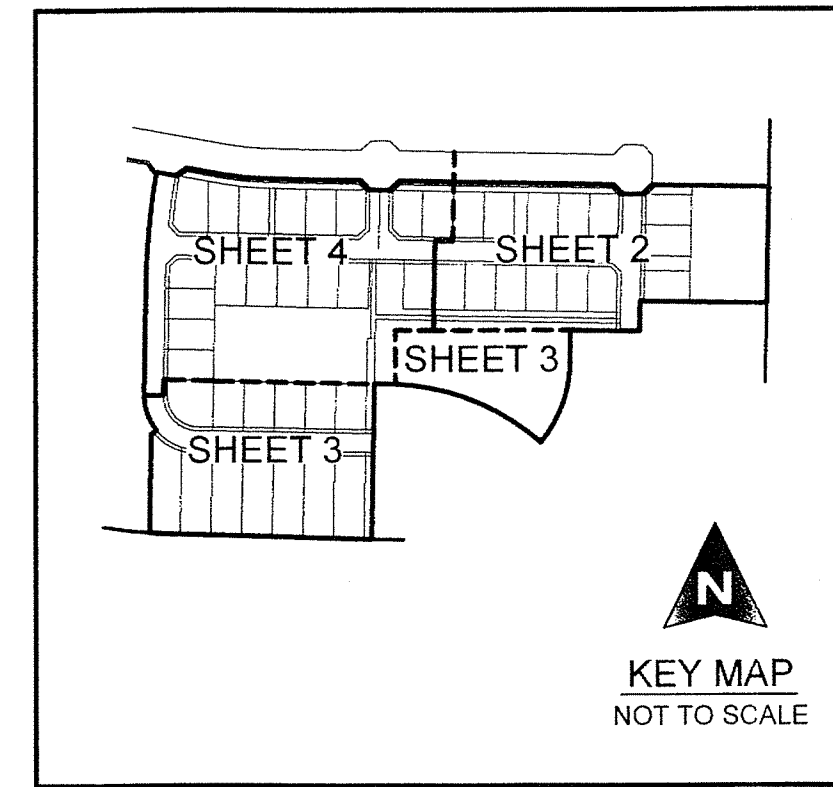
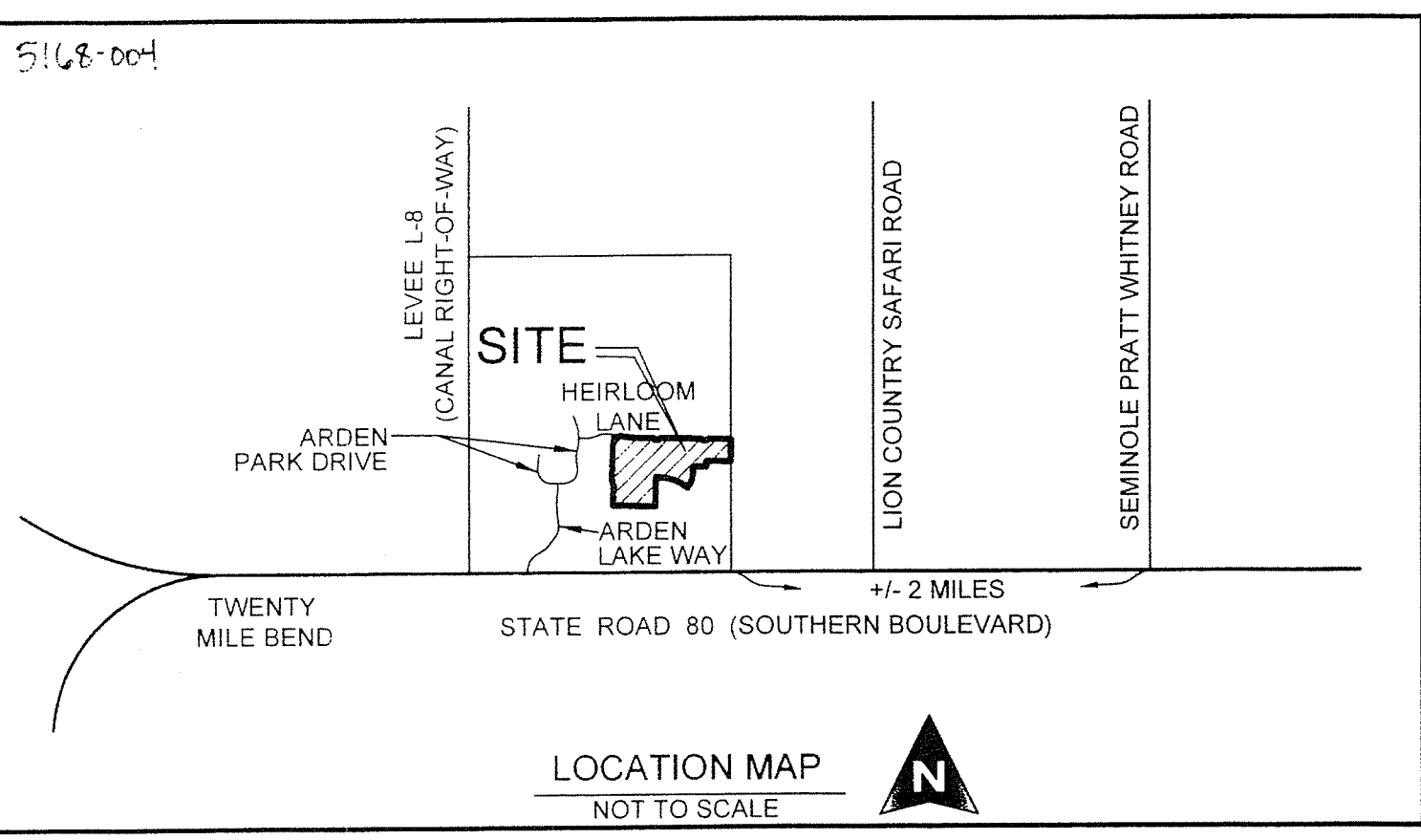


