



ASPEN GLEN PUD

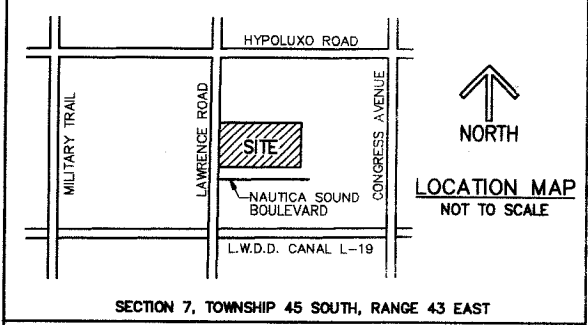
BEING A PORTION OF A SECTION 7, TOWNSHIP 45 SOUTH, RANGE 43 EAST,
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

APRIL - 2013

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
APRIL - 2013

"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 PALM BEACH COUNTY

0008-075



DESCRIPTION, DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN
HEREON AS ASPEN GLEN PUD, A PLANNED UNIT DEVELOPMENT, BEING A PORTION OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 43
EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE S.02°02'58"W. ALONG THE
WEST LINE THEREOF, A DISTANCE OF 1003.16 FEET; THENCE N.88°21'48"E., A DISTANCE OF 40.08 FEET TO THE POINT OF BEGINNING,
SAID POINT BEING THE SOUTHWEST CORNER OF JONATHANS GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
73, PAGES 15 AND 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE N.88°21'48"E. ALONG THE
SOUTH LINE OF SAID JONATHANS GROVE, A DISTANCE OF 1,220.18 FEET TO THE SOUTHEAST CORNER OF SAID JONATHANS GROVE,
AND A POINT OF INTERSECTION WITH THE WEST LINE OF NAUTICA SOUND P.U.D.- PLAT TWO, AS RECORDED IN PLAT BOOK 77, PAGES
153 THROUGH 158 OF SAID PUBLIC RECORDS; THENCE S.02°07'20"W. ALONG SAID WEST LINE, A DISTANCE OF 733.91 FEET TO A
POINT ON THE NORTH LINE OF NAUTICA SOUND P.U.D.- PLAT ONE, AS RECORDED IN PLAT BOOK 76, PAGES 196 THROUGH 202 OF
SAID PUBLIC RECORDS; THENCE S.88°20'31"W. ALONG SAID NORTH LINE, A DISTANCE OF 1,219.79 FEET TO A POINT OF INTERSECTION
WITH THE EAST RIGHT-OF-WAY LINE OF LAWRENCE ROAD; THENCE N.02°02'58"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE
OF 334.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 406,768 SQUARE FEET OR 9.3381 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- RESIDENTIAL ACCESS STREET**
TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ASPEN GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL ACCESS, DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS, LANDSCAPING, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- OPEN SPACE TRACT**
TRACT L, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ASPEN GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS (UE), 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.
- LIMITED ACCESS EASEMENT**
THE LIMITED ACCESS EASEMENTS (LAE), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR PURPOSES OF ACCESS CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- EMERGENCY ACCESS EASEMENT**
THE EMERGENCY ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ASPEN GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ASPEN GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- LANDSCAPE BUFFER EASEMENTS**
LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ASPEN GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- ROOF OVERHANG AND MAINTENANCE EASEMENTS**
THE ROOF OVERHANG AND MAINTENANCE EASEMENTS (ROME), AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ADJUTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND MAINTENANCE PURPOSES, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED
BY ITS DIVISION PRESIDENT, THIS 4 DAY OF JUNE 2013

BY: *[Signature]*
PRINT NAME **HERNANDEZ MENCADA**
WITNESS: *[Signature]*
PRINT NAME **EXHIBIT OFFICIAL**
BY: *[Signature]*
PRINT NAME **CARLOS GONZALEZ, DIVISION PRESIDENT**

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CARLOS GONZALEZ, WHO IS (PERSONALLY KNOWN) TO ME, OR HAS PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH DIVISION PRESIDENT OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 4 DAY OF JUNE 2013.
MY COMMISSION EXPIRES: 11-13-16
COMMISSION NUMBER: EE 851108
NOTARY PUBLIC
JEFF ALEXANDER
PRINT NAME
[Signature]
JEFF ALEXANDER
NOTARY PUBLIC
ANY COMMISSION # 85875108
EXPIRES November 13, 2016

