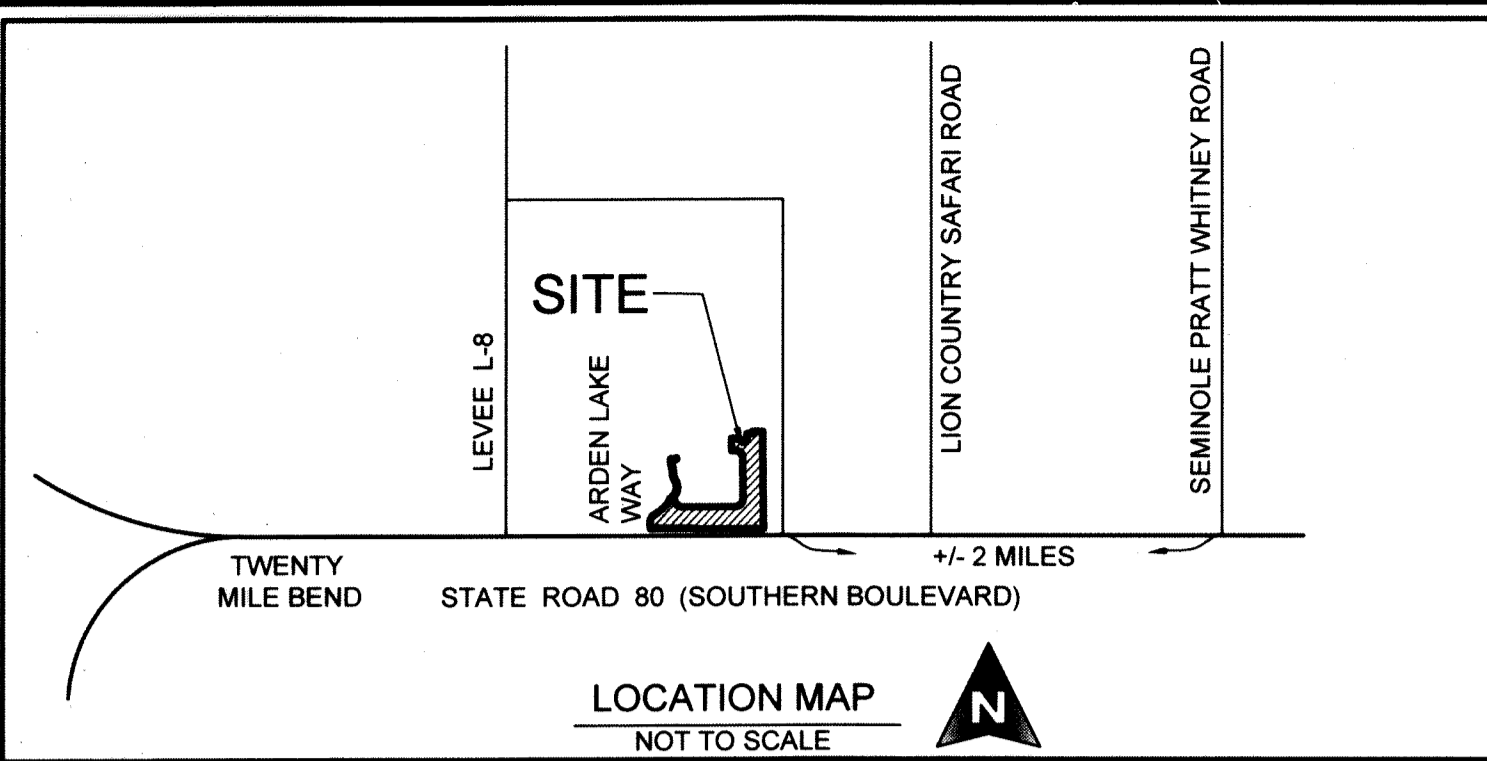


ARDEN P.U.D. POD E SOUTH

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 33 AND 34, 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 E SOUTH, 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 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 33 AND 34, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 88°21'24" EAST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 780.04 FEET TO A POINT ON A LINE PARALLEL WITH, AND 780 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 34; THENCE SOUTH 01°02'36" WEST, ALONG SAID PARALLEL LINE AND THE EAST LINE OF SAID TRACT "FD", A DISTANCE OF 148.71 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. POD E NORTH AS RECORDED IN PLAT BOOK 122, PAGES 152 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING OF THE SUBJECT PARCEL; THENCE CONTINUE SOUTH 01°02'36" WEST ALONG SAID PARALLEL LINE AND THE EAST LINE OF SAID TRACT "FD", A DISTANCE OF 3188.58 FEET TO A POINT ON THE NORTH LINE OF TRACT "RW-3" ALSO BEING THE SOUTH LINE OF TRACT "FD" AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 88°24'56" WEST, A DISTANCE OF 2226.37 FEET, THENCE NORTH 75°01'40" WEST, A DISTANCE OF 51.83 FEET; THENCE NORTH 88°24'56" WEST, A DISTANCE OF 914.98 FEET, THENCE NORTH 88°29'50" WEST, A DISTANCE OF 485.04 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID NORTH LINE OF TRACT "RW-3" AND SAID SOUTH LINE OF TRACT "FD") TO THE POINT ON THE EAST RIGHT-OF-WAY LINE OF ARDEN LAKE WAY TRACT "RW-2" AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 43°29'50" WEST, A DISTANCE OF 35.36 FEET, THENCE NORTH 01°30'10" EAST, A DISTANCE OF 151.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 337.00 FEET, THROUGH A CENTRAL ANGLE OF 55°44'05" AND AN ARC LENGTH OF 327.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 57°14'15" EAST, A DISTANCE OF 267.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 423.00 FEET, THROUGH A CENTRAL ANGLE OF 19°27'13" AND AN ARC LENGTH OF 143.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°47'02" EAST, A DISTANCE OF 79.02 FEET; THENCE NORTH 82°47'02" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 37°47'02" EAST A DISTANCE OF 80.00 FEET, THENCE NORTH 07°12'58" WEST, A DISTANCE OF 35.36 FEET TO THE NORTHERLY LIMITS OF SAID TRACT "RW-2" (THE PRECEDING NINE COURSES BEING COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF ARDEN LAKE WAY) TRACT "RW-2"; THENCE NORTH 37°47'02" EAST, A DISTANCE OF 78.08 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE SOUTHEAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 307.00 FEET, THROUGH A CENTRAL ANGLE OF 12°56'17" AND AN ARC LENGTH OF 69.