ARDEN P.U.D. POD E NORTH

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, 28, 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 4



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 8:56 A.M. THIS 6 DAY OF December 2016, AND DULY RECORDED IN PLAT BOOK NO. 122 ON PAGE 152 THRU 155
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: [Signature] D.C.

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 E NORTH, 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, 28, 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON SECTION CORNER OF SAID SECTIONS 27, 28, 33 AND 34; THENCE SOUTH 88°21'24" EAST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 780.04 FEET TO A POINT WHICH LIES 780 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINES OF SAID SECTIONS 27 AND 34; SAID POINT BEING THE POINT OF BEGINNING OF THE SUBJECT PARCEL; THENCE SOUTH 01°02'36" WEST ALONG A LINE 780.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 148.71 FEET; THENCE NORTH 88°57'27" WEST, A DISTANCE OF 330.12 FEET; THENCE SOUTH 01°02'33" WEST, A DISTANCE OF 78.88 FEET; THENCE NORTH 88°57'27" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 01°02'33" WEST, A DISTANCE OF 84.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 345.00, THROUGH A CENTRAL ANGLE OF 37°45'29", AND AN ARC DISTANCE OF 227.35 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTH, WHOSE CHORD BEARS NORTH 68°08'39" WEST, FROM SAID POINT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 605.00 FEET, THROUGH A CENTRAL ANGLE OF 39°34'58" AND AN ARC DISTANCE OF 417.96 FEET TO THE POINT OF TANGENCY, THENCE NORTH 87°56'08" WEST, A DISTANCE OF 53.92 FEET; THENCE SOUTH 01°02'49" WEST, A DISTANCE OF 406.48 FEET; THENCE NORTH 88°24'56" WEST, A DISTANCE OF 536.83 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTH, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1078.65 FEET, THROUGH A CENTRAL ANGLE OF 02°17'45", AND AN ARC DISTANCE OF 43.22 FEET TO A POINT OF NON-TANGENCY, THENCE NORTH 01°02'49" EAST, A DISTANCE OF 257.85 FEET; THENCE NORTH 50°51'05" EAST, A DISTANCE OF 17.10 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE EAST, WHOSE CHORD BEARS NORTH 19°03'03" WEST, FROM SAID POINT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 140.00 FEET, THROUGH A CENTRAL ANGLE OF 40°11'43" AND AN ARC DISTANCE OF 98.22 FEET TO THE POINT OF TANGENCY, THENCE NORTH 01°02'49" EAST, A DISTANCE OF 311.75 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, WHOSE CHORD BEARS NORTH 05°27'12" EAST, FROM SAID POINT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1797.95 FEET, THROUGH A CENTRAL ANGLE OF 8°48'47" AND AN ARC DISTANCE OF 276.56 FEET TO A POINT OF NON-TANGENCY, THENCE SOUTH 78°48'45" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 55°10'05" EAST, A DISTANCE OF 35.57 FEET; THENCE SOUTH 79°29'09" EAST, A DISTANCE OF 99.62 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH, WHOSE CHORD BEARS SOUTH 84°13'10" EAST, FROM SAID POINT, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 840.00, THROUGH A CENTRAL ANGLE OF 09°28'03" AND AN ARC DISTANCE OF 105.75 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 251.99 FEET; THENCE SOUTH 43°57'11" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 46°02'49" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 559.29 FEET; THENCE SOUTH 43°57'11" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 46°02'49" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 305.11 FEET TO A POINT ON A LINE WHICH LIES 780 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 01°02'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 148.12 FEET; THENCE SOUTH 01°02'36" WEST ALONG A LINE 780.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 8.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,018,533 SQUARE FEET OR 23.382 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS

TRACT "RW", 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", AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

TRACTS "B-1", "B-2", "B-3" AND "B-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-1" THROUGH "O-5", 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.

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.

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 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 LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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, 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.

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. 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 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, ITS SUCCESSORS AND ASSIGNS, 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 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 EASEMENT, AS SHOWN HEREON, IS 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 EASEMENT 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE 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 22nd DAY OF September, 2016.

HIGHLAND DUNES ASSOCIATES PROPERTY LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA
WITNESS: *Danielle Winick* BY: *Jesse R. Baker*
PRINTED NAME: Danielle Winick JESSE R. BAKER, AM REPRESENTATIVE
WITNESS: *Kathryn Farrell*
PRINTED NAME: Kathryn Farrell

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF September, 2016.
MY COMMISSION EXPIRES: 1/29/2021
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF 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 OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF September, 2016.

ARDEN HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
WITNESS: *Danielle Winick* BY: *Thomas C. Tischer*
PRINTED NAME: Danielle Winick THOMAS C. TISCHER, PRESIDENT
WITNESS: *Kathryn Farrell*
PRINTED NAME: Kathryn Farrell

HIGHLAND DUNES ASSOCIATES PROPERTY LLC
HIGHLAND DUNES ASSOCIATES PROPERTY LLC
ARDEN HOMEOWNERS ASSOCIATION, INC.
ARDEN HOMEOWNERS ASSOCIATION, INC.
COUNTY ENGINEER
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
SURVEYOR

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED THOMAS C. TISCHER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 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 22nd DAY OF September, 2016.
MY COMMISSION EXPIRES: 1/29/2021
NOTARY PUBLIC

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; 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: 9/25/2016 BY: JOHN M. KUHN, ATTORNEY-AT-LAW

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 EASEMENT, 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.

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 ONEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 10th DAY OF October, 2016.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 53
ATTEST: *Oneal Bardin, Jr.* BY: *Matthew J. Boykin*
ONEAL BARDIN, JR. ASSISTANT SECRETARY BOARD OF SUPERVISORS MATTHEW J. BOYKIN, PRESIDENT BOARD OF SUPERVISORS

SITE DATA

APPLICATION NAME HIGHLAND DUNES PUD POD E-NORTH
APPLICATION NUMBER DRO-2014-02511
CONTROL NUMBER 2005-394
TOTAL LAND AREA 23.382 ACRES

P.U.D. TABULATION

TRACT "B-1" EXEMPT ACREAGE (EXZ)	0.278 ACRES
TRACT "B-2" EXEMPT ACREAGE (EXZ)	0.335 ACRES
TRACT "B-3" EXEMPT ACREAGE (EXZ)	0.067 ACRES
TRACT "B-4" EXEMPT ACREAGE (EXZ)	1.400 ACRES
TRACT "O-1" EXEMPT ACREAGE (EXZ)	0.119 ACRES
TRACT "O-2" EXEMPT ACREAGE (EXZ)	5.268 ACRES
TRACT "O-3" EXEMPT ACREAGE (EXZ)	0.102 ACRES
TRACT "O-4" EXEMPT ACREAGE (EXZ)	0.104 ACRES
TRACT "O-5" EXEMPT ACREAGE (EXZ)	0.045 ACRES
TRACT "RW" EXEMPT ACREAGE (EXZ)	3.373 ACRES
LOTS 1-45 SINGLE FAMILY-TRADITIONAL (SFT) 45 DWELLING UNIT(DU)	12.291 ACRES
TOTAL ACREAGE	23.382 ACRES
NUMBER OF LOTS	45 LOTS
DENSITY (GROSS)	1.92 DWELLING UNITS PER ACRE

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 5th DAY OF October, 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.

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF SECTION 34 BEING THE SOUTH LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 88°21'24" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

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.

DATED: 9/29/2016
Leslie C. Bispo
LESLIE C. BISPOTT, P.S.M.
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 & ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

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 E NORTH