

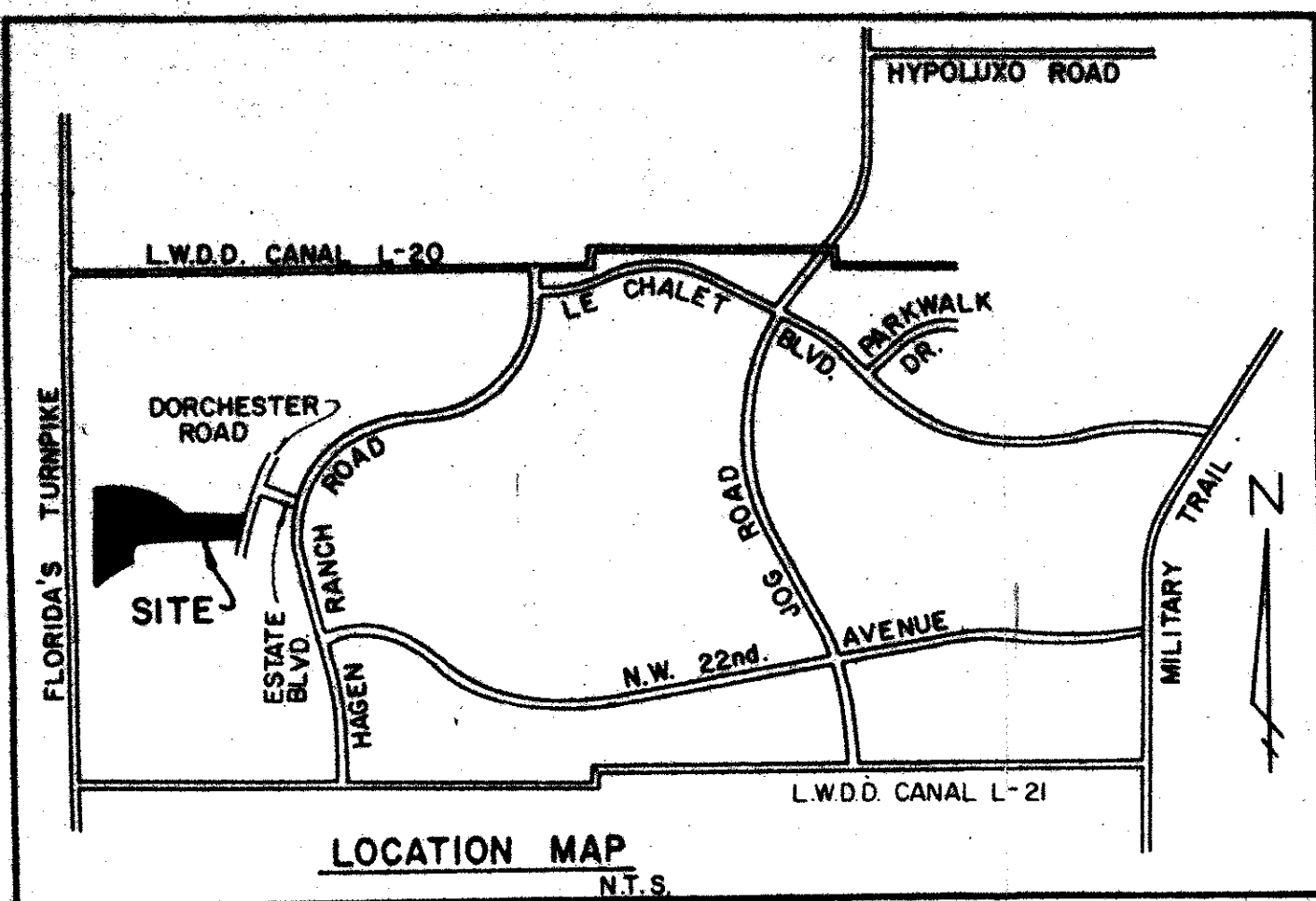
(A PORTION OF A P.U.D.)

