

# 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

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## SURVEYOR'S NOTES AND LEGEND:

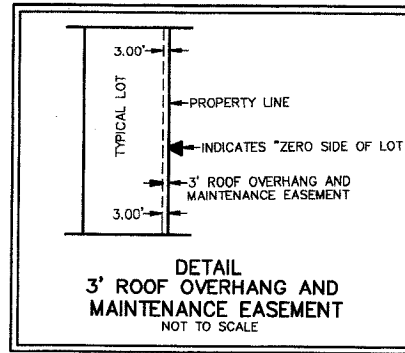
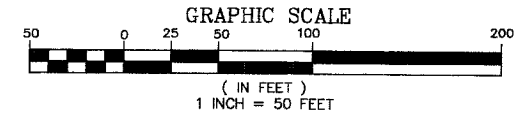
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE APPROVED PUD MASTER PLAN.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF N88°21'48"E ALONG THE SOUTH LINE OF JONATHANS GROVE, AS RECORDED IN PLAT BOOK 73, PAGES 15-16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ANGLES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- (R) INDICATES RADIAL LINE.
- THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND UTILITY MAINTENANCE PURPOSES.
- PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- INDICATES PERMANENT CONTROL POINT NAIL AND DISK STAMPED C&W POP LB 3591.
- UE - INDICATES UTILITY EASEMENT.
- DE - INDICATES DRAINAGE EASEMENT.
- LAE - INDICATES 5' LIMITED ACCESS EASEMENT FOR ACCESS CONTROL.
- CL - INDICATES CENTERLINE.
- Δ - DENOTES CENTRAL ANGLE.
- R - DENOTES RADIUS.
- L - DENOTES ARC LENGTH.
- N.T.S. - DENOTES NOT TO SCALE.
- NO - DENOTES NUMBER.
- - DENOTES "ZERO" SIDE OF LOT LINE.
- LBE - INDICATES LANDSCAPE BUFFER EASEMENT.
- ROME - INDICATES ROOF OVERHANG AND MAINTENANCE EASEMENT.

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

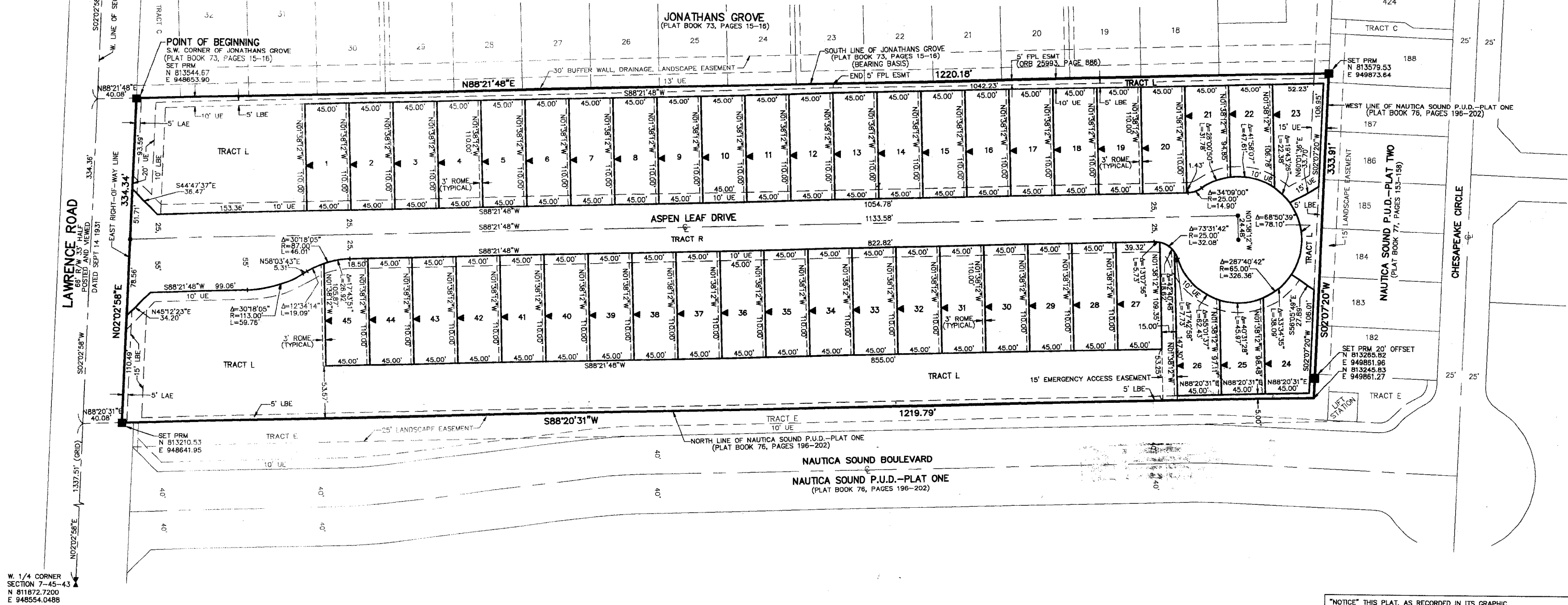
## NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000392  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
ADJUSTMENT, FLORIDA EAST ZONE.  
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR  
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A  
2 CENTIMETER GEODETIC CONTROL SURVEY.



POINT OF COMMENCEMENT  
N.W. CORNER  
SECTION 7-45-43  
N 814546.0390  
E 948649.7110

POINT OF BEGINNING  
S.W. CORNER OF JONATHANS GROVE  
(PLAT BOOK 73, PAGES 15-16)  
SET PRM  
N 813544.67  
E 948653.90



W. 1/4 CORNER  
SECTION 7-45-43  
N 811672.7200  
E 948554.0488

"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.