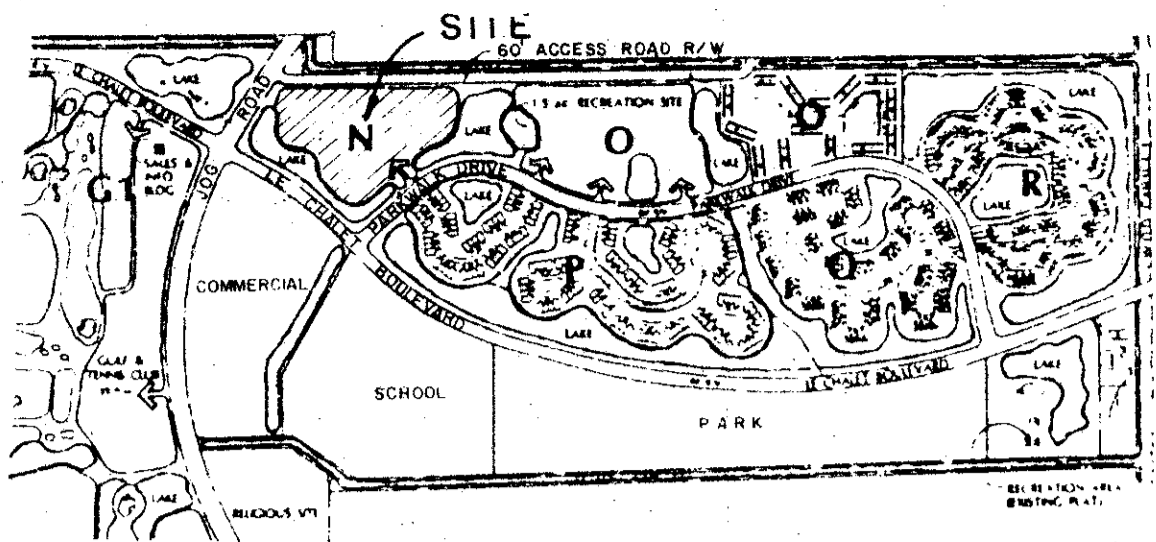


ABERDEEN PLAT NO. 11

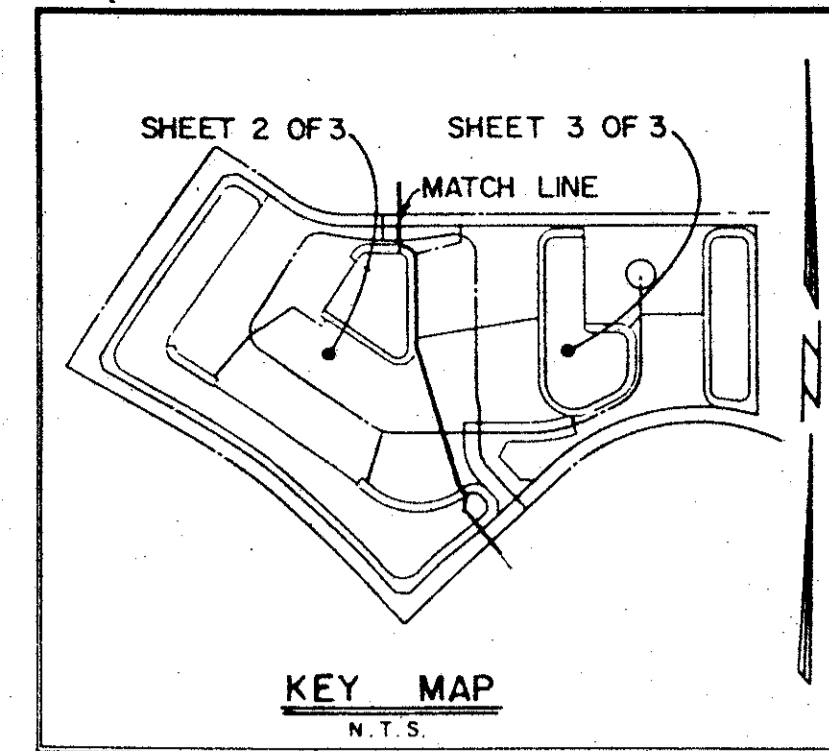
A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3

MAY, 1988.



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

38

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:37
A.M. this 1 day of JULY, 1988
and duly recorded in Plat Book No. 62
on Page 33-40
John B. Dunkle, Clerk of the Circuit Court
By *Richard A. Platt* D.C.