ABERDEEN - PLAT NO. 10

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, AND A PORTION OF ABERDEEN - PLAT NO. 8, AS RECORDED IN PLAT BOOK 59, PAGES 181 THRU 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

MARCH, 1991



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP, 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 AND A PORTION OF ABERDEEN PLAT NO. 8, AS RECORDED IN PLAT BOOK 59, PAGES 181 THRU 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABERDEEN - PLAT NO. 10; SAID PARCEL CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABERDEEN - PLAT NO. 9, AS RECORDED IN PLAT BOOK 59, PAGES 178 THRU 180, THENCE NORTH 01°45'27" EAST ALONG THE WEST LINE OF SAID SECTION 16 ALSO BEING THE WEST LINE OF SAID ABERDEEN PLAT NO. 2, A DISTANCE OF 1174.61 FEET; THENCE SOUTH 88°14'34" EAST ALONG THE SOUTH LINE OF SAID ABERDEEN PLAT NO. 8, A DISTANCE OF 612.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 41°10'27" AND A RADIUS OF 231.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 166.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°04'07" EAST, A DISTANCE OF 67.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 53°25'53" AND A RADIUS OF 295.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 275.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 79°30'00" EAST, A DISTANCE OF 112.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 26°33'01" AND A RADIUS OF 1310.00 FEET; THENCE NORTH WASTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 607.04 FEET TO A POINT ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 3°56'03" AND A RADIUS OF 1025.00 FEET, AND WHOSE CHORD BEARS SOUTH 18°59'46" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT OF WAY LINE OF DORCHESTER ROAD AS SHOWN ON SAID ABERDEEN PLAT NO. 9, A DISTANCE OF 70.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17°02'17" WEST, A DISTANCE OF 123.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 7°08'16" AND A RADIUS OF 825.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.78 FEET TO A POINT; THENCE NORTH 72°57'43" WEST ALONG THE NORTH LINE OF SAID ABERDEEN PLAT NO. 9 A DISTANCE OF 106.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 27°32'17" AND A RADIUS OF 719.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 345.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79°30'00" WEST, A DISTANCE OF 292.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 17°40'32" AND A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 154.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°49'28" WEST, A DISTANCE OF 309.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 28°24'00" AND A RADIUS OF 361.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 178.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 88°28'01" AND A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°45'27" WEST, A DISTANCE OF 121.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 43°35'18" AND A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.04 FEET TO A POINT; THENCE SOUTH 57°35'46" WEST, A DISTANCE OF 436.01 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 21.56 ACRES MORE OR LESS.

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

1. STREETS:

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SHEFFIELD AT ABERDEEN HOMEOWNERS 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.

AN ACCESS EASEMENT IS DEDICATED FOR ACCESS PURPOSES OVER THE STREETS TO THE OWNERS OF THAT PORTION OF LAND LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL LATERAL L-22 AND THE SOUTH LINE OF SAID SECTION 17, BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL LATERAL L-20 SAID LINE BEING 100 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 17, BOUNDED ON THE WEST BY EASTERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL LATERAL L-23, BOUNDED ON THE EAST BY THE WEST LINE OF SECTION 16 OR EAST LINE OF SAID SECTION 17, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ACCESS EASEMENT IS DEDICATED IN PERPETUITY TO SAID OWNERS OF THE ABOVE DESCRIBED PORTION OF LAND LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

2. 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 PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. 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 UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

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.

3. TRACTS:

THE WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, INCLUDING THE MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT, IS 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.

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

THE 20' LAKE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE ACCESS AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHEFFIELD AT ABERDEEN HOMEOWNERS ASSOCIATION, 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 PARTNERS AND THE GENERAL PARTNER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF March, 1991.

SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP
BY: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION AS GENERAL PARTNER
BY: Robert H. Daskal, President

ATTEST:

By: [Signature] Notary Public

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME PERSONALLY APPEARED ROBERT H. DASKAL AND LARRY W. STAY, 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 LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP, 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 19th DAY OF March, 1991.

MY COMMISSION EXPIRES: 11-29-92

[Signature] Notary Public

DEDICATION

DEDICATION NOTARY

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 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 25th DAY OF March, 1991.

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 25th DAY OF March, 1991.