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 50°43'19" EAST, A DISTANCE OF 50.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 423.00 FEET, THROUGH A CENTRAL ANGLE OF 78°25'02" AND AN ARC LENGTH OF 564.17 FEET TO THE POINT OF TANGENCY; THENCE NORTH 25°41'43" WEST, A DISTANCE OF 120.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 307.00 FEET, THROUGH A CENTRAL ANGLE OF 28°55'13" AND AN ARC LENGTH OF 144.24 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°13'29" EAST, A DISTANCE OF 115.51 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 993.00 FEET, THROUGH A CENTRAL ANGLE OF 19°55'49" AND AN ARC LENGTH OF 136.70 FEET TO THE POINT OF TANGENCY; THENCE NORTH 18°42'19" WEST, A DISTANCE OF 53.59 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 307.00 FEET, THROUGH A CENTRAL ANGLE OF 18°26'48" AND AN ARC LENGTH OF 98.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°15'31" WEST, A DISTANCE OF 78.83 FEET; THENCE NORTH 44°52'14" EAST, A DISTANCE OF 36.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARDEN PARK DRIVE, TRACT "RW-4", AS SHOWN ON SAID ARDEN P.U.D. PLAT 1 (THE PRECEDING TWELVE COURSES BEING COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF ARDEN LAKE WAY, TRACT "RW-4"); THENCE NORTH 90°00'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID ARDEN PARK DRIVE, A DISTANCE OF 78.82 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 17°16'18" AND AN ARC LENGTH OF 110.03 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF TRACT "L-2" AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.71 FEET TO A NON-TANGENT POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, WHOSE CENTER BEARS SOUTH 6°01'06" EAST, FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 165.25 FEET, THROUGH A CENTRAL ANGLE OF 102°41'13" AND AN ARC LENGTH OF 296.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 433.00 FEET, THROUGH A CENTRAL ANGLE OF 19°55'49" AND AN ARC LENGTH OF 150.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°13'29" WEST, A DISTANCE OF 115.51 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 287.00 FEET, THROUGH A CENTRAL ANGLE OF 28°55'13" AND AN ARC LENGTH OF 125.