

ABERDEEN - PLAT NO. 3

A PORTION OF A (P.U.D.)

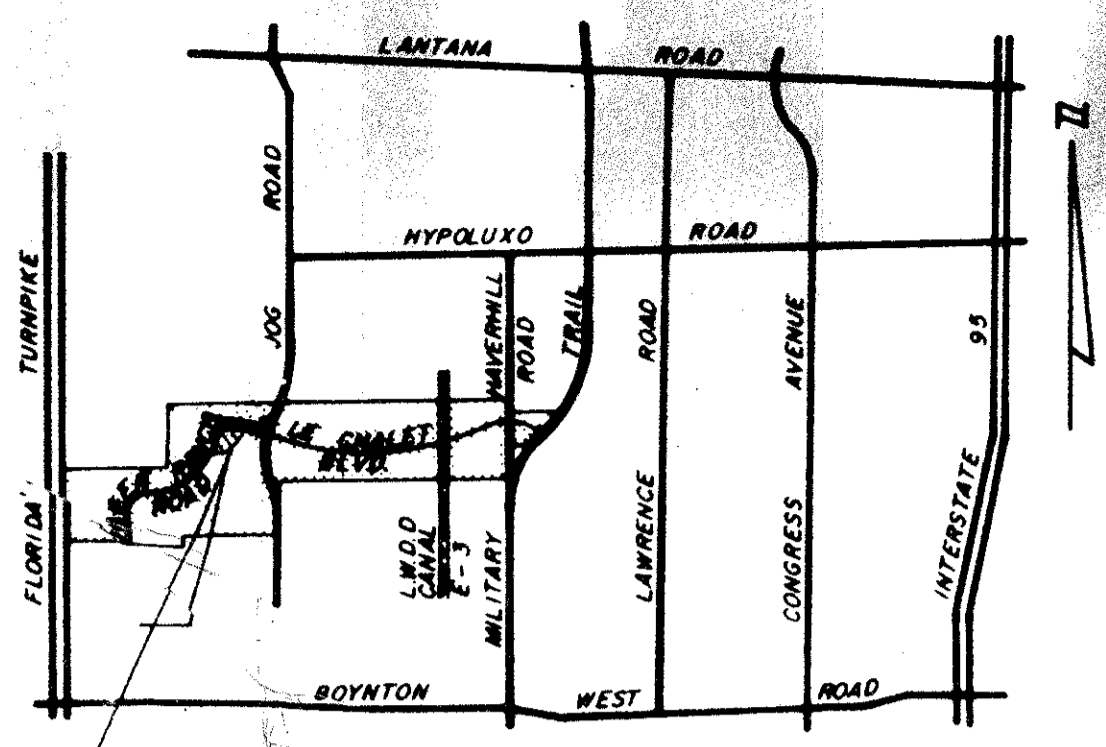
SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF ABERDEEN - PLAT NO. 2 RECORDED IN PLAT BOOK PAGES THRU PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA

PALM BEACH COUNTY, FLORIDA - AUGUST, 1986

23

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 11/23/86
this 23 day of November
1986, and duly recorded in Plat Book No
55 on page 23, 24 & 25
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]*, D.C.



LE CHALET P.U.D. DENSITY INFORMATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1	31	166 & 167	42.35	0	42.35	0	
11-A	31	176 & 177	24.87	57	67.22	57	0.847
11-B	31	217, 218, 219	40.56	103	107.78	160	1.484
1V-A	34	22 & 23	21.69	55	129.47	215	1.660
1V-B	37	57, 58, 59	105.66	175	234.936	390	1.660
		60, 61, 62					
Y	42	77 & 78	12.215	0	247.151	390	1.577

PARKWALK DENSITY TABULATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1	45	45, 46, 47, 48	66.00	92	263.415	482	1.829
2	46	164, 165 & 166	39.34	106	302.753	598	1.942
3	47	62, 63 & 64	62.73	156	365.487	744	2.035
4	50	156, 159, 160 & 161	57.80	146	423.287	890	2.102

ABERDEEN DENSITY TABULATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1			5.166	0	428.457	890	2.077
2			206.07	0	634.527	890	1.403
3			16.08	69	650.607	959	1.474

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ABERDEEN - PLAT NO. 3, LYING AND BEING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

2. THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL OVER ACCESS RIGHTS, SAVING AND RESERVING UNTO THE OWNER AND ITS SUCCESSORS THE RIGHT TO USE SUCH EASEMENTS FOR ALL OTHER PURPOSES.

3. WATER MANAGEMENT TRACTS "A", "B" AND "C" (LAKES) AS SHOWN HEREON ARE HEREBY RESERVED FOR LAKE AND WATER RETENTION AREAS FOR THE PRIVATE USE OF THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "A", "B" AND "C" (LAKES) ARE ALSO RESERVED AS DRAINAGE EASEMENTS.

