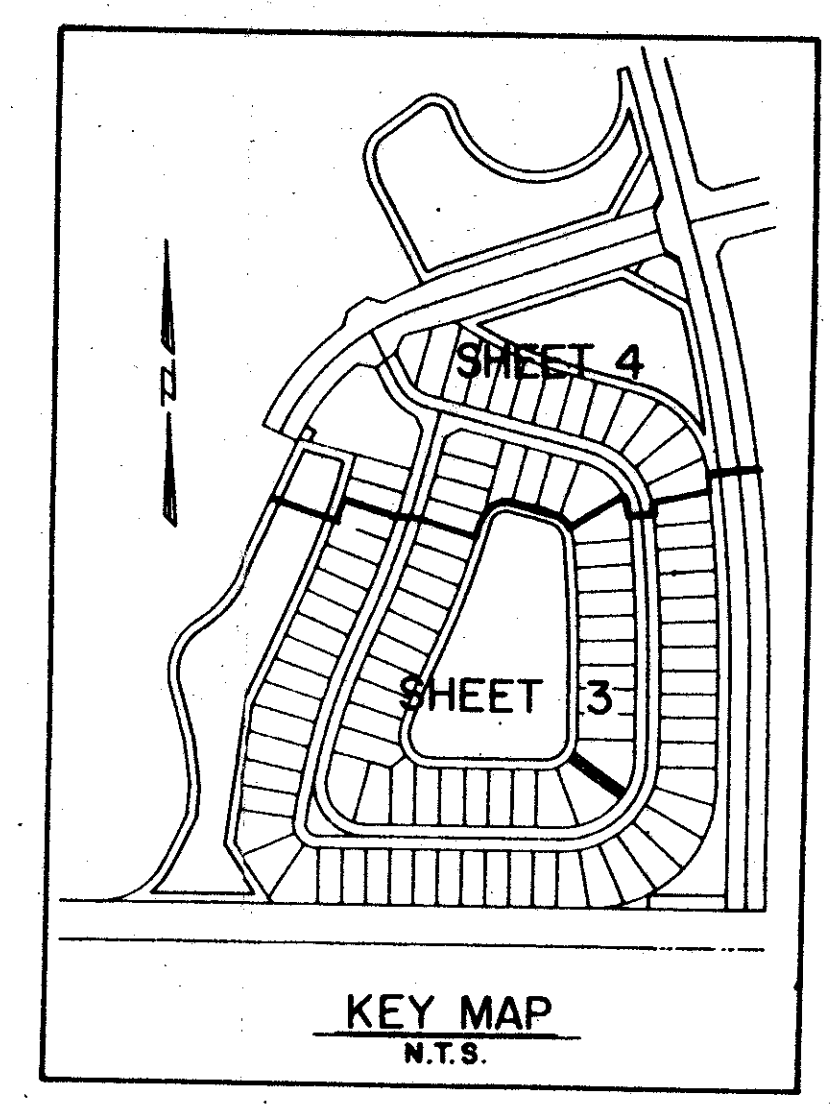
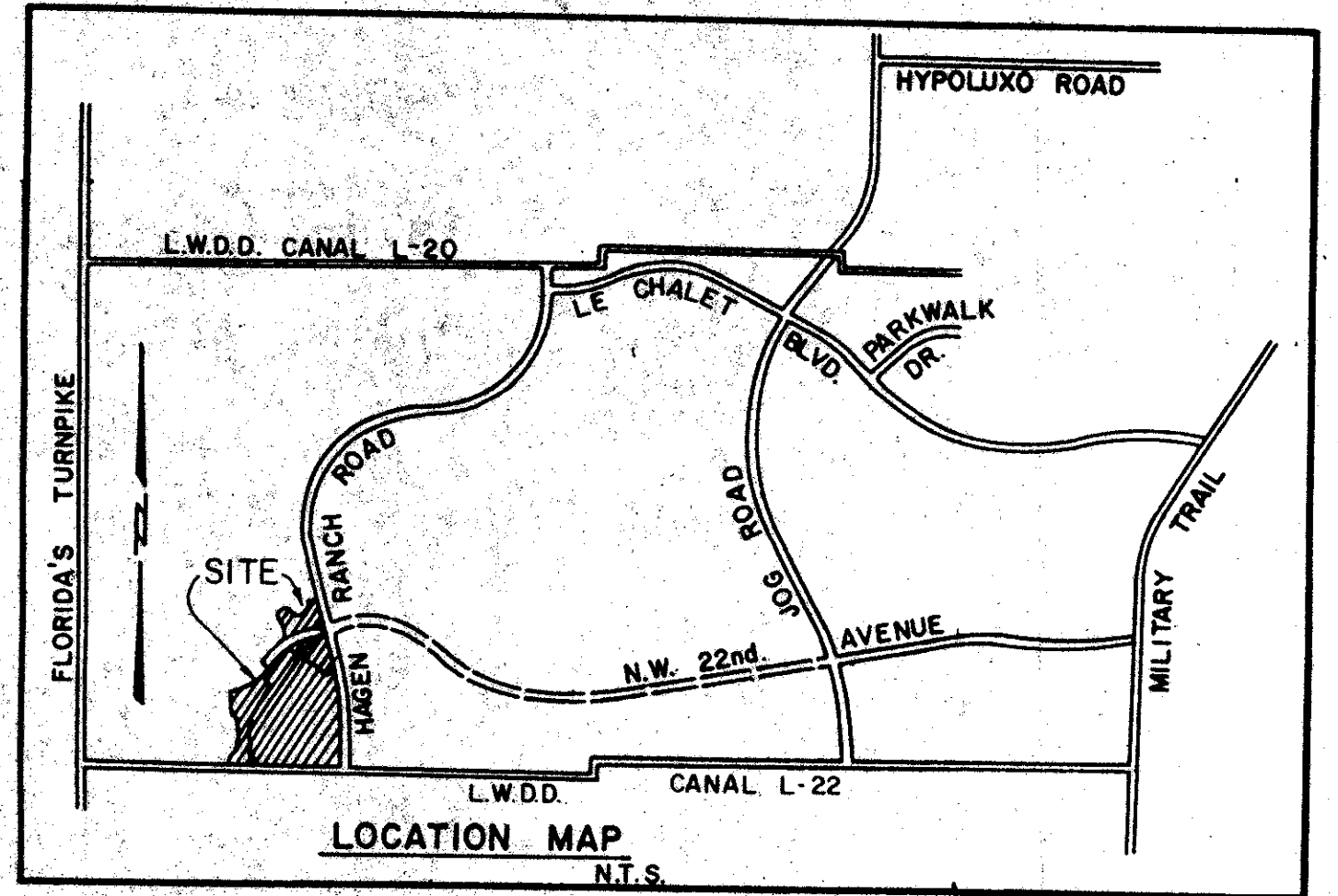


