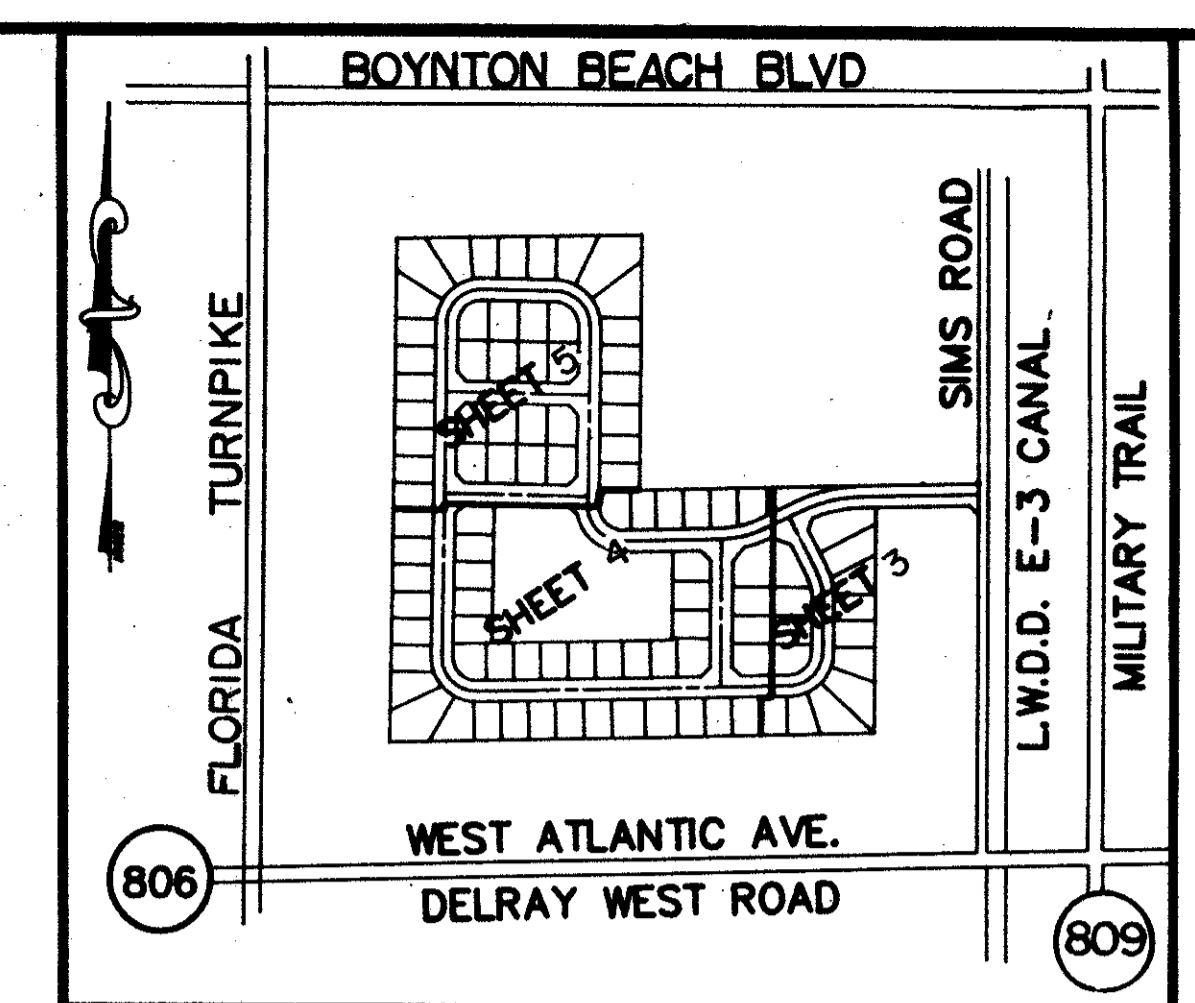


PREPARED BY:  
MARK S. CAULFIELD  
OF  
AVIROM-HALL & ASSOCIATES, INC.  
50 SW. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA, 33432  
(407) 992-2594

# ASPEN RIDGE

(A P.R.D.)  
SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
SHEET 1 OF 5



**10**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:56 P.M.  
THIS 28 DAY OF MARCH  
A.D. 1991 AND DULY RECORDED  
IN PLAT BOOK 88 ON  
PAGES 10-14 AND

JOHN B. DUNKLE,  
CLERK CIRCUIT COURT

By: *Andrea A. Platt*  
DEPUTY CLERK

## DEDICATION

Know all men by these presents that Bargas Homes Corporation, a Florida Corporation, owner of the land hereon, lying in Section 14, Township 46 South, Range 42 East, shown hereon as "ASPEN RIDGE", more particularly described as follows:

### DESCRIPTION:

The West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the North 12.5 feet; the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4), less the North 12.5 feet; the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4), less the North 12.5 feet; the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter less the South 13.0 feet thereof; the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) less the South 13.0 feet thereof; all in Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida,

A N D

The West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4), of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, less the East 24.48 feet and less the South 13.0 feet thereof;

A N D

The North 60.00 feet of the East 24.48 feet of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida;

A N D

That portion of the North 60.00 feet of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, lying West of the West Right-of-Way for "Sims Road" as dedicated in Official Record Book 660, Pages 227-231 of the Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida.

