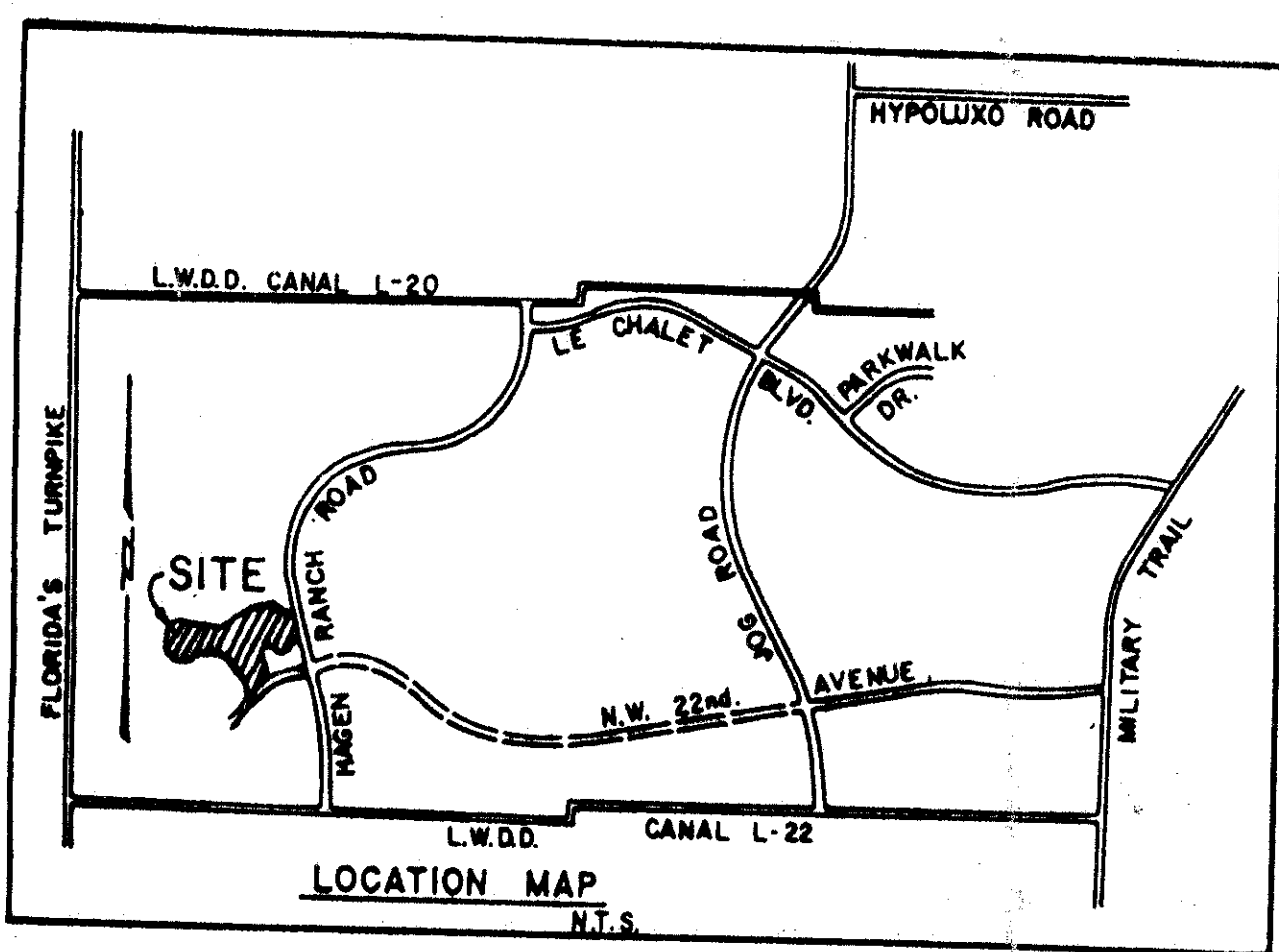


# ABERDEEN - PLAT NO. 19

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  
FEBRUARY, 1994

# 135

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:30  
P.M. this 4 day of FEBRUARY, 1994  
and duly recorded in Plat Book No. 72  
on Page 135-137  
Dorothy H. Wilton, Clerk of the Circuit Court  
By *[Signature]*, D.C.



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

1. STREETS:  
TRACT "B-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STERLING LAKES ESTATES AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS:  
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

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

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

TRACTS "O-1" AND "O-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STERLING LAKES ESTATES AT ABERDEEN ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 17th DAY OF FEBRUARY, 1994.

WITNESS: *[Signature]* Roger A. Nelson  
BY: *[Signature]* LARRY W. SEAY, VICE PRESIDENT  
WITNESS: *[Signature]* Mark R. Upton

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

### ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME PERSONALLY APPEARED LARRY W. SEAY WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF U.D.C. ADVISORY SERVICES, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 17 DAY OF February, 1994.

MY COMMISSION EXPIRES: My Commission Expires July 19 1997

*[Signature]*  
NOTARY PUBLIC  
LAUREN J. HENRY  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Comm. Expires July 19, 1997

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF March, 1994.

WITNESS: *[Signature]*  
BY: *[Signature]* MELVIN LEISTNER, PRESIDENT

PET. 80-153  
ALLOC. #0001  
ROADS - USED  
SCHOOLS - ALMOST USED

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MELVIN LEISTNER WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

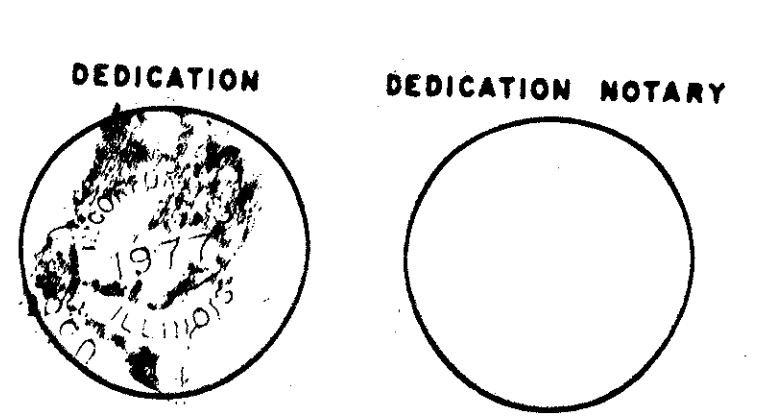
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 1994.

MY COMMISSION EXPIRES: 5-9-95  
*[Signature]*  
NOTARY PUBLIC

NOTE:  
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.

SUBDIVISION - ABERDEEN PLAT NO. 19  
BOOK 72 PAGE 135  
PLAT NO. 19  
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CONTAINING 13.25 ACRES MORE OR LESS.



Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA  
ABERDEEN-PLAT NO. 19

0270-020

72/135