# ABERDEEN - PLAT NO. 15

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 4  
MAY, 1992



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:34 P.M. this 8 day of July, 1992  
and duly recorded in Plat Book No. 69  
on Page 63-66  
Milton T. Bauer, Clerk of the Circuit Court  
By: Barbara O. Hart D.C.

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

1. STREETS:  
THE STREET SHOWN HEREON AS SHOAL CREEK LANE IS HEREBY DEDICATED TO THE LANCASTER LAKES 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, 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, MAINTENANCE AND DRAINAGE 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.

THE 20' 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE 20' MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE, DRAINAGE AND PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE 2' WALL EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LANCASTER LAKES AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVACY WALL AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

3. TRACTS:  
THE WATER MANAGEMENT TRACTS "W-1", "W-2", "W-3", "W-4", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE RECREATION TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN LAKES DRIVE 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, FLORIDA.

TRACT "A" (ABERDEEN LAKES DRIVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN LAKES DRIVE 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, FLORIDA.

TRACTS "0-1" AND "0-4", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LANCASTER LAKES AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS "0-2" AND "0-3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABERDEEN LAKES DRIVE ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR ADDITIONAL ROAD RIGHT OF WAY FOR HAGEN RANCH ROAD.

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 5th DAY OF MAY, 1992.

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, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA  
ROBERT H. DASKAL, PRESIDENT

ATTEST:  
BY: LARRY W. SEAY, VICE-PRES.