4. TRACTS "D", "E", "F", "G", "H", "I", "J" AND "K" AS SHOWN HEREON ARE HEREBY RESERVED FOR LANDSCAPING PURPOSES, AS MAY BE PERMITTED BY SAID OWNER AND ITS SUCCESSORS AND ASSIGNS, INCLUDING THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES BY SAID OWNER AND ITS SUCCESSORS AND ASSIGNS, INCLUDING THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. PALM BEACH COUNTY IS HEREBY GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

7. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

8. THE 20' LAKE MAINTENANCE EASEMENTS AS SHOWN ON WATER MANAGEMENT TRACTS "A", "B", AND "C" ARE HEREBY RESERVED FOR ACCESS TO AND MAINTENANCE OF SAID WATER MANAGEMENT TRACTS "A", "B", AND "C" BY OWNER AND ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, THE SAID SUNBELT PROPERTIES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DULY AUTHORIZED OFFICER OF ITS GENERAL PARTNER SIGNING BELOW THE DATE AND YEAR BELOW INDICATED

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, THIS

11 DAY OF AUGUST, 1986
BY: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER

BY: *[Signature]*
PHILIP T. WEISS, EXECUTIVE VICE-PRESIDENT

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF AUGUST, 1986, BY PHILIP T. WEISS, EXECUTIVE VICE-PRESIDENT OF U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: March 27, 1988 *[Signature]*
NOTARY PUBLIC

STATE OF FLORIDA } SS.
COUNTY OF PALM BEACH }

WE, GUNSTER, YOAKLEY, CRISER & STEWART, F.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT AS OF 1986, AT APPARENT RECORD TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA; THAT THE REAL ESTATE TAXES FOR THE YEAR 1985 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGE ENCUMBRANCES OF RECORD.

DATE: 11/23/86 GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
BY: *[Signature]*

*15-34
16-49*

15816/45/42

SUBDIVISION # PLAT NO. 3
BOOK 55 PAGE 23
FLOOD ZONE B FLOOD YEAR 1984
QUAD # X
SUB NAME PLAT 3

MORTGAGEE'S CONSENT
STATE OF FLORIDA)
COUNTY OF DADE)

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE DEED DATED AS OF OCTOBER 2, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 3638, AT PAGE 1724, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON IMMEDIATELY UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, AND SHALL BE SUBORDINATE TO THE PRIVATE DEDICATIONS OR RESERVATIONS SHOWN HEREON FOR WATER MANAGEMENT TRACTS "A", "B" AND "C", AND LANDSCAPE TRACTS "D" THROUGH "K", INCLUSIVE, AND DRAINAGE EASEMENTS WHEN THE IMPROVEMENTS THEREOF ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE SUBDIVISION AND PLATTING REGULATIONS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID MORTGAGEES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED OFFICERS SIGNING BELOW THIS 25th DAY OF July, 1986.

SUN BANK/MIAMI, N.A.
BY: *[Signature]*
WITNESS: *[Signature]*
BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION
BY: *[Signature]*
ALBERTO VADIA, JR., President

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED *[Signature]* of SUN BANK/MIAMI, N.A., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 20th DAY OF July, 1986.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:
ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED ALBERTO VADIA, JR., AS PRESIDENT OF BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 25 DAY OF July, 1986.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Nov A.D., 1986.

BY: *[Signature]*
JOHN B. DUNKLE, CLERK

ATTEST:
[Signature]
KATHY S. MILLER, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Nov A.D., 1986.

BY: *[Signature]*
H.F. KAHLER, P.E., COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } SS.
COUNTY OF PALM BEACH }

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Aug 29, 1986 *[Signature]*
JOSEPH M. TUCKER

SPECIAL NOTE: THERE SHALL BE A PERPETUAL THREE FOOT (3') EASEMENT ADJACENT TO ANY PROPERTY LINE WITH ANY ABUTTING DWELLING UNIT THE PURPOSE OF SUCH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, WALL MAINTENANCE AND ROOF DRAINAGE.

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE: 737-6546

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA

ABERDEEN PLAT NO. 3
IN 3 SHEETS SHEET NO 1

Date	AUGUST, 1986	Designed	T J CURBELO	Scale	NONE	Sheet	
Approved		Drawn	T J CURBELO	Job No.	4236-85		1 of 3
		Checked		File No.	5-1345-00		

UDC ADVISORY SERVICES INC. UDC NOTARY

SUN BANK / MIAMI, N.A. SUN BANK / MIAMI, N.A. NOTARY

BOYNTON COUNTRY CLUB ESTATES BOYNTON COUNTRY CLUB ESTATES NOTARY

SURVEYORS CERTIFICATION

DRAWING NUMBER 55/23

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

See BACK

55/23

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