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°41'43" EAST, A DISTANCE OF 120.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 463.00 FEET, THROUGH A CENTRAL ANGLE OF 62°03'05" AND AN ARC LENGTH OF 501.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 78°29'50" AND AN ARC LENGTH OF 274.01 FEET TO THE POINT OF TANGENCY; (THE PRECEDING EIGHT COURSES BEING COINCIDENT WITH SAID WEST LINE OF TRACT "L-2"); THENCE SOUTH 42°08'29" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "L-2", A DISTANCE OF 78.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY LINE OF TRACT "L-2", HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 46°16'27" AND AN ARC LENGTH OF 153.45 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID TRACT "L-2"; THENCE SOUTH 88°24'56" EAST ALONG SAID SOUTH LINE OF TRACT "L-2", A DISTANCE OF 1757.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEAST LINE OF SAID TRACT "L-2", HAVING A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 90°32'30" AND AN ARC LENGTH OF 371.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°02'33" EAST ALONG THE EAST LINE OF SAID TRACT "L-2", A DISTANCE OF 135.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHEAST LINE OF SAID TRACT "L-2", HAVING A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 89°27'30" AND AN ARC LENGTH OF 368.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°24'56" WEST ALONG THE NORTH LINE OF SAID TRACT "L-2", A DISTANCE OF 124.05 FEET TO A POINT ON THE EAST BOUNDARY LINE OF ARDEN P.U.D. POD E NORTH AS RECORDED IN PLAT BOOK 122, PAGES 152 THROUGH 155, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'49" EAST, A DISTANCE OF 406.48 FEET; THENCE SOUTH 87°56'08" EAST, A DISTANCE OF 53.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 605.00 FEET, THROUGH A CENTRAL ANGLE OF 39°34'58" AND AN ARC LENGTH OF 417.96 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS NORTH 51°11'58" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 37°45'29" AND AN ARC LENGTH OF 227.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°02'33" EAST, A DISTANCE OF 84.56 FEET; THENCE SOUTH 88°57'27" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 01°02'33" EAST, A DISTANCE OF 78.88 FEET, THENCE SOUTH 88°57'27" EAST, A DISTANCE OF 330.12 FEET (THE PRECEDING EIGHT COURSES BEING COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID ARDEN P.U.D. POD E NORTH) TO THE POINT OF BEGINNING.

