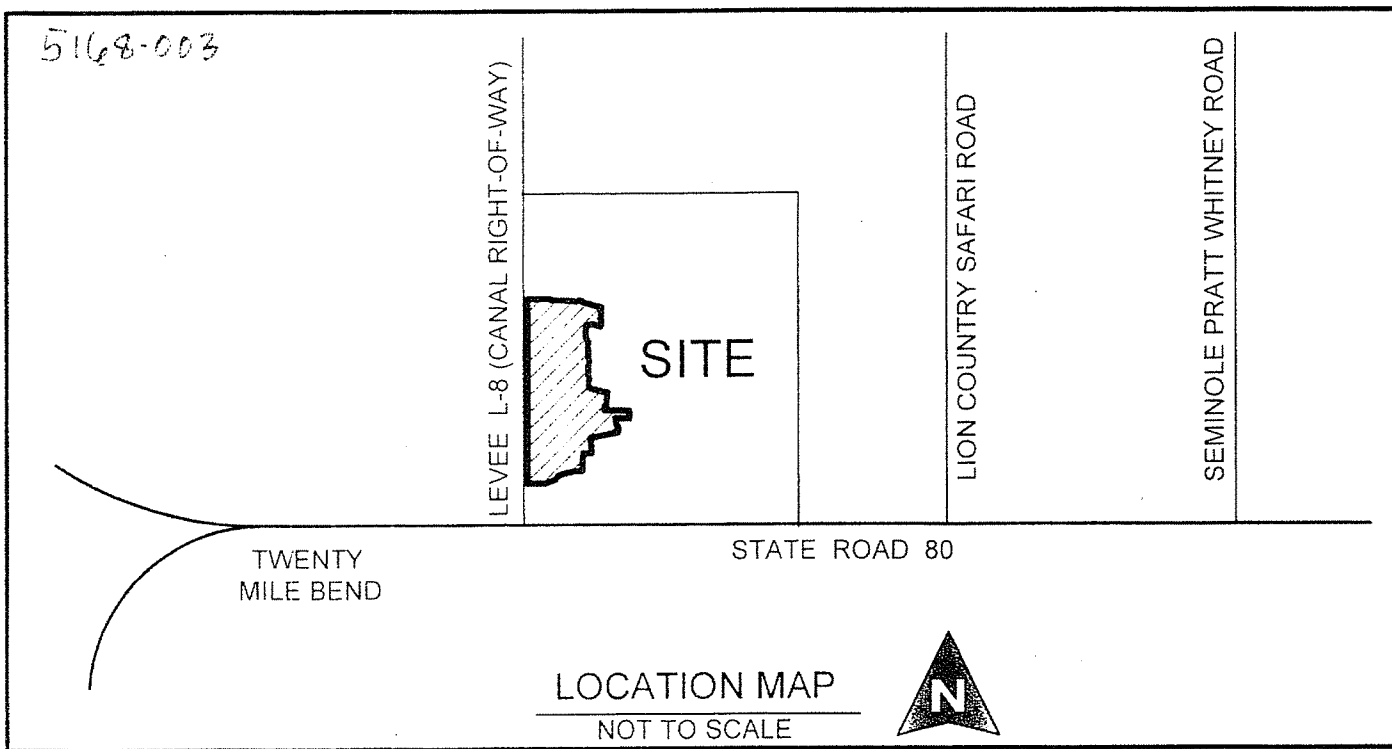
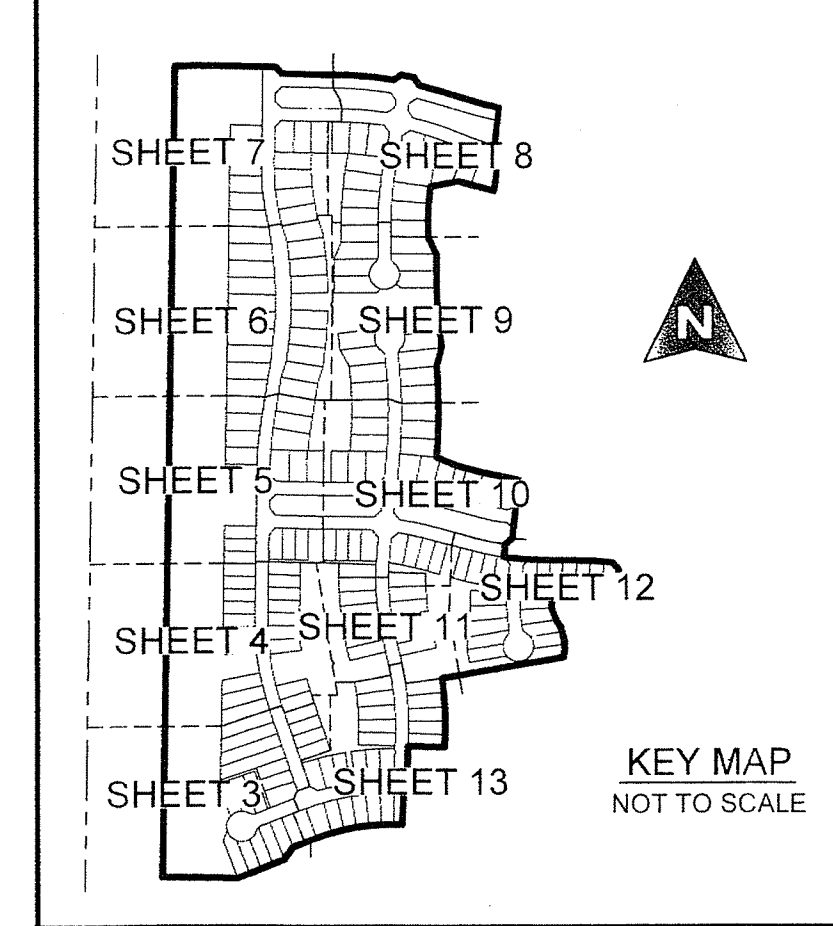


