

0501-001

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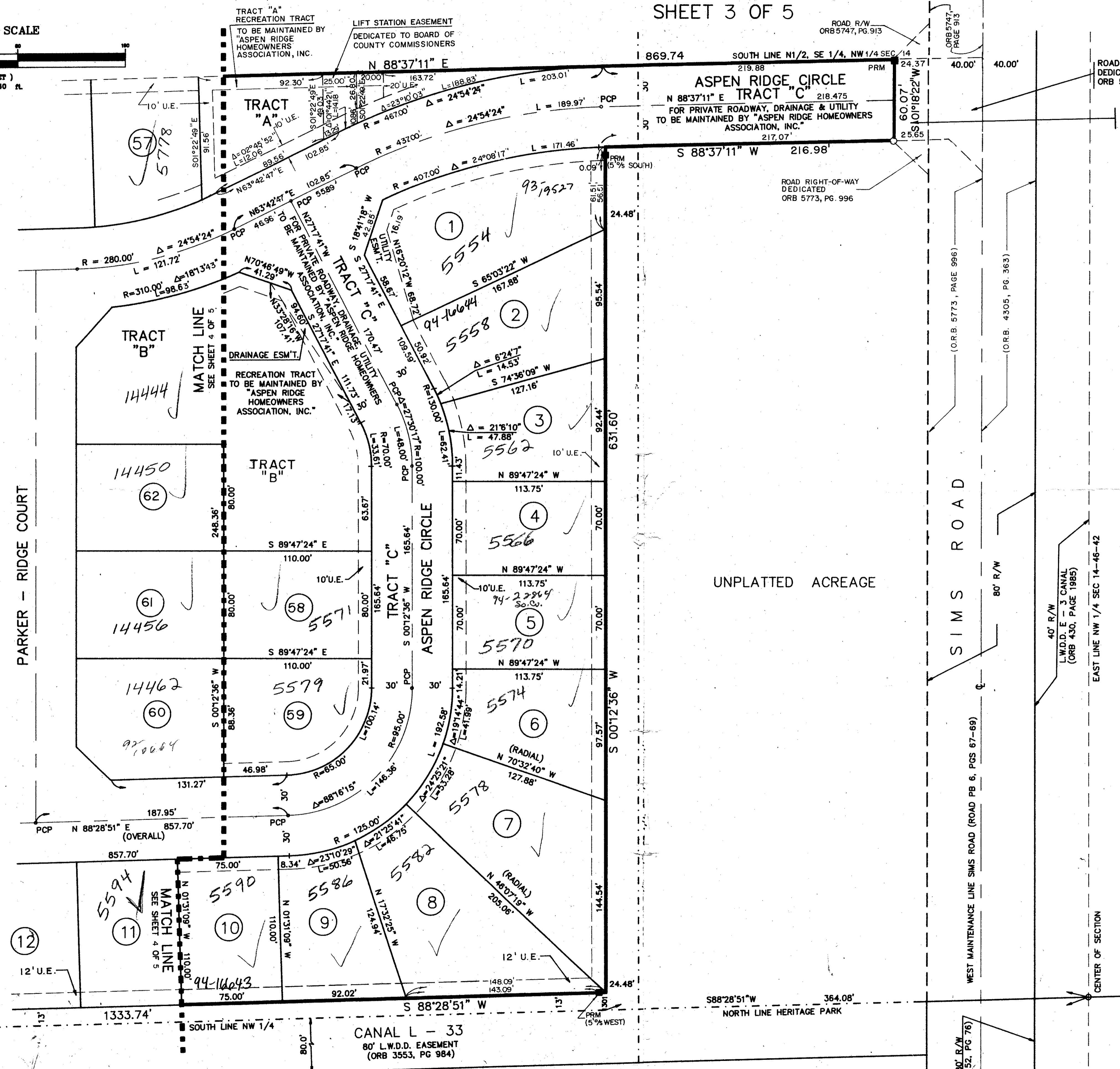
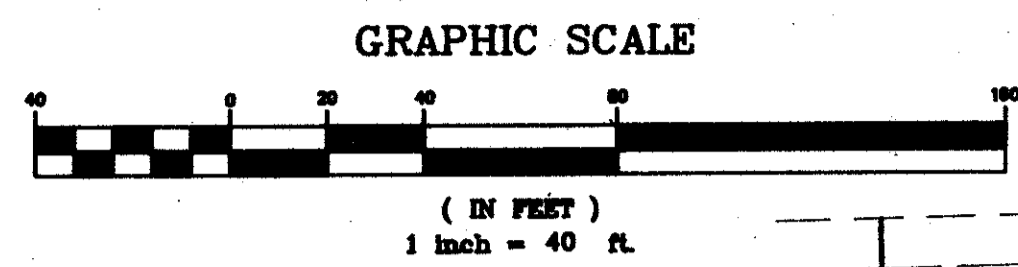
# ASPEN RIDGE

(A P.R.D.)

SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
SHEET 3 OF 5

# 12

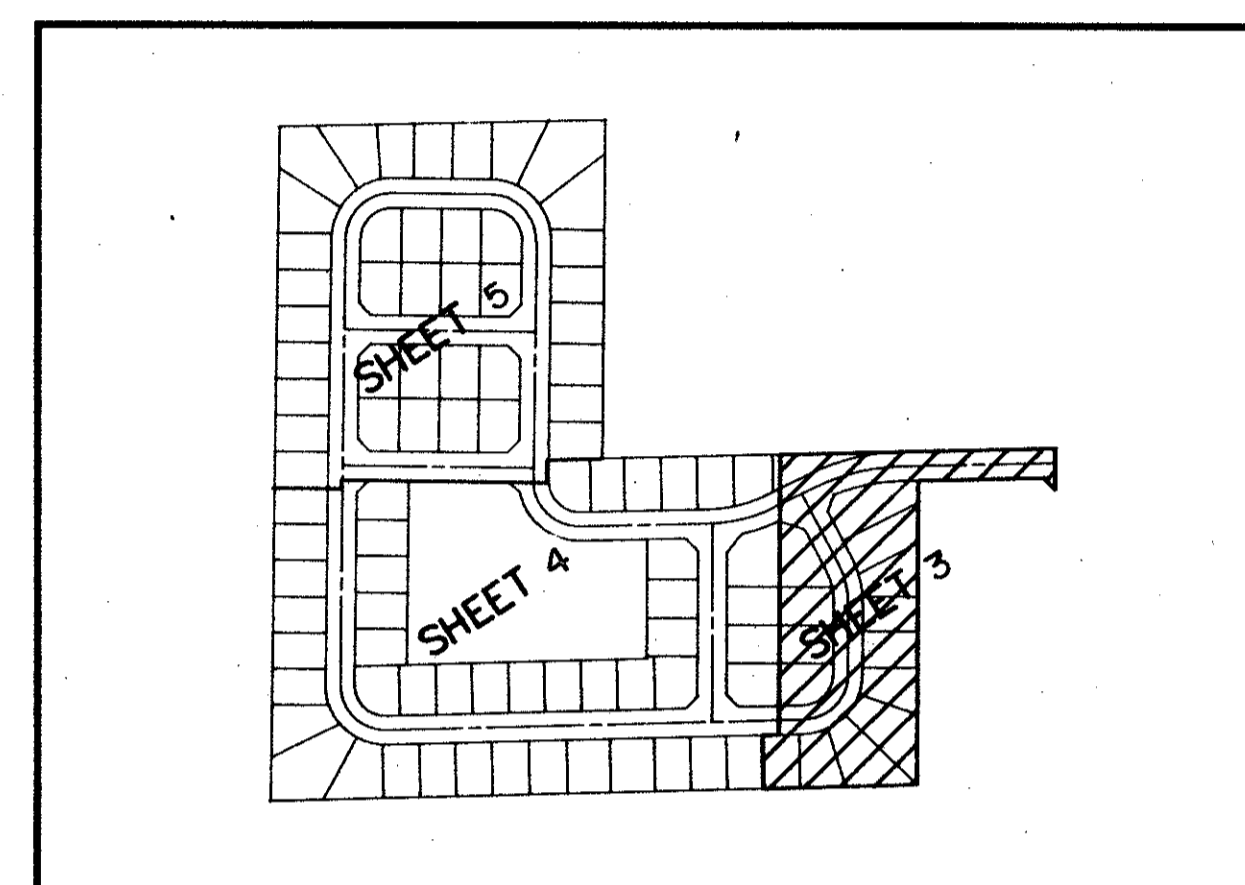
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 1991 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
BY: \_\_\_\_\_  
DEPUTY CLERK



ROAD RIGHT-OF-WAY DEDICATED ORB 5226, PAGE 787

ROAD RIGHT-OF-WAY DEDICATED O.R.B. 6601, PAGES 227-231

ROAD RIGHT-OF-WAY DEDICATED ORB 5773, PG. 996



KEY MAP

### NOTE

There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of Palm Beach County, Florida.

### SURVEY NOTES

- In instance where drainage and utilities easements intersect, the areas within the intersection are drainage utility easements. Construction and maintenance of utility facilities shall not interfere with drainage facilities within these areas of intersection.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on utility or drainage easements.
- No structures, trees or shrubs shall be placed on drainage easements or, utility easements which are provided for water and sewer use.
- Approval of landscaping on utility easements, other than water and sewer, shall be only with the approval of all utilities occupying same.
- Bearings shown hereon are relative to the plat of Delray Villas Plat No. 1 (Plat Book 37 Pages 4-7) Bearing South 88°28'51" West along the South property line.
- P.R.M. - indicates 4"x4"x24" Permanent Reference Monument.
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.
- L.A.E. - indicates limited access easement.
- P.C.P. - indicates Permanent Control Point (Nail in Brass Disk)

0501-001  
STATISTICAL DATA

TOTAL AREA THIS PLAT	32.2211 ACRES
AREA OF RESIDENTIAL	20.0080 ACRES
AREA OF TRACT "C"	7.7286 ACRES
AREA OF RECREATION (TRACT "A" AND "B")	0.9151 ACRES
TOTAL NUMBER OF LOTS PROPOSED THIS PLAT	95
DENSITY PROPOSED THIS PLAT	2.95 LOTS/ACRE
LAND USE - SINGLE FAMILY	
AREA OF WATER MANAGEMENT (TRACT D)	3.5694 ACRES
ZONING PETITION NO. 86 - 36A	

PRD

PET. 86-36  
36  
608/12 Alloc #0001

ASPEN RIDGE

TAL 340

PAGE 12  
FLORIDA ZONING BOARD  
PLANNING BOARD  
APPROVED  
DATE 8/26  
BY [Signature]

NW CORNER  
SEC 14-46-42

HERITAGE PARK  
(PB 52, PAGES 75,76)

CANAL L - 33  
80' L.W.D. EASEMENT  
(ORB 3553, PG 984)

WEST MAINTENANCE LINE SIMS ROAD (ROAD PB 6, PGS 67-69)

80' R/W

40' R/W

L.W.D. E. 3 CANAL  
(ORB 430, PAGE 1985)

EAST LINE NW 1/4 SEC 14-46-42

CENTER OF SECTION

80' R/W  
(PB 52, PG 76)

UNPLATTED ACREAGE