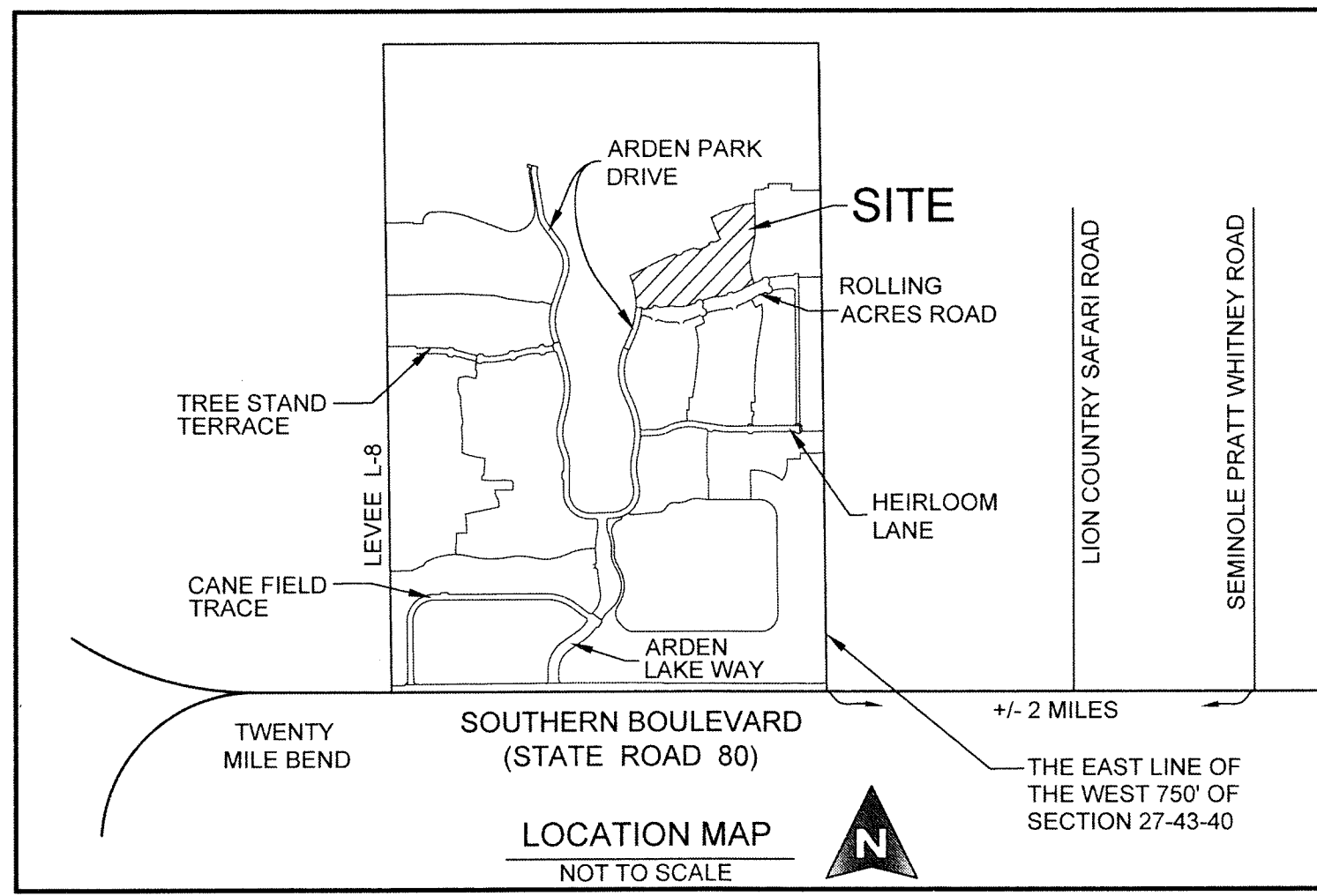


20210177644

ARDEN P.U.D. POD G 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.