Containing 32.2211 Acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

### 1. Streets

The streets shown hereon as Tract "C" is dedicated to "ASPEN RIDGE HOMEOWNERS ASSOCIATION, INC." for private roadway, drainage and utility purposes and is the perpetual maintenance obligation of said association without recourse to Palm Beach County, Florida.

### 2. Utility, Drainage, Limited Access, and Lift Station Easements

- The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities including Cable T.V.
- The drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of drainage facilities to "ASPEN RIDGE HOMEOWNERS ASSOCIATION, INC.", and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County reserves the right, but not the obligation to maintain that portion of the Drainage System which drains county roads.
- The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdictional over access rights.
- The lift station easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for lift-station and related purposes.

### 3. Recreation Area.

The Recreation area, shown hereon as Tracts "A" and "B", are hereby dedicated to the "ASPEN RIDGE HOMEOWNERS ASSOCIATION, INC." for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.

### 4. Water Management Tract

The Water Management Tract shown hereon as Tract "D", and the 20 foot Lake Maintenance Easement, is dedicated to the "ASPEN RIDGE HOMEOWNERS ASSOCIATION, INC." and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.

In witness whereof said Bargas Homes Corporation has caused these presents to be signed by its President and attested by its Vice President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 19th day of March, 1990.

BARGAS HOMES CORPORATION  
A FLORIDA CORPORATION

*David M. Bargas*  
David M. Bargas  
President

*John Bargas*  
John Bargas  
Vice President

## 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)

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared John Bargas and David M. Bargas, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and President of Bargas Homes Corporation, a corporation, and severally acknowledged to and before that they executed such instrument as such officers 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 19th day of MARCH, 1990.

My commission expires:

9/16/90

*Notary Public*

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF June, 1991.

ATTEST  
JOHN B. DUNKLE

By: *John B. Dunkle*  
DEPUTY CLERK

By: *Karen T. Marcus*  
KAREN T. MARCUS  
CHAIR

## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF June, 1991.

By: *George T. Wall*  
GEORGE T. WALL, P.E.  
ACTING COUNTY ENGINEER

## MORTGAGEE'S 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 mortgage which is recorded in Official Record Book 6128 at Page 180 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said General Partnership has caused these presents to be signed by its General Partner this 19th day of MARCH, 1990.

Aspenridge, Ltd., a  
Florida General Partnership

By: *Arthur V. Strock*  
Arthur V. Strock  
General Partner

Witness: *D.O.B.*

Witness: *Susan Bargas*

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Arthur V. Strock, A General Partner of Aspenridge, Ltd., to me well known, and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 19th day of MARCH, 1990.

My commission expires:

*Notary Public*

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, George W. Mathews, III, 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 Bargas Homes Corporation, that the current taxes have been paid; and that the property is encumbered by the Mortgages shown hereon; and that I find that all mortgages are shown and are true and correct, and that there are no other encumbrances of record.

Date: 3/21/1991

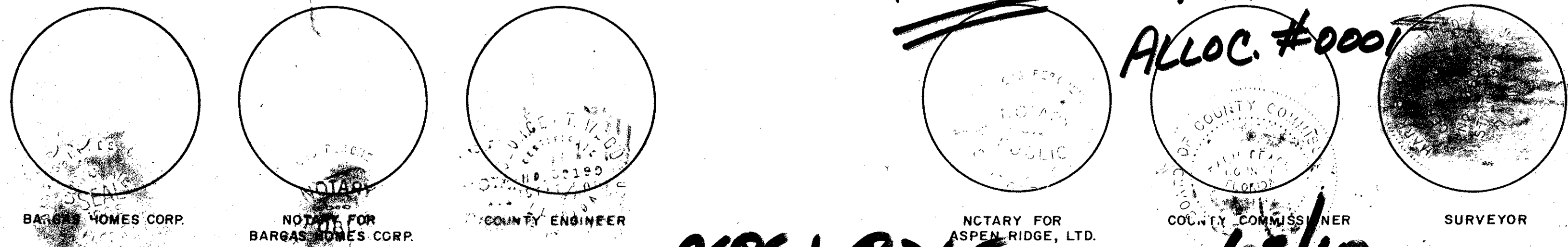
*George W. Mathews, III*  
George W. Mathews, III

## 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 the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points 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.

DATE: 3/21/91

*Mark S. Caulfield, P.L.S.*  
Mark S. Caulfield, P.L.S.  
Reg. Land Surveyor #4606  
State of Florida



ASPEN RIDGE  
68/10

SUBMISSION ASPEN RIDGE  
BOOK 68 PAGE 10  
RECORD BOOK #2058  
PLAT # 86-36  
DATE 3/21/91  
BY *same*

0501-00