DEDICATION AND RESERVATION

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 HEREON LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABERDEEN PLAT NO. 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 02°05'30" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 15 A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°28'16" WEST, A DISTANCE OF 14.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 33°56'16" AND A RADIUS OF 280.00 FEET, A DISTANCE OF 165.85 FEET; THENCE NORTH 54°32'00" WEST, A DISTANCE OF 160.81 FEET; THENCE SOUTH 80°28'00" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 35°28'00" WEST, A DISTANCE OF 425.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 03°20'34" AND A RADIUS OF 2972.06 FEET, A DISTANCE OF 144.23 FEET; THENCE SOUTH 13°38'14" EAST, A DISTANCE OF 35.82 FEET; THENCE SOUTH 59°23'54" EAST, A DISTANCE OF 195.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°54'54" AND A RADIUS OF 2040.01 FEET, A DISTANCE OF 637.86 FEET; THENCE SOUTH 41°29'00" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 86°29'00" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 48°31'00" EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 53°29'22" EAST, A DISTANCE OF 115.37 FEET; THENCE NORTH 48°31'00" EAST, A DISTANCE OF 259.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 59°45'49" AND A RADIUS OF 540.00 FEET, A DISTANCE OF 583.26 FEET; THENCE NORTH 01°28'00" EAST, A DISTANCE OF 496.09 FEET; THENCE NORTH 88°28'16" WEST, A DISTANCE OF 1050.65 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 24.44 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO THE LAKE FOR MAINTENANCE PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

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

THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HARBOURS AT ABERDEEN CONDOMINIUM, INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR INGRESS, EGRESS, DRAINAGE FACILITIES, UTILITIES AND ALL OTHER LAWFUL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HARBOURS AT ABERDEEN CONDOMINIUM, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS:

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HARBOURS AT ABERDEEN CONDOMINIUM, INC., ITS SUCCESSORS, AND/OR ASSIGNS, FOR RESIDENTIAL DWELLING UNITS, PARKING AREAS, EGRESS AND INGRESS, LANDSCAPING, OPEN SPACE AND COMMON AREAS, AND ALL OTHER LAWFUL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HARBOURS AT ABERDEEN CONDOMINIUM, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACTS "B", "C", "D", AND "E", AS SHOWN HEREON, INCLUDING LAKE MAINTENANCE EASEMENTS ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS, FOR PROPER PURPOSES AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. COMPENSATORY LITTORAL ZONES:

LZ-1 THRU LZ-12, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF THESE ZONES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY CUT OR TRIM ANY PLANTS IN THE COMPENSATORY LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE APPROVAL OF THE PALM BEACH COUNTY HEALTH UNIT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNER AND THE GENERAL PARTNER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF May, 1988. SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

By: UDC ADVISORY SERVICES, INC.
AN ILLINOIS CORPORATION, AS
GENERAL PARTNER

ATTEST:
Boyd L. Gillilan
BOYD L. GILLILAN,
VICE-PRESIDENT

By: *Robert H. Daskal*
ROBERT H. DASKAL, PRESIDENT

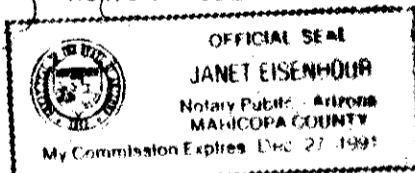
ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME PERSONALLY APPEARED ROBERT H. DASKAL AND BOYD L. GILLILAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF May, 1988.

MY COMMISSION EXPIRES:
DECEMBER 27, 1991



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 5618 AT PAGE 1121, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF May, 1988.

ATTEST:

By: *Joseph S. Lovering Jr.*
VICE-PRESIDENT

SOVRAN BANK, N.A., A NATIONAL BANKING ASSOCIATION, A CORPORATION IN THE STATE OF VIRGINIA

By: *Joseph S. Lovering Jr.*
JOSEPH S. LOVERING JR., VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Joseph S. Lovering Jr. and Karen Stark*, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND VICE-PRESIDENT OF SOVRAN BANK, N.A., A NATIONAL BANKING ASSOCIATION AND A CORPORATION IN THE STATE OF VIRGINIA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME 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 27th DAY OF May, 1988.

MY COMMISSION EXPIRES:

March 3, 1989

Joseph S. Lovering Jr.
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE 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 CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WILL AFFECT THE SUBDIVISION OF THE PROPERTY AS OF 5/17/88.

