



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 1 OF 3
JANUARY 2012

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:40 P.M. this 14 day of August 2012 and duly recorded in Plat Book 115 on Page(s) 187-189 Sharon R. Beck, Clerk & Comptroller By [Signature] D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY BEACH REALTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 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.

PARCEL 1:

THE SOUTH 260 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, EXCEPT ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF SIMS ROAD.

PARCEL 2:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF SIMS ROAD.

PARCEL 3:

THE EAST 3 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; LESS THE SOUTH 12.5 FEET THEREOF; SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

THE NORTH 200 FEET OF THE WEST TWO ACRES OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND EXCEPTING THEREFROM ANY EXISTING RIGHT OF WAY FOR ANY AND ALL PUBLIC UTILITIES, TOGETHER WITH AN EASEMENT FOR INGRESS EGRESS OVER THE WEST 20 FEET OF THE EAST THREE ACRES OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BOUNDED AS FOLLOWS:

ON THE NORTH BY THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; ON THE EAST BY THE WEST LINE OF THE EAST 3 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; ON THE SOUTH BY THE SOUTH LINE OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; ON THE WEST BY THE EAST LINE OF THE WEST TWO ACRES OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

PARCEL 5:

THE SOUTH 330 FEET OF THE NORTH 530 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE WEST 2 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH LINE OF THE NORTH 200 FEET OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; ON THE EAST BY THE WEST LINE OF THE EAST 3 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; ON THE SOUTH BY THE SOUTH LINE OF THE NORTH 530 FEET OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; ON THE WEST BY THE EAST LINE OF THE WEST 2 ACRES OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

PARCEL 6:

THE E 1/2 OF THE W 1/5 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4, LESS THE NORTH 530 FEET AND THE SOUTH 12.5 FEET THEREOF FOR ROAD RIGHT OF WAY, LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID LAND LYING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH LINE OF THE NORTH 530 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; ON THE EAST BY THE WEST LINE OF THE EAST 3 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; ON THE SOUTH BY A LINE BEING 12.5 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 11.86 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE S0°17'26"E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1408.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE S88°19'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 120.03 FEET TO A POINT ON A LINE 120.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 AND THE POINT OF BEGINNING; THENCE N0°17'26"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 964.94 FEET TO A POINT ON A LINE 260.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE S88°31'19"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 548.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE S0°02'36"E, A DISTANCE OF 790.25 FEET TO A POINT ON A LINE 530.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE N88°31'19"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 67.22 FEET; THENCE S0°04'05"E, A DISTANCE OF 183.89 FEET TO A POINT ON A LINE 12.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE N88°19'57"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 269.20 FEET; THENCE S0°10'01"E, A DISTANCE OF 12.50 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE N88°19'57"E, ALONG SAID SOUTH LINE, A DISTANCE OF 216.47 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY DELRAY BEACH REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "D", AS SHOWN HEREON (2.23 ACRES), IS HEREBY RESERVED FOR DELRAY BEACH REALTY, LLC A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29157, PAGE 1216, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DELRAY BEACH REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR DELRAY BEACH REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, IF OTHERWISE APPROVED BY PALM BEACH COUNTY. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY, BY THE OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 3 DAY OF July, 2012.

DELRAY BEACH REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA BY: ROHDIE RLN, LLC, A DELAWARE LIMITED LIABILITY COMPANY REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS MANAGING MEMBER

WITNESS: [Signature] NAME: ALYSSA ROHDIE BY: [Signature] BY: ROBERT C. ROHDIE, MANAGER
WITNESS: [Signature] NAME: ROA LEIDNER

ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ NEW YORK
COUNTY OF ~~PALM BEACH~~ NEW YORK

BEFORE ME PERSONALLY APPEARED ROBERT C. ROHDIE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ROHDIE RLN, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF July, 2012.

MY COMMISSION EXPIRES: 3/8/2015 BY: [Signature] NAME: CHARLES D. ROSENSTEIN, NOTARY PUBLIC, STATE OF NEW YORK

CONTROL / PETITION NO.	2003-085
APPLICATION NO.	DR0-2008-00198
PROJECT NO.	0895-000
PROJECT NAME	ASPEN SQUARE PUD
TIER	URBAN/SUBDIVISION
EXISTING FUTURE LAND USE DESIGNATION	HR-B
EXISTING ZONING DISTRICT	PUD
PROPOSED USE	RESIDENTIAL
TOTAL GROSS SITE AREA	14.4 DU/AC
DENSITY	171
TOTAL DWELLING UNITS	