LESS AND EXCEPT TRACT "L-4", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,171,753 SQUARE FEET OR 95.770 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 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, 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, 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, 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 EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY 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 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. 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 LIFT STATION 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 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 EASEMENT 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.

THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF SIDEWALKS FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND 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 CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THIS EASEMENT.

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 ACCESS TO AND FROM 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 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" THROUGH "O-6", 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.

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, ARE 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 30th DAY OF APRIL, 2018.

WITNESS: *[Signature]* BY: *[Signature]*
PRINTED NAME: *[Name]* JESSE R. BAKER, AM REPRESENTATIVE

WITNESS: *[Signature]* BY: *[Signature]*
PRINTED NAME: *[Name]* HANNALEA HOWELL

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

ACKNOWLEDGEMENT

STATE OF FLORIDA MASSACHUSETTS COUNTY OF PALM BEACH SUFFOLK

BEFORE ME PERSONALLY APPEARED JESSE R. BAKER WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED NA LICENSE 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 30th DAY OF APRIL, 2018.

MY COMMISSION EXPIRES: 11/21/2021 *[Signature]* NOTARY PUBLIC
COMMISSION NUMBER: — HANNALEA HOWELL PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA MASSACHUSETTS COUNTY OF PALM BEACH 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 30th DAY OF APRIL, 2018.

WITNESS: *[Signature]* BY: *[Signature]*
PRINTED NAME: *[Name]* THOMAS C. FISCHER, PRESIDENT

WITNESS: *[Signature]* BY: *[Signature]*
PRINTED NAME: *[Name]* SARAH MAHAN

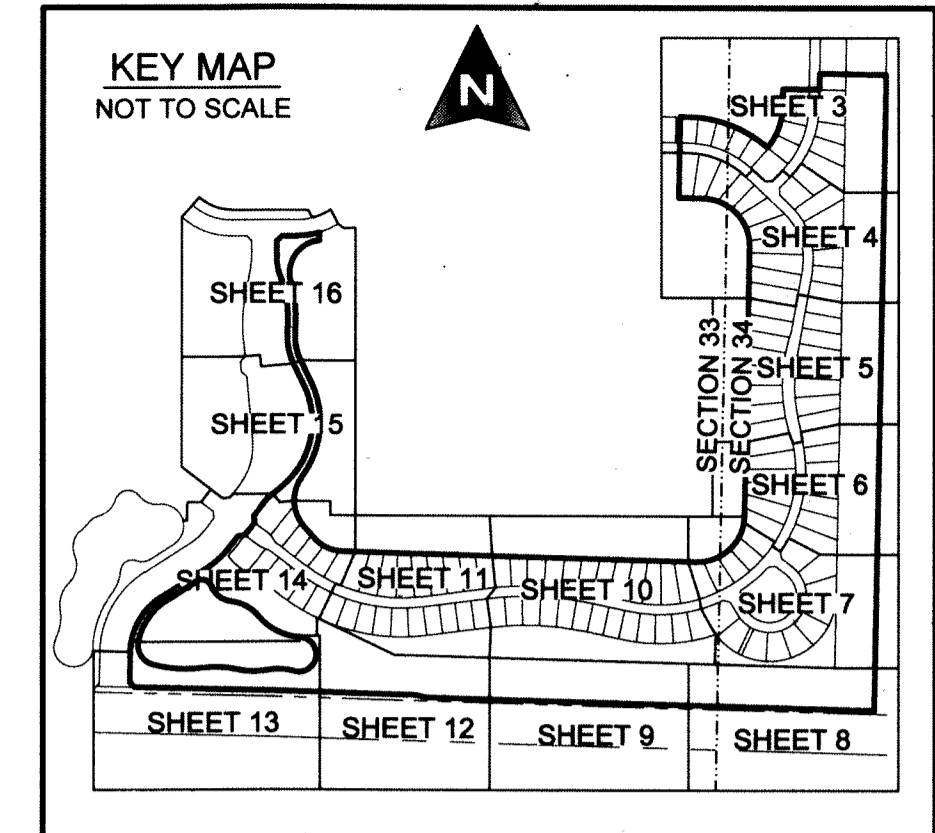
ACKNOWLEDGEMENT

STATE OF FLORIDA MASSACHUSETTS COUNTY OF PALM BEACH SUFFOLK

BEFORE ME PERSONALLY APPEARED THOMAS C. FISCHER WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED LICENSE 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 30th DAY OF APRIL, 2018.

MY COMMISSION EXPIRES: 1/21/2021 *[Signature]* NOTARY PUBLIC
COMMISSION NUMBER: — HANNALEA HOWELL PRINTED NAME



32
COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 2:29 P.M. THIS 9th DAY OF March 2020 AND DULY RECORDED IN PLAT BOOK NO. 130 ON PAGE 32 THRU 47
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: *[Signature]* D.C.

