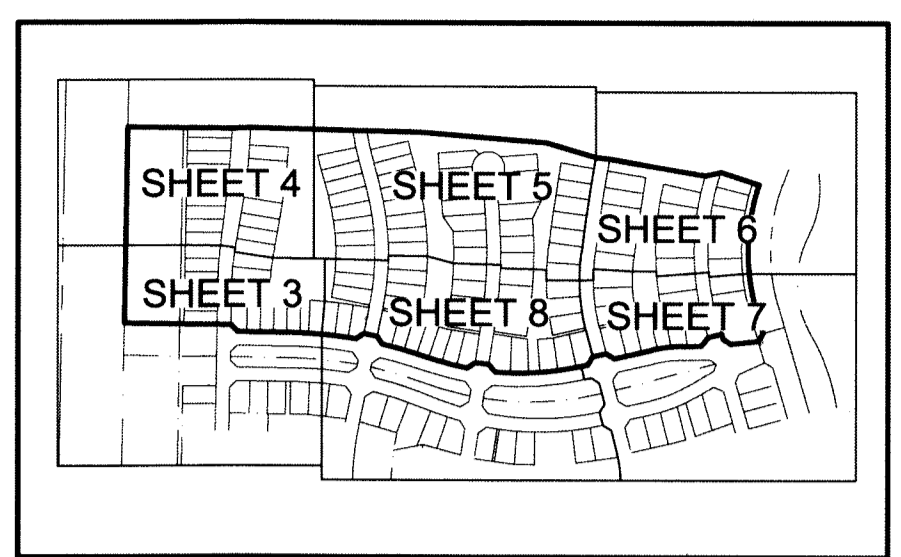


# ARDEN P.U.D. POD C SOUTH

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 SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.



# 48

COUNTY OF PALM BEACH )  
 STATE OF FLORIDA ) SS  
 THIS PLAT WAS FILED FOR RECORD AT 10:58 A.M. THIS 14<sup>th</sup> DAY OF May 2018 AND DULY RECORDED IN PLAT BOOK NO. 122 ON PAGE 48 THRU 55  
 SHARON R. BOCK, CLERK AND COMPTROLLER  
 BY: *[Signature]* D.C.

### 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 SYSTEM 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 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 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.

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 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 GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH COUNTY.

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.

### TRACTS

TRACT "B" AS SHOWN HEREON IS 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 IS 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 TRACT "B".

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.

TRACTS "RW-C1" THROUGH "RW-C5", 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. A WATER MANAGEMENT EASEMENT AND A WATER MANAGEMENT ACCESS EASEMENT OVER ALL OF TRACTS "RW-C1" THROUGH "RW-C5", 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 2<sup>nd</sup> DAY OF August, 2018.

WITNESS: *[Signature]* DANIELLE WIENACK  
 PRINTED NAME: DANIELLE WIENACK  
 WITNESS: *[Signature]* TRISTAN WILKINS-SACKEN  
 PRINTED NAME: TRISTAN WILKINS-SACKEN  
 BY: *[Signature]* JESSE R. BAKER, AM REPRESENTATIVE

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

COMMONWEALTH OF MASSACHUSETTS  
 COUNTY OF SUFFOLK

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, 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 2<sup>nd</sup> DAY OF August, 2018.

MY COMMISSION EXPIRES: 10/25/2024 SARAH MAHAN  
 NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_ SARAH MAHAN  
 PRINTED NAME: SARAH MAHAN  
 My Commission Expires On October 25, 2024

### ACCEPTANCE OF RESERVATIONS

COMMONWEALTH OF MASSACHUSETTS  
 COUNTY OF 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 2<sup>nd</sup> DAY OF August, 2018.

WITNESS: *[Signature]* DANIELLE WIENACK  
 PRINTED NAME: DANIELLE WIENACK  
 WITNESS: *[Signature]* TRISTAN WILKINS-SACKEN  
 PRINTED NAME: TRISTAN WILKINS-SACKEN  
 BY: *[Signature]* THOMAS C. TISCHER, PRESIDENT

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

COMMONWEALTH OF MASSACHUSETTS  
 COUNTY OF SUFFOLK

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 (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 2<sup>nd</sup> DAY OF August, 2018.

