



ASPEN SQUARE P.U.D.

BEING A PORTION OF THE NORTHWEST QUARTER
OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 3
JANUARY 2012

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 14th DAY OF July, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.
G. T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYORS 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS ("P.C.P.'s), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 6/26/12
Paul D. Engle
PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Marcy H. Kammerman, 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 DELRAY BEACH REALTY 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 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: July 5, 2012 BY: Marcy H. Kammerman
NAME: Marcy H. Kammerman
ATTORNEY-AT-LAW
STATE OF FLORIDA

MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 25115 AT PAGE 2121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF July, 2012.

AMERICAN MOMENTUM BANK
A FLORIDA BANKING ASSOCIATION
WITNESS: Jill H. Reed
NAME: Jerilyn H. Reed
WITNESS: Paul Ballard
NAME: GAIL BALLARD
BY: Christenay E. Marshall
NAME: SVP
TITLE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Courtenay Marshall, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF AMERICAN MOMENTUM BANK, A FLORIDA BANKING ASSOCIATION, 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 2nd DAY OF July, 2012.
MY COMMISSION EXPIRES: Jan 4, 2013 BY: Christine Harris
NAME: Christine Harris
NOTARY PUBLIC



NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 14/46/42 HAVING A GRID (NAD 83/90) BEARING OF N88°42'49"E, BASED ON THE PUBLISHED BEARING BETWEEN THE NORTHEAST AND NORTHWEST CORNERS OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST.
COORDINATES, BEARINGS AND DISTANCES:
COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US FOOT
COORDINATES SHOWN ON THE CONTROL P.R.M.'s ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT.

ALL DISTANCES ARE GROUND: SCALE FACTOR 1.0000338
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N.88°42'49"E. (PLAT BEARING)
N.88°42'49"E. (GRID BEARING)
0°00'00" = BEARING ROTATION (PLAT TO GRID)

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.
THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

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.
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561-276-4501). CERTIFICATE OF AUTHORIZATION NUMBER LB353
PERMANENT REFERENCE MONUMENTS (4"x4" CONCRETE MONUMENTS STAMPED "PRM 050 LB353") ARE SHOWN THUS: (C)
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