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE ASPEN GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4 DAY OF JUNE 2013.
BY: *[Signature]*
ASPHEN GLEN HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
WITNESS NAME **TERESA BALBUENA**
BY: *[Signature]*
NAME **MARIA CAROLINA HERRERA, PRESIDENT**

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED MARIA CAROLINA HERRERA AND , WHO IS (PERSONALLY KNOWN) TO ME, OR HAS PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ASPEN GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 4 DAY OF JUNE 2013.
MY COMMISSION EXPIRES: 11-13-16
COMMISSION NUMBER: EE 851108
NOTARY PUBLIC
JEFF ALEXANDER
PRINT NAME
[Signature]
JEFF ALEXANDER
NOTARY PUBLIC
ANY COMMISSION # 85875108
EXPIRES November 13, 2016

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
A TITLE INSURANCE COMPANY,
WE, NORTH AMERICAN TITLE CO., A DULY LICENSED TITLE INSURANCE COMPANY 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 LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID; 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 10, 2013
[Signature]
Mark A. Leterstein, Esq.
ATTORNEY AT LAW V.P. & CORPORATE COUNSEL
FLORIDA BAR NO. NORTH AMERICAN TITLE CO.

CITY OF BOYNTON BEACH APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE PLAT OF ASPEN GLEN PUD, A PLANNED UNIT DEVELOPMENT, IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 25 DAY OF JUNE 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.
BY: *[Signature]*
HERBERT D. KELLEY, JR. PE/PSM
CITY SURVEYOR AND MAPPER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF JUNE 2013.
BY: *[Signature]*
ANDREW P. MACK, P.E.
CITY ENGINEER
BY: *[Signature]*
JERRY TAYLOR, MAYOR
ATTEST (AS TO BOTH): *[Signature]*
JANET M. PRAINITO, CITY CLERK

AREA TABLE

TABULAR DATA	SQUARE FEET	ACRES
LOT 1	4,950	0.1136
LOT 2	4,950	0.1136
LOT 3	4,950	0.1136
LOT 4	4,950	0.1136
LOT 5	4,950	0.1136
LOT 6	4,950	0.1136
LOT 7	4,950	0.1136
LOT 8	4,950	0.1136
LOT 9	4,950	0.1136
LOT 10	4,950	0.1136
LOT 11	4,950	0.1136
LOT 12	4,950	0.1136
LOT 13	4,950	0.1136
LOT 14	4,950	0.1136
LOT 15	4,950	0.1136
LOT 16	4,950	0.1136
LOT 17	4,950	0.1136
LOT 18	4,950	0.1136
LOT 19	4,950	0.1136
LOT 20	4,950	0.1136
LOT 21	4,603	0.1057
LOT 22	4,402	0.1011
LOT 23	5,547	0.1273
LOT 24	5,372	0.1233
LOT 25	4,279	0.0982
LOT 26	5,129	0.1177
LOT 27	4,849	0.1136
LOT 28	4,950	0.1136
LOT 29	4,950	0.1136
LOT 30	4,950	0.1136
LOT 31	4,950	0.1136
LOT 32	4,950	0.1136
LOT 33	4,950	0.1136
LOT 34	4,950	0.1136
LOT 35	4,950	0.1136
LOT 36	4,950	0.1136
LOT 37	4,950	0.1136
LOT 38	4,950	0.1136
LOT 39	4,950	0.1136
LOT 40	4,950	0.1136
LOT 41	4,950	0.1136
LOT 42	4,950	0.1136
LOT 43	4,950	0.1136
LOT 44	4,950	0.1136
LOT 45	4,914	0.1128
TRACT R (ROADWAY)	73,066	1.6774
TRACT L (OPEN SPACE)	111,355	2.5664
TOTAL AREA OF THIS PLAT	406,766	9.3381

SURVEYOR'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 0.01 OF A FOOT 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), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.
DATED: 6-10-13
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

LENNAR HOMES, LLC LENNAR HOMES, LLC NOTARY ASPEN GLEN HOMEOWNERS ASSOCIATION, INC. ASPEN GLEN HOMEOWNERS ASSOCIATION, INC. NOTARY CITY OF BOYNTON BEACH CITY ENGINEER SURVEYOR AND MAPPER SURVEYOR