ATTEST: [Signature] By: [Signature] BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING CORPORATION.
W. Dale Kahle, Vice President Bruce Palma, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRUCE PALMA V.P. AND W. DALE KAHLE V.P. 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 BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA CORPORATION, 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 25th DAY OF MARCH, 1991.

MY COMMISSION EXPIRES: NOV. 17, 1991

[Signature] Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GUNSTER, YOAKLEY, 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 SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP; 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 MARCH 3, 1991 AT 11:00 P.M.

DATE: MARCH 25, 1991

GUNSTER, YOAKLEY, AND STEWART, P.A.
BY: [Signature] ROBERT M. GRAHAM (ATTORNEY)

P.U.D. TABULATION (PETITION # 80-153)

Table with 2 columns: Description and Acres. Rows include TOTAL ACRES (21.56), ROADS (3.87), LAKES (0.97), SINGLE FAMILY LOTS (16.59), OPEN SPACE (0.13), NUMBER OF LOTS (70), and DENSITY (GROSS) (3.25 D.U.'s/AC).

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF May, 1991. [Signature] KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
By: [Signature] DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF May, 1991. By: [Signature] GEORGE T. WEBB, P.E. ACTING COUNTY ENGINEER

NOTES

- 1. PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE SHOWN THUS: [Symbol] PERMANENT REFERENCE MONUMENTS (P.R.M.'s) EXISTING BASED UPON ABERDEEN - PLAT NO. 8 & 9 ARE SHOWN THUS: [Symbol]
- 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 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.
- 4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- 5. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF 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 THE WEST LINE OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARING NORTH 01°45'27" EAST.
- 8. BEARINGS SHOWN HEREON ARE TO BE ASSUMED RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL SHOWN THUSLY: (N.R.)
- 9. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. L.A.E. DENOTES LIMITED ACCESS EASEMENT. M.E. DENOTES MAINTENANCE EASEMENT. N.R. DENOTES NON-RADIAL BEARING. C.B. DENOTES CHORD BEARING. P.O.B. DENOTES POINT OF BEGINNING

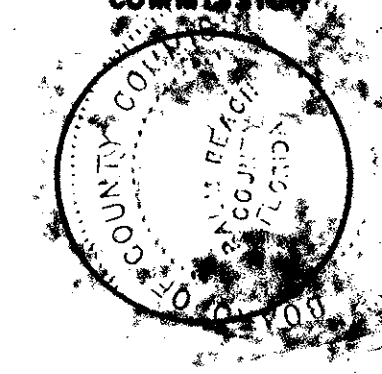
SURVEYOR'S CERTIFICATION

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 HAVE BEEN SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR 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.

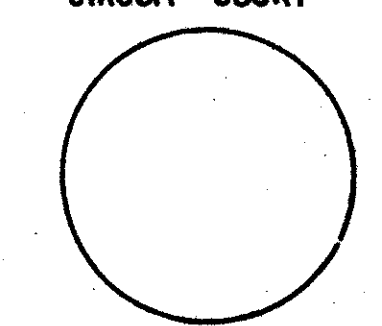
DATE 3-25-1991 BY: [Signature] RICHARD P. BREITENBACH, P.L.S. FLORIDA CERTIFICATE NO. 3978

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

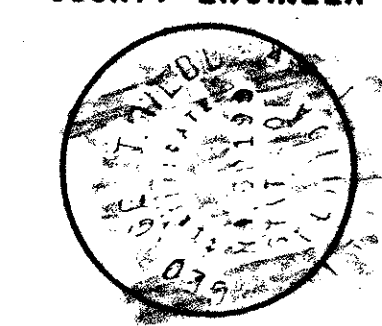
BOARD OF COUNTY COMMISSIONERS



CLERK OF CIRCUIT COURT



COUNTY ENGINEER



Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

ABERDEEN - PLAT NO. 10

TAZ 442

BOOK 67 PAGE 145 FLOOD ZONE B ZONING: RS 219 4008 53427 100-80-153 OLD NAME: Same 1/9/91

POD D. NORTH 0270-012 PET. 80-153 6/7/195