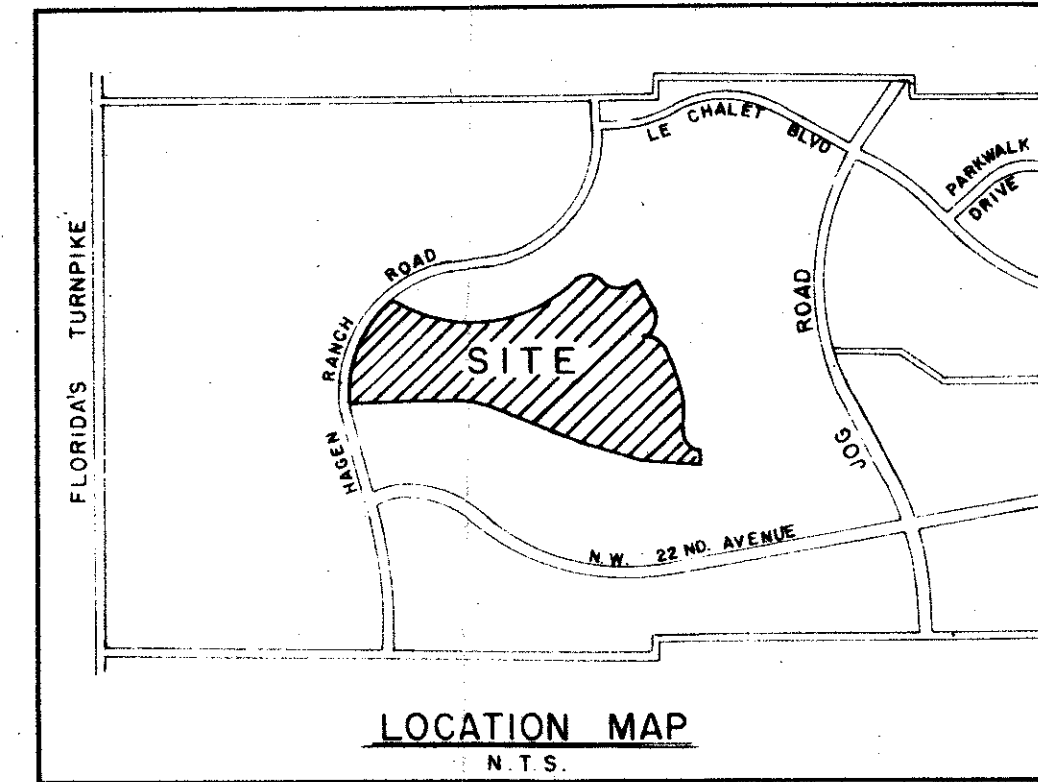


ABERDEEN PLAT NO. 12
A PORTION OF A (P.U.D.)
LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING
A REPLAT OF A PORTION OF ABERDEEN - PLAT NO. 2, AS RECORDED IN PLAT
BOOK 55, PAGES 11 THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 3
MARCH 1988



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:50
A.M. this 1 day of JULY, 1988
and duly recorded in Plat Book No. 60
on Page 41-43
John B. Dunkle, Clerk of the Circuit Court
Barbara C. Platt, D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT REALTY DEALERS, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING A REPLAT OF A PORTION OF ABERDEEN PLAT NO. 2, AS RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABERDEEN PLAT NO. 12; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF GOLF COURSE TRACT "D", AS SHOWN ON THE PLAT OF ABERDEEN PLAT NO. 2, AS RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1524 THRU 1526, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING NUMBERED COURSES:

- 1. SOUTH 39°17'13" EAST, A DISTANCE OF 168.19 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 28°53'02" AND WHOSE CHORD BEARS SOUTH 52°53'44" EAST; THENCE
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.56 FEET; THENCE
3. SOUTH 65°50'15" EAST, A DISTANCE OF 497.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80°18'56" AND WHOSE CHORD BEARS NORTH 74°00'27" EAST; THENCE
4. EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.08 FEET; THENCE
5. NORTH 33°51'09" EAST, A DISTANCE OF 160.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND WHOSE CHORD BEARS NORTH 78°51'09" EAST; THENCE
6. NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 157.08 FEET; THENCE
7. SOUTH 56°08'51" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 73°47'30" AND WHOSE CHORD BEARS NORTH 86°57'23" EAST; THENCE
8. EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 128.79 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 09°13'29" AND WHOSE CHORD BEARS NORTH 54°40'22" EAST; THENCE
9. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.38 FEET TO A POINT; THENCE
10. SOUTH 43°30'00" EAST, A DISTANCE OF 178.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 92°18'02" AND WHOSE CHORD BEARS SOUTH 02°39'01" WEST; THENCE
11. SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 225.53 FEET; THENCE
12. SOUTH 48°48'02" WEST, A DISTANCE OF 31.23 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 113°59'52" AND WHOSE CHORD BEARS SOUTH 74°12'02" EAST; THENCE
13. EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.22 FEET; THENCE
14. SOUTH 17°12'06" EAST, A DISTANCE OF 336.46 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 28°58'18" AND WHOSE CHORD BEARS SOUTH 02°42'57" EAST; THENCE
15. SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.81 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 98°43'15" AND WHOSE CHORD BEARS SOUTH 37°35'26" EAST; THENCE
16. SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.23 FEET TO A POINT ON A RADIAL LINE; THENCE
17. SOUTH 03°02'57" WEST, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTH LINE OF WATER MANAGEMENT TRACT L-7 AS SHOWN ON THE SAID PLAT OF ABERDEEN PLAT NO. 2; THENCE
18. NORTH 86°57'03" WEST, A DISTANCE OF 407.63 FEET; THENCE
19. NORTH 66°40'58" WEST, A DISTANCE OF 315.79 FEET; THENCE
20. NORTH 82°59'55" WEST, A DISTANCE OF 574.28 FEET; THENCE
21. SOUTH 88°05'27" WEST, A DISTANCE OF 300.17 FEET; THENCE
22. NORTH 88°01'15" WEST, A DISTANCE OF 449.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HAGEN RANCH ROAD; THENCE
23. CONTINUE ALONG THE SAID RIGHT-OF-WAY OF HAGEN RANCH ROAD ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1160.00 FEET, A CENTRAL ANGLE OF 58°33'09", WHOSE CHORD BEARS NORTH 26°57'34" EAST, AN ARC DISTANCE OF 1185.45 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 35.88 ACRES MORE OR LESS.