201604185



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

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. SHEET 1 OF 13



136
COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 3:26 P.M. THIS 22 DAY OF Nov 2016, AND DULY RECORDED IN PLAT BOOK NO. 122 ON PAGE 136 THRU 148
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 A WEST AND POD B WEST, 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, 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 24.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°57'59" EAST, A DISTANCE OF 1331.46 FEET; THENCE SOUTH 89°02'01" EAST, A DISTANCE OF 385.00 FEET; THENCE SOUTH 44°01'32" EAST, A DISTANCE OF 35.38 FEET; THENCE SOUTH 89°02'01" EAST, A DISTANCE OF 194.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 08°43'29" AND AN ARC LENGTH OF 232.22 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 55°35'35" EAST, A DISTANCE OF 34.79 FEET; THENCE SOUTH 78°24'52" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 32°33'30" EAST, A DISTANCE OF 34.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH, WHOSE CHORD BEARS SOUTH 74°24'01" EAST, A DISTANCE OF 117.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 04°25'23" AND AN ARC LENGTH OF 117.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72°11'19" EAST, A DISTANCE OF 87.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 06°36'02" AND AN ARC LENGTH OF 112.32 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 07°11'53" WEST, A DISTANCE OF 198.38 FEET; THENCE SOUTH 32°33'25" EAST, A DISTANCE OF 32.89 FEET; THENCE SOUTH 08°31'22" WEST, A DISTANCE OF 92.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY 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 TO A POINT OF NON-TANGENCY; THENCE NORTH 74°30'16" WEST, A DISTANCE OF 141.06 FEET; THENCE SOUTH 78°57'04" WEST, A DISTANCE OF 108.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE CHORD BEARS SOUTH 03°59'27" WEST, A DISTANCE OF 139.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1035.00 FEET, THROUGH A CENTRAL ANGLE OF 07°44'08" AND AN ARC LENGTH OF 139.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°07'22" WEST, A DISTANCE OF 55.03 FEET; THENCE SOUTH 26°07'18" EAST, A DISTANCE OF 72.47 FEET; THENCE SOUTH 00°07'22" WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 03°02'37" EAST, A DISTANCE OF 98.79 FEET; THENCE SOUTH 06°37'24" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 15°50'39" WEST, A DISTANCE OF 73.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE CHORD BEARS SOUTH 00°03'36" WEST, A DISTANCE OF 347.22 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1915.00 FEET, THROUGH A CENTRAL ANGLE OF 10°24'10" AND AN ARC LENGTH OF 347.70 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 07°01'42" EAST, A DISTANCE OF 81.40 FEET; THENCE SOUTH 78°09'35" EAST, A DISTANCE OF 40.88 FEET; THENCE SOUTH 75°02'51" EAST, A DISTANCE OF 81.26 FEET; THENCE SOUTH 77°55'47" EAST, A DISTANCE OF 141.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE CHORD BEARS SOUTH 04°55'49" WEST, A DISTANCE OF 46.23 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1275.00 FEET, THROUGH A CENTRAL ANGLE OF 2°04'40" AND AN ARC LENGTH OF 46.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°58'09" WEST, A DISTANCE OF 179.27 FEET; THENCE SOUTH 52°20'34" WEST, A DISTANCE OF 36.19 FEET; THENCE SOUTH 03°21'49" WEST, A DISTANCE OF 50.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH, WHOSE CHORD BEARS SOUTH 85°29'25" EAST, A DISTANCE OF 141.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 07°53'23" AND AN ARC LENGTH OF 141.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°26'07" EAST, A DISTANCE OF 126.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1475.00 FEET, THROUGH A CENTRAL ANGLE OF 05°40'19" AND AN ARC LENGTH OF 146.01 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 39°59'13" EAST, A DISTANCE OF 34.59 FEET; THENCE SOUTH 03°47'23" WEST, A DISTANCE OF 80.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 685.00 FEET, THROUGH A CENTRAL ANGLE OF 02°11'47" AND AN ARC LENGTH OF 25.49 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°24'25" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 88°14'55" WEST, A DISTANCE OF 128.15 FEET; THENCE SOUTH 00°24'37" WEST, A DISTANCE OF 47.98 FEET; THENCE SOUTH 20°40'51" EAST, A DISTANCE OF 49.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE CHORD BEARS SOUTH 11°04'27" EAST, A DISTANCE OF 144.19 FEET; THENCE SOUTHEASTERLY 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 POINT OF NON-TANGENCY; THENCE SOUTH 80°08'50" WEST, A DISTANCE OF 470.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE CHORD BEARS SOUTH 03°22'48" EAST, A DISTANCE OF 202.55 FEET; THENCE SOUTHERLY 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 THE POINT OF TANGENCY; THENCE SOUTH 01°36'26" WEST, A DISTANCE OF 60.95 FEET; THENCE NORTH 88°23'34" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 01°36'26" WEST, A DISTANCE OF 106.57 FEET; THENCE SOUTH 10°36'18" WEST, A DISTANCE OF 74.77 FEET; THENCE SOUTH 02°28'10" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WHOSE CHORD BEARS SOUTH 80°28'14" WEST, A DISTANCE OF 355.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 855.00 FEET, THROUGH A CENTRAL ANGLE OF 23°59'52" AND AN ARC LENGTH OF 356.11 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°28'18" WEST, A DISTANCE OF 71.26 FEET; THENCE SOUTH 33°57'47" WEST, A DISTANCE OF 58.25 FEET; THENCE SOUTH 68°28'18" WEST, A DISTANCE OF 192.00 FEET; THENCE NORTH 89°02'01" WEST, A DISTANCE OF 286.24 FEET; THENCE NORTH 00°57'59" EAST, A DISTANCE OF 1775.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,405,697 SQUARE FEET OR 78,184 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES 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 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., 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 MANagements AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

