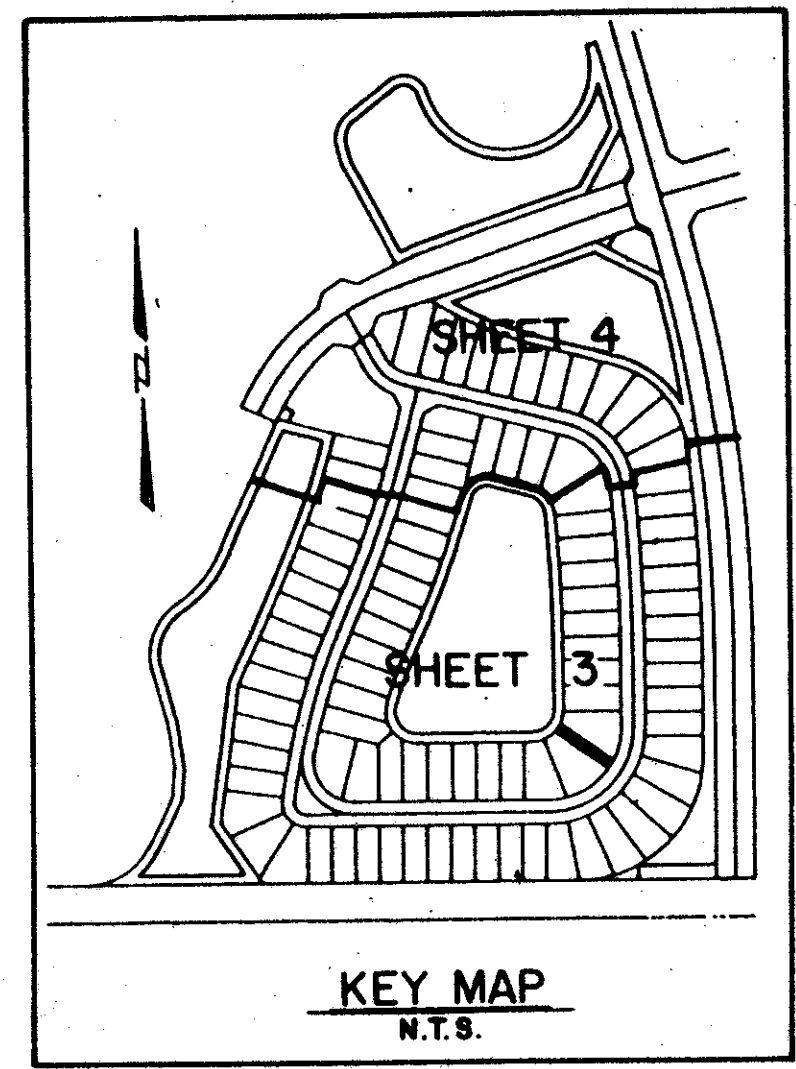


ABERDEEN - PLAT NO. 15

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 2 OF 4
MAY, 1992



P.U.D. TABULATION
(PETITION No. 80-153)

TOTAL ACREAGE	34.15 ACRES
ROADS	5.38 ACRES
LAKES	12.11 ACRES
LOTS	14.69 ACRES
OPEN SPACE	1.23 ACRES
RECREATION AREA	0.74 ACRES
NUMBER OF LOTS	.96 LOTS
DENSITY (GROSS)	2.81 D.U.'s/ACRE

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF
JULY, 1992

ATTEST:
MILTON T. BAUER, CLERK OF THE CIRCUIT COURT
By: [Signature]
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF
JULY, 1992
By: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This Plat was filed for record at _____
M. this _____ day of _____ 19____
and duly recorded in Plat Book No. _____
on Page _____
Milton T. Bauer, Clerk of the Circuit Court
By _____ D.C.

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 55 AT PAGE 11 THRU 22, 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF MAY, 1992.

ATTEST: [Signature] BARNETT BANK OF PALM BEACH COUNTY,
A FLORIDA BANKING CORPORATION.

By: [Signature]

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF 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 ALL RECORDED ENCUMBRANCES 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 5-8-92 AT [Address].

DATE: 5-8-92 UNIVERSAL LAND TITLE, INC.
By: [Signature]
STEVE ROSS - VICE-PRES.

NOTES

- PERMANENT REFERENCE MONUMENTS (P.R.M.'s #5019) ARE SHOWN THUS: ■
- EXISTING PERMANENT REFERENCE MONUMENTS (P.R.M.'s #3978) AS SHOWN ON ABERDEEN PLAT NO. 2 (PLAT BOOK 55, PAGES 11 THRU 22) ARE SHOWN THUS: □
- PERMANENT CONTROL POINTS (P.C.P.'s) 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, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF 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 HEREON ARE BASED UPON THE WEST LINE OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, BEARING NORTH 88° 22' 07" WEST.
- | | |
|--------|----------------------------------|
| 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 |
| P.U.D. | DENOTES PLANNED UNIT DEVELOPMENT |
| P.O.C. | DENOTES POINT OF COMMENCEMENT |
| O.R.B. | DENOTES OFFICIAL RECORD BOOK |
| PG. | DENOTES PAGE NUMBER |
| A.E. | DENOTES ACCESS EASEMENT |
- IN THOSE INSTANCES WHERE THE SUBTOTALS DO NOT EQUAL THE OVERALL DIMENSIONS THE DIFFERENCE SHOULD BE DISTRIBUTED EQUALLY AMONG THE SUBPARTS.

PET. 80-153
ALLOC. #0001
COLLECT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RAYMOND E. WEEKS AND DALE KAHLE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT OF BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING 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 7 DAY OF MAY, 1992.

My COMMISSION EXPIRES: 9-24-95

[Signature]
NOTARY PUBLIC

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, 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 5-8-92 By: [Signature]
CRAIG S. PUSEY, P.L.S.
FLORIDA CERTIFICATE No. 5019

MORTGAGEE
MORTGAGEE NOTARY
SURVEYOR
BOARD OF COUNTY COMMISSION
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. 15

SUBDIVISION - ABERDEEN PLATS
 BOOK 69 PAGE 64
 FLOOD ZONE B FLOOD MAP # 185A
 QUAD # 49 ZONING RS
 SE ZIP CODE 33407
 PUD NAME SAME
 COUNTY PALM BEACH

TAX-442

0270-017
69/64