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 177.01(2), F.S., THIS 04 DAY OF March 2020, 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: 01/14/2020 BY: *[Signature]*
JOHN M. KUHN, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER: 0966983

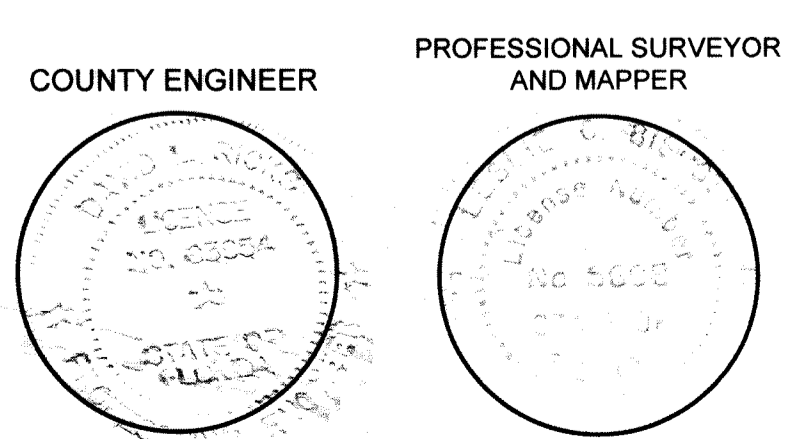
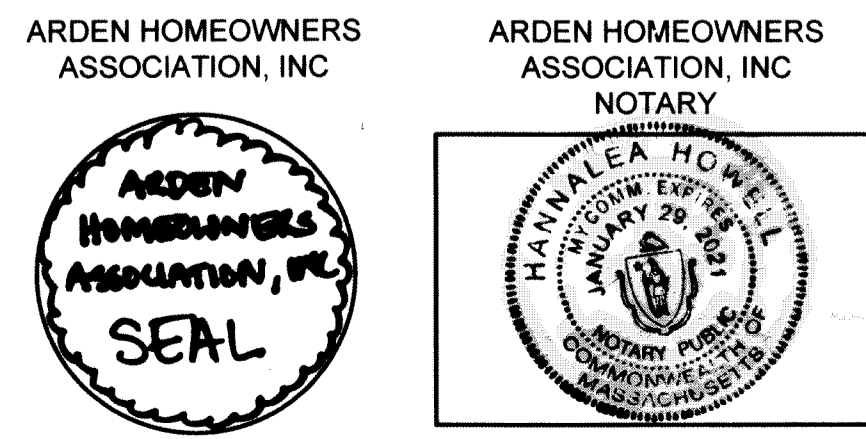
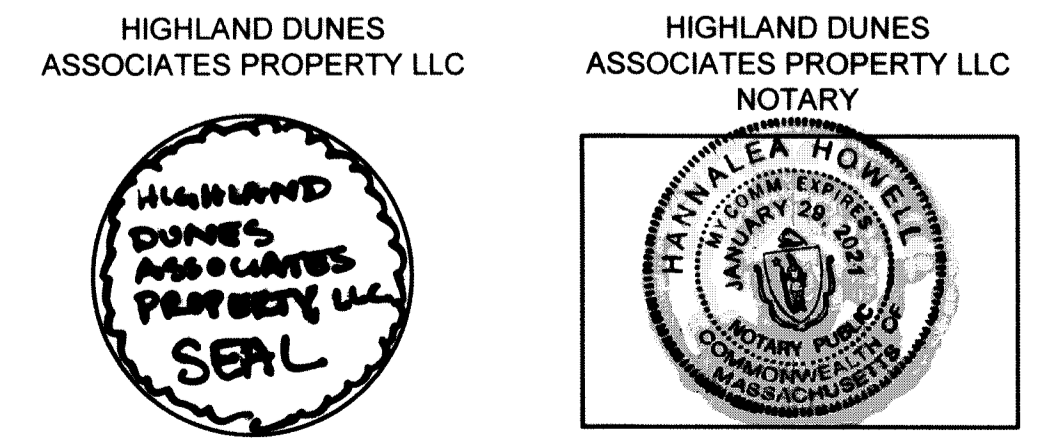
SURVEYOR AND MAPPER'S CERTIFICATE

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(1)(b), 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.

DATED: 2/11/2020 *[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 AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.



MICHAEL B. SCHORAH & ASSOCIATES, INC.
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ARDEN P.U.D. POD E SOUTH