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 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 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.

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 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 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 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 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 UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS

TRACTS "O-1" THROUGH "O-5", "O-10" THROUGH "O-12" AND "O-17" THROUGH "O-19", 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-6" THROUGH "O-9" AND "O-13" THROUGH "O-16", 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-6", 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-6", AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

TRACTS "B-1", "B-2" AND "B-3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PUBLIC PEDESTRIAN ACCESS, LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY IMPROVEMENTS LOCATED WITHIN TRACTS "B-1", "B-2" AND "B-3".

IN WITNESS WHEREOF, HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A 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 24th DAY OF June 2016.

HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA
WITNESS: [Signature] [Signature]
PRINTED NAME: Hayley McManan
WITNESS: Danielle Whorck
PRINTED NAME: Danielle Whorck

HIGHLAND DUNES ASSOCIATES PROPERTY LLC
HIGHLAND DUNES ASSOCIATES PROPERTY LLC NOTARY
ARDEN HOMEOWNERS ASSOCIATION, INC.
ARDEN HOMEOWNERS ASSOCIATION, INC NOTARY

COMMONWEALTH OF MASSACHUSETTS
STATE OF FLORIDA
COUNTY OF PALM BEACH - Suffolk
ACKNOWLEDGMENT
BEFORE ME PERSONALLY APPEARED JESSE R. BAKER, WHO IS PERSONALLY KNOWN TO ME, OR WHO 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 24th DAY OF June 2016.
MY COMMISSION EXPIRES: 1/29/2021
[Signature] Notary Public
STATE OF FLORIDA
COMMISSION NO. -

COMMONWEALTH OF MASSACHUSETTS
STATE OF FLORIDA
COUNTY OF PALM BEACH - Suffolk
ACCEPTANCE OF RESERVATIONS
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 24th DAY OF June 2016.
ARDEN HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
WITNESS: [Signature] [Signature]
PRINTED NAME: Hayley McManan
WITNESS: Danielle Whorck
PRINTED NAME: Danielle Whorck

COMMONWEALTH OF MASSACHUSETTS
STATE OF FLORIDA
COUNTY OF PALM BEACH - Suffolk
ACKNOWLEDGMENT
BEFORE ME PERSONALLY APPEARED THOMAS C. TISCHER, WHO IS PERSONALLY KNOWN TO ME, OR WHO 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 24th DAY OF June 2016.
MY COMMISSION EXPIRES: 1/29/2021
[Signature] Notary Public
STATE OF FLORIDA
COMMISSION NO. -

STATE OF FLORIDA
COUNTY OF PALM BEACH
TITLE CERTIFICATION
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
[Signature] JOHN M. KUHN, ATTORNEY AT-LAW
FLORIDA BAR NUMBER: 0966983

COUNTY ENGINEER
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
SURVEYOR

COUNTY ENGINEER:
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 22nd DAY OF November 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.
[Signature] GEORGE T. WEBB, P.E., COUNTY ENGINEER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION TO TRACTS "B-1", "B-2" AND "B-3", 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 15th 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 ONEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, THIS 15th DAY OF July 2016.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 53
ATTEST: [Signature] ONEAL BARDIN, JR.
ASSISTANT SECRETARY
BOARD OF SUPERVISORS
BY: [Signature] MATTHEW J. BOYKIN,
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 GUARANTEE 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: 6/23/2016
[Signature] LESLIE C. BISPOTT, P.S.M.
LICENSE NO. 5598
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.

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
E#B 2438 TEL. (561) 988-0080 FAX. (561) 642-9726 LB# 2438
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