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 G 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ARDEN P.U.D. POD F WEST, AS RECORDED IN PLAT BOOK 129, PAGES 28 THROUGH 34, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE MOST EASTERLY LINE OF TRACT "O-1" AS SHOWN ON SAID ARDEN P.U.D. PLAT 1, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 993.00 FEET AND WHOSE CENTER BEARS NORTH 86°04'55" WEST, FROM SAID POINT, THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF TRACT "O-1" AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°35'02", A DISTANCE OF 426.07 FEET TO A POINT OF NON-TANGENCY, THENCE NORTH 64°31'19" EAST, A DISTANCE OF 496.72 FEET, THENCE NORTH 78°18'22" EAST, A DISTANCE OF 502.43 FEET, THENCE NORTH 65°20'43" EAST, A DISTANCE OF 190.00 FEET, THENCE NORTH 24°39'17" WEST, A DISTANCE OF 43.54 FEET, THENCE NORTH 65°20'43" EAST, A DISTANCE OF 25.00 FEET, THENCE NORTH 58°30'35" EAST, A DISTANCE OF 25.18 FEET, THENCE SOUTH 69°37'11" EAST, A DISTANCE OF 35.38 FEET, THENCE NORTH 65°20'43" EAST, A DISTANCE OF 95.30 FEET, THENCE NORTH 24°39'17" WEST, A DISTANCE OF 22.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2330.70 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°34'38", A DISTANCE OF 309.23 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1249.90 FEET AND WHOSE CENTER BEARS NORTH 23°38'28" WEST, FROM SAID POINT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°24'36", A DISTANCE OF 30.75 FEET TO A POINT OF TANGENCY, THENCE NORTH 64°56'58" EAST, A DISTANCE OF 164.31 FEET, THENCE NORTH 84°35'15" EAST, A DISTANCE OF 57.73 FEET, THENCE NORTH 64°56'58" EAST, A DISTANCE OF 08.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 585.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°05'44", A DISTANCE OF 266.44 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88°57'18" EAST, A DISTANCE OF 22.05 FEET, THENCE SOUTH 01°02'42" WEST, A DISTANCE OF 299.17 FEET, THENCE SOUTH 01°52'20" WEST, A DISTANCE OF 112.52 FEET, THENCE SOUTH 05°40'18" WEST, A DISTANCE OF 68.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 834.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°59'14", A DISTANCE OF 101.71 FEET TO A POINT OF TANGENCY, THENCE SOUTH 15°39'32" WEST, A DISTANCE OF 98.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 666.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°52'57", A DISTANCE OF 358.97 FEET TO A POINT OF TANGENCY, THENCE SOUTH 15°13'25" EAST, A DISTANCE OF 87.15 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ARDEN P.U.D. POD F EAST, AS RECORDED IN PLAT BOOK 130, PAGES 96 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID BOUNDARY ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS SHOWN ON SAID ARDEN P.U.D. POD F EAST, SAID POINT ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1175.00 FEET AND WHOSE CENTER BEARS SOUTH 23°08'47" EAST FROM SAID POINT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°34'24", A DISTANCE OF 73.28 FEET TO A POINT OF TANGENCY, THENCE SOUTH 63°16'50" WEST, A DISTANCE OF 140.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 725.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°38'57", A DISTANCE OF 96.79 FEET TO A POINT OF NON-TANGENCY, THENCE NORTH 61°59'45" WEST, A DISTANCE OF 36.61 FEET, THENCE SOUTH 74°58'23" WEST, A DISTANCE OF 50.00 FEET, THENCE SOUTH 32°06'00" WEST, A DISTANCE OF 36.58 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 725.00 FEET AND WHOSE CENTER BEARS NORTH 10°52'42" WEST, FROM SAID POINT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°29'56", A DISTANCE OF 82.23 FEET TO A POINT OF TANGENCY, THENCE SOUTH 85°37'14" WEST, A DISTANCE OF 52.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 665.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°36'58", A DISTANCE OF 158.04 FEET TO A POINT OF TANGENCY, THENCE SOUTH 72°00'16" WEST, A DISTANCE OF 52.53 FEET (THE PRECEDING TEN COURSES BEING COINCIDENT WITH SAID NORTHERLY BOUNDARY OF ARDEN P.U.D. POD F EAST AND SAID NORTHERLY RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD (TRACT "RW F-3") TO THE NORTHWEST CORNER OF SAID ARDEN P.U.D. POD F EAST, ALSO BEING THE NORTHEAST CORNER OF SAID ARDEN P.U.D. POD F WEST, THENCE NORTH 62°59'44" WEST, A DISTANCE OF 35.36 FEET, THENCE SOUTH 72°00'16" WEST, A DISTANCE OF 50.00 FEET, THENCE SOUTH 27°00'16" WEST, A DISTANCE OF 35.36 FEET, THENCE SOUTH 72°00'16" WEST, A DISTANCE OF 95.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 310.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°19'16", A DISTANCE OF 126.18 FEET TO A POINT OF TANGENCY, THENCE NORTH 84°40'28" WEST, A DISTANCE OF 81.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 611.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°20'34", A DISTANCE OF 110.30 FEET TO A POINT OF TANGENCY, THENCE SOUTH 84°58'58" WEST, A DISTANCE OF 99.94 FEET, THENCE NORTH 50°32'07" WEST, A DISTANCE OF 35.81 FEET, THENCE NORTH 82°44'17" WEST, A DISTANCE OF 50.00 FEET, THENCE SOUTH 07°18'43" WEST, A DISTANCE OF 16.49 FEET, THENCE SOUTH 48°08'50" WEST, A DISTANCE OF 31.35 FEET, THENCE SOUTH 84°58'58" WEST, A DISTANCE OF 114.88 FEET (THE PRECEDING THIRTEEN COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID ARDEN P.U.D. POD F WEST AND ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD (TRACT "RW F-2") AS SHOWN ON SAID ARDEN P.U.D. POD F WEST), THENCE NORTH 39°23'06" WEST, A DISTANCE OF 34.29 FEET, THENCE NORTH 86°04'55" WEST ALONG SAID NORTH BOUNDARY OF ARDEN P.U.D. POD F WEST, A DISTANCE OF 80.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,322,858 SQUARE FEET OR 30.369 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 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 THE TRACTS FOR PRIVATE ROAD PURPOSES, 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.