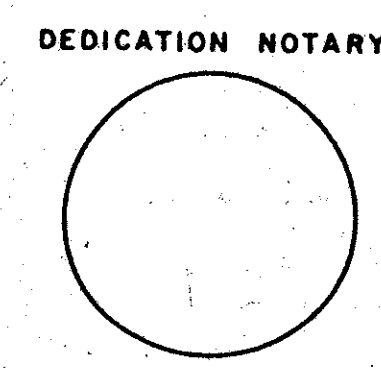
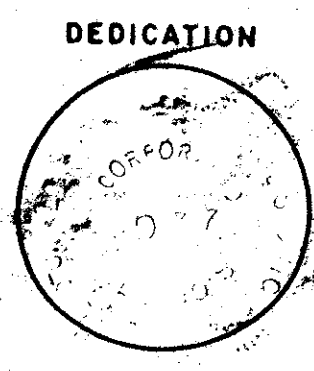
### ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA  
BEFORE ME PERSONALLY APPEARED ROBERT H. DASKAL AND LARRY W. SEAY 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, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 5 DAY OF MAY 1992.  
MY COMMISSION EXPIRES:

NOTARY PUBLIC

PET. 80-153  
ALLOT. #0001  
COLLECT



0270-017  
69/63

Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 PALM BEACH, FLORIDA  
ABERDEEN - PLAT NO. 15

### 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, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABERDEEN - PLAT NO. 15 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 16; THENCE NORTH 88° 22' 07" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 22' 07" WEST ALONG THE SOUTH LINE OF SAID SECTION 16 AND THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL LATERAL NUMBER 122, AS RECORDED IN OFFICIAL RECORD BOOK 4, PAGE 137, A DISTANCE OF 1310.53 FEET TO A POINT OF CURVATURE; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 64° 21' 56", A RADIUS OF 147.56 FEET AND WHOSE CHORD BEARS NORTH 59° 26' 55" EAST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 27° 15' 57" EAST, A DISTANCE OF 111.29 FEET; THENCE NORTH 05° 55' 30" EAST, A DISTANCE OF 64.17 FEET; THENCE NORTH 06° 50' 54" WEST, A DISTANCE OF 89.35 FEET; THENCE NORTH 14° 05' 28" WEST, A DISTANCE OF 113.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 73° 23' 01" AND A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 160.10 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 33° 35' 38" AND A RADIUS OF 240.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 25° 41' 55" EAST, A DISTANCE OF 293.48 FEET; THENCE NORTH 64° 18' 05" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 28° 35' 24", A RADIUS OF 540.00 FEET AND WHOSE CHORD BEARS NORTH 39° 58' 37" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 269.14 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 14° 01' 25" EAST, A DISTANCE OF 32.29 FEET; THENCE NORTH 55° 43' 56" EAST, A DISTANCE OF 50.50 FEET; THENCE SOUTH 70° 18' 25" EAST, A DISTANCE OF 34.79 FEET; THENCE NORTH 85° 35' 39" EAST, A DISTANCE OF 90.83 FEET; THENCE NORTH 26° 12' 29" WEST, A DISTANCE OF 232.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 13° 30' 29" AND A RADIUS OF 60.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 12° 42' 00" WEST, A DISTANCE OF 33.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 66° 52' 06" AND A RADIUS OF 65.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 54° 10' 06" EAST, A DISTANCE OF 110.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 110° 53' 44" AND A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.77 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 178° 44' 29", A RADIUS OF 173.00 FEET AND WHOSE CHORD BEARS NORTH 75° 41' 35" EAST; THENCE SOUTHERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 539.70 FEET; THENCE NORTH 76° 19' 21" EAST RADIAL TO AFOREMENTIONED CURVE, A DISTANCE OF 15.89 FEET; THENCE NORTH 09° 51' 48" WEST, A DISTANCE OF 61.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1524-1526, PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTH 13° 40' 39" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 344.89 FEET; THENCE SOUTH 31° 19' 21" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 13° 40' 39" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 58° 40' 39" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 13° 40' 39" EAST, A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 15° 18' 32" AND A RADIUS OF 3160.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 844.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01° 37' 53" WEST, A DISTANCE OF 484.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.15 ACRES MORE OR LESS.

TAE-442  
BOOK 69  
PAGE 63  
FLOOD ZONE 13  
QUAD \* 49  
SE  
PUD NAME  
SUNBELT  
SUNBELT  
ZIP CODE 33403