MY COMMISSION EXPIRES: 10/25/2024 SARAH MAHAN  
 NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_ SARAH MAHAN  
 PRINTED NAME: SARAH MAHAN  
 My Commission Expires On October 25, 2024

### 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 C 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 SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ARDEN P.U.D. POD A WEST AND POD B WEST, AS RECORDED IN PLAT BOOK 122, PAGES 136 THROUGH 148, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 89°02'01" EAST, A DISTANCE OF 378.84 FEET, THENCE NORTH 87°28'42" EAST, A DISTANCE OF 64.47 FEET, THENCE SOUTH 88°42'35" EAST, A DISTANCE OF 612.12 FEET, THENCE SOUTH 85°15'50" EAST, A DISTANCE OF 457.43 FEET, THENCE SOUTH 73°22'07" EAST, A DISTANCE OF 186.02 FEET, THENCE SOUTH 83°49'43" EAST, A DISTANCE OF 50.12 FEET, THENCE SOUTH 80°07'02" EAST, A DISTANCE OF 351.99 FEET, THENCE NORTH 76°59'51" EAST, A DISTANCE OF 57.85 FEET, THENCE SOUTH 71°55'44" EAST, A DISTANCE OF 145.00 FEET TO A NON-TANGENT POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 790.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 71°55'44" EAST, FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°50'40" AND A DISTANCE OF 466.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°46'24" EAST, A DISTANCE OF 85.20 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARDEN PARK DRIVE (TRACT "RW-4") AS SHOWN ON SAID PLAT OF ARDEN P.U.D. PLAT 1; THENCE SOUTH 29°13'38" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ARDEN PARK DRIVE, A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF ARDEN P.U.D. POD A EAST AND POD B EAST, AS RECORDED IN PLAT BOOK 122, PAGES 64 THROUGH 78, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 84°13'30" WEST, A DISTANCE OF 100.87 FEET; THENCE NORTH 55°46'24" WEST, A DISTANCE OF 32.14 FEET, THENCE NORTH 15°46'18" WEST, A DISTANCE OF 20.41 FEET, THENCE SOUTH 74°13'42" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 37°11'22" WEST, A DISTANCE OF 40.36 FEET, THENCE SOUTH 89°13'36" WEST, A DISTANCE OF 67.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 525.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°27'59", A DISTANCE OF 114.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 78°43'38" WEST, A DISTANCE OF 137.39 FEET, THENCE NORTH 58°37'35" WEST, A DISTANCE OF 35.12 FEET, THENCE SOUTH 77°32'01" WEST, A DISTANCE OF 50.02 FEET, THENCE SOUTH 31°22'25" WEST, A DISTANCE OF 35.59 FEET; THENCE SOUTH 76°45'38" WEST, A DISTANCE OF 23.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 975.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°36'02" AND A DISTANCE OF 87.10 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1525.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°25'23", A DISTANCE OF 117.73 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 32°33'30" WEST, A DISTANCE OF 34.77 FEET; THENCE NORTH 78°24'56" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 55°35'35" WEST, A DISTANCE OF 34.79 FEET, TO A NON-TANGENT POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1525.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 09°41'28" WEST, FROM SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°43'29" AND A DISTANCE OF 232.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°02'01" WEST, A DISTANCE OF 194.96 FEET; THENCE NORTH 44°01'32" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 89°02'01" WEST, A DISTANCE OF 385.00 FEET (THE PRECEDING TEN COURSES BEING COINCIDENT WITH SAID NORTH LINE OF THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST) TO THE FOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,682,355 SQUARE FEET OR 38.622 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

### EASEMENTS

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. 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.

### 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 177.07(2), F.S., THIS 13 DAY OF May, 2018, 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

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: June 26, 2018 / March 6, 2019 / JK  
 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 177.05(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.

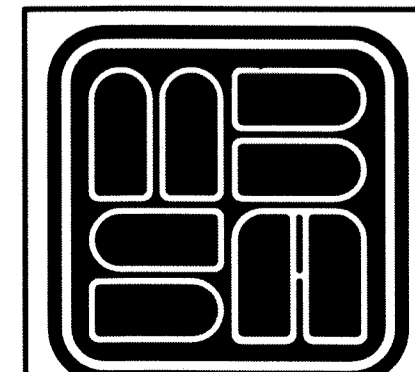
DATE: 8/2/2018  
*[Signature]*  
 LESLIE C. BISPOTT, P.S.M.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 5598  
 STATE OF FLORIDA

### 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.

HIGHLAND DUNES ASSOCIATES PROPERTY LLC  
 HIGHLAND DUNES ASSOCIATES PROPERTY LLC  
 NOTARY  
*[Signature]*  
 SARAH MAHAN  
 Notary Public  
 COMMONWEALTH OF MASSACHUSETTS  
 My Commission Expires On October 25, 2024

ARDEN HOMEOWNERS ASSOCIATION, INC.  
 ARDEN HOMEOWNERS ASSOCIATION, INC.  
 NOTARY  
*[Signature]*  
 SARAH MAHAN  
 Notary Public  
 COMMONWEALTH OF MASSACHUSETTS  
 My Commission Expires On October 25, 2024  
 COUNTY ENGINEER  
 PROFESSIONAL SURVEYOR AND MAPPER



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 C SOUTH