DATE: May 17, 1988

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.

By: *Robert S. Kramer, Esquire*
ROBERT S. KRAMER, ESQUIRE

P.U.D. TABULATION

TOTAL ACREAGE 24.44 ACRES
TOTAL NO. OF UNITS 116 UNITS
DENSITY 4.75 DU/ACRE

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF June, 1988.
By: *Carol A. Roberts*
CAROL A. ROBERTS, CLERK

ATTEST:
JOHN B. DUNKLE, CLERK

By: *Elizabeth Richards*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF June, 1988.
By: *Herbert F. Kahler, P.E.*
HERBERT F. KAHLER, P.E.
COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■
- PERMANENT CONTROL POINTS ARE SHOWN THUS: ●
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR LAKE MAINTENANCE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BEARINGS CITED HEREIN ARE BASED ON THE WEST LINE OF THE NORTHEAST ONE QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING SOUTH 02°05'30" WEST.
- RADIAL BEARINGS ARE DESIGNATED THUSLY: (R)
NON-RADIAL BEARINGS ARE DESIGNATED THUSLY: (NR)
- A-E. DENOTES ACCESS EASEMENTS.
U-E. DENOTES UTILITY EASEMENTS.
D-E. DENOTES DRAINAGE EASEMENTS.
L-A-E. DENOTES LIMITED ACCESS EASEMENTS.
L-M. & A-E. DENOTES LAKE MAINTENANCE AND ACCESS EASEMENTS.
L-Z. DENOTES COMPENSATORY LITTORAL ZONE.

SURVEYOR'S CERTIFICATION

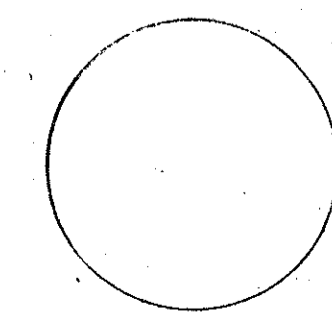
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 6-02-1988

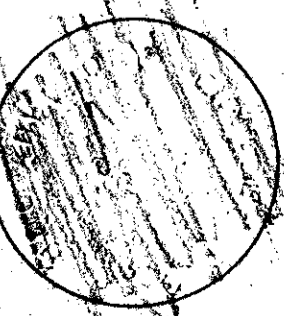
By: *Richard P. Breitenbach*
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

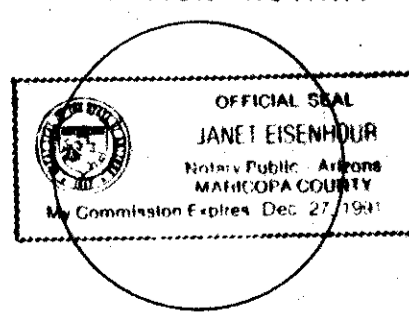
CLERK OF THE CIRCUIT COURT



DEDICATION



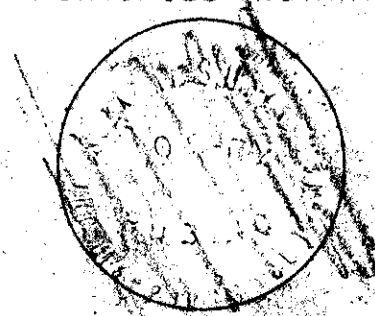
DEDICATION NOTARY



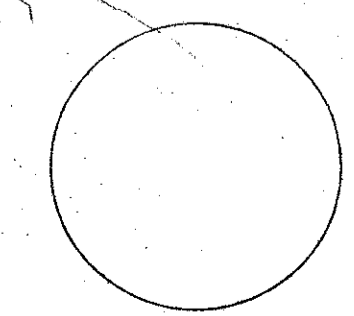
MORTGAGEE



MORTGAGEE NOTARY



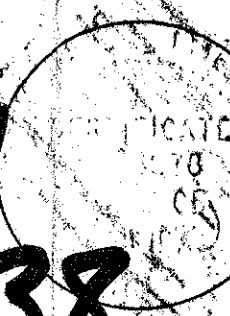
BOARD OF COUNTY COMMISSION



COUNTY ENGINEER



SURVEYOR



60/38

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA

ABERDEEN PLAT NO. 11

SUBDIVISION - Aberdeen #11
BOOK 68
PAGE 58
FLOOD ZONE 185A
ZONING 1440542
QUAD # 34
ZIP CODE 33437
PID NAME