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, 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 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/OR 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 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.

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.

TRACTS

TRACTS "O-1" THROUGH "O-4", 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 OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "RW-G1" THROUGH "RW-G4", 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-G1" THROUGH "RW-G4", 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 24th DAY OF February, 2021.

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

WITNESS: *[Signature]*
PRINTED NAME: *Hannalea Howell*

WITNESS: *[Signature]*
PRINTED NAME: *Cotton Medeiros*

JESSE R. BAKER, AM REPRESENTATIVE

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24th DAY OF February, 2021, BY JESSE R. BAKER AS AM REPRESENTATIVE FOR HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/8/24
[Signature]
SIGNATURE
Amy Berggren
(PRINTED NAME) - NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

THE ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND/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 February, 2021.

WITNESS: *[Signature]*
PRINTED NAME: *Hannalea Howell*

WITNESS: *[Signature]*
PRINTED NAME: *Cotton Medeiros*

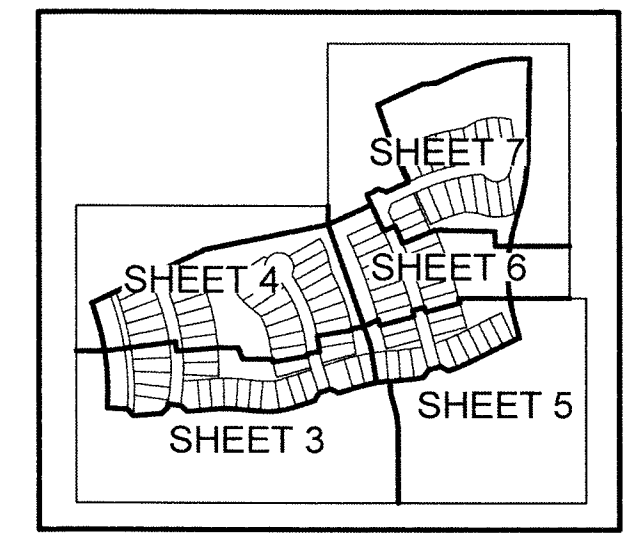
ARDEN HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
[Signature]
STANLEY BROWN, PRESIDENT

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ MASS
COUNTY OF ~~BROWARD~~ SUFFOLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24th DAY OF February, 2021, BY STANLEY BROWN AS PRESIDENT FOR ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

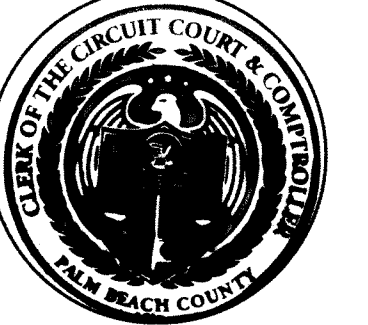
MY COMMISSION EXPIRES: 2/8/24
[Signature]
SIGNATURE
Amy Berggren
(PRINTED NAME) - NOTARY PUBLIC



KEY MAP
NOT TO SCALE

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT
10:15 A.M. THIS 30 DAY OF
Feb. 2021, AND DULY
RECORDED IN PLAT BOOK NO. 132
ON PAGE 11 THRU 17
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER
By: *[Signature]* D.C.

CLERK OF THE CIRCUIT COURT AND
COMPTROLLER



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 16 DAY OF APRIL, 2021, 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]
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: 2/24/2021
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 177.091(9), 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: 3/16/2021
[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.

HIGHLAND DUNES ASSOCIATES PROPERTY LLC
HIGHLAND DUNES ASSOCIATES PROPERTY LLC
NOTARY
[Seal]

ARDEN HOMEOWNERS ASSOCIATION, INC.
ARDEN HOMEOWNERS ASSOCIATION, INC
NOTARY
COUNTY ENGINEER
PROFESSIONAL SURVEYOR AND MAPPER
[Seal]



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 G SOUTH