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

1. STREETS:

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WATERFORD AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS:

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

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

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WATERFORD AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS:

THE WATER MANAGEMENT TRACTS "A" AND "B", AS SHOWN HEREON, INCLUDING THE 20 FT. WATER MANAGEMENT MAINTENANCE EASEMENT ALONG THE PERIMETERS OF SAID WATER MANAGEMENT TRACTS "A" AND "B", 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.

THE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WATERFORD AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS G-1, G-2, G-3, AND G-4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABERDEEN GOLF AND COUNTRY CLUB, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR GOLF COURSE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ABERDEEN GOLF AND COUNTRY CLUB, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

REALTY DEALERS LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
By: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER
Boyd L. Gillilan, VICE-PRESIDENT
Robert H. Daskal, PRESIDENT

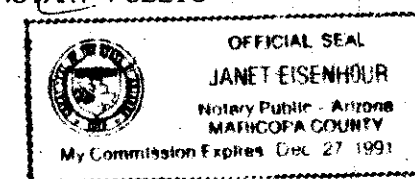
ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF

BEFORE ME PERSONALLY APPEARED ROBERT H. DASKAL and Boyd 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 REALTY DEALERS, 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: 12-27-91



P-U-D TABULATION

Table with 2 columns: Description and Acres. Includes TOTAL ACRES (35.88), ROADS (4.50), LAKES (12.22), GOLF COURSE TRACTS (.76), RECREATION TRACT (0.49), SINGLE FAMILY LOTS (17.91), NUMBER OF RESIDENTIAL BUILDING LOTS (100), DENSITY (GROSS) (3.15 D-U./ACRE), DENSITY SINGLE FAMILY (4.38 D-U./ACRE).

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 5672 AT PAGE 1332, 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 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.

FIRST FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION, A CORPORATION IN THE STATE OF FLORIDA
By: Dale R. Dignum, V.P.
Scott I. Peek Jr., VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT I. PEEK JR. and Dale R. Dignum 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 FIRST FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION AND A CORPORATION IN THE STATE OF FLORIDA, AND HEREBY 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 24, 1995
Therese J. German, Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GUNSTER, YOAKLEY, CRISER AND 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 REALTY DEALERS, 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 ENCUMBERED BY THE MORTGAGE 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 AT 7:00AM. DATE: 5-17-88

GUNSTER, YOAKLEY, CRISER AND STEWART, P.A.
By: Robert S. Kramer, Esquire
ROBERT S. KRAMER, ESQUIRE

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF June, 1988.
By: Carol A. Roberts, Chair

ATTEST: John B. Dunkle, Clerk
By: Elizabeth Roberts, Deputy Clerk

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF June, 1988.
By: Herbert F. Kahlert, P.E., County Engineer

NOTES:

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■
PERMANENT CONTROL POINTS ARE SHOWN THUS: ●
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
5. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
6. 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.
7. BEARINGS HEREON ARE BASED UPON A LINE ON THE SOUTH BOUNDARY OF GOLF COURSE TRACT "B" AS SHOWN ON THE PLAT OF ABERDEEN PLAT NO. 2, AS RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, SAID BEARING BEING SOUTH 39°17'13" EAST.
8. RADIAL BEARINGS ARE DESIGNATED THUSLY: (R)
NON-RADIAL BEARINGS ARE DESIGNATED THUSLY: (NR)
9. W.M.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.

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, H-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, P.L.S.
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3928

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

Subdivision - Aberdeen #12
Book 60 PAGE 41
FLOOD ZONE B
QUAD 49
SE
ZIP CODE 33461

DEDICATION, DEDICATION NOTARY, MORTGAGEE, MORTGAGEE NOTARY, SURVEYOR stamps and signatures.

Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD PH. (305)433-5405 SUITE 100 W.P.B. FLORIDA ABERDEEN PLAT NO. 12

60/41