ABERDEEN – PLAT NO. 24

A PORTION OF A P.U.D.
LYING IN SECTIONS 15 AND 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 7 OF 7
JUNE, 1996

0270-027

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000277
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N 88°22'07"W (PLAT BEARING) −01°45'30" COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)
S 89°52'23"W (GRID BEARING)

COMMON LINE BETWEEN PLAT AND THE SOUTH LINE OF ABERDEEN–PLAT NO. 2 (P. B. 55, PAGES 11 – 22) AND THE SOUTH LINE OF SECTION 16

KEY MAP
NOT TO SCALE
SHEET 4 OF 7
SHEET 5 OF 7
SHEET 3 OF 7
SHEET 7 OF 7
SHEET 6 OF 7

180

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
This Plat was filed for record at _____
_____M. This ____day of _____, 19__,
and duly recorded in Plat Book No. _____
on Page _____
Dorothy H. Wilken, Clerk of the Circuit Court
By _____ D.C.

ABERDEEN – PLAT NO. 2
(PLAT BOOK 55, PAGES 11 – 22)

N. W. 22ND. AVENUE (O.R.B. 3502, PAGES 1527 & 528)

N 804614.432
E 931320.245

SOUTHERLY RIGHT-OF-WAY LINE

MATCH TO SHEET 5

MATCH TO SHEET 6

BRUNSWICK CIRCLE (TRACT "S-1")

TRACT "O-5"

TRACT "O-8"

TRACT "V"

TRACT "W-2"
WATER MANAGEMENT TRACT
(TO BE MAINTAINED BY ABERDEEN PROPERTY OWNERS ASSOC., INC.)

TRACT "O-1"

TRACT "O-4"

TRACT "O-7"

BRUNSWICK CIRCLE

TRACT O-5

20' LANDSCAPE BUFFER

10' U. E.

5' L. A. E.

15' BUFFER

6' F.P.L. EASEMENT

℄ 6' D.E.(TYPICAL)

℄ 12' D. E.

℄ WIDE 32' LITTORAL ZONE

20' L. M. E.

R=2454.00' Δ=45°34'15" L=1951.82'

R=2619.20' Δ=16°01'08" L=732.28'

R=2479.00' Δ=34°04'19" L=1474.18'

R=2759.54' Δ=3°33'13" L=171.15'

R=113.00' Δ=89°56'37" L=177.37'

R=25.00' Δ=50°01'10" L=21.83'

R=25.00' Δ=49°29'10" L=21.59'

R=53.00' Δ=101°20'41" L=93.75'

R=25.00' Δ=50°47'00" L=22.13'

R=34.25' Δ=80°46'39" L=48.29'

R=40.00' Δ=90°00'00" L=62.83'

R=35.00' Δ=88°20'45" L=53.97'

Δ=4° 53' 50" L=209.75

Δ=5°20'50" L=229.03

Δ=2°13'48" L=96.48'

Δ=1°50'18" L=78.74'

N 804521.669
E 932262.376

N 804554.209
E 932488.998

N 803982.870
E 932485.666

N 803979.634
E 932289.227

N 803938.543
E 932289.277

N 803816.270
E 932167.421

N 803814.145
E 931208.381

ABERDEEN
N 807488.009
E 933764.534
FND. PBCO CONC. MON

GRID
S 19°50'15" E 3731.38'

GIBA
N 803977.959
E 935930.827
FND. PBCO CONC. MON.

GRID
N 89°53'22" W 2545.10'

N 89°11'08" W 196.46'

10' U. E. (O.R.B. 9093, PAGES 1367–1370)

50' AS PER O.R.B. 1585, PAGE 505

80' L.W.D.D. CANAL L-22 RIGHT-OF-WAY

PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45 – 54)

SOUTHEAST CORNER OF SECTION 16/45/42
FND. 3/4" IRON PIPE

SOUTH LINE OF SECTION 16/45/42 AND SOUTH LINE ABERDEEN – PLAT NO. 2

NORTH RIGHT-OF-WAY LINE

L.W.D.D. CANAL L-22 RIGHT-OF-WAY
(O.R.B. BOOK 4652, PAGES 531 – 532)

PLAT NO.1 LE CHALET (P.U.D.)
BOUNDARY SURVEY (UTILITY SITE)
PLAT BOOK 31, PAGES 166 & 167

WEST PLAT LINE

SECTION 16
SECTION 15

SECTION LINE

Scale 1" = 50'
−50 −25 0 50 100 150

Pet. 80-153
Alloc. #0001
5/2/2/I

ABERDEEN PUD
TRACT M

P.B. 77 Pgs. 110

SUBDIVISION ABERDEEN
BOOK 77 PAGE 183
FLOOD ZONE B FLOOD MAP # 1918
QUAD # 34 ZONING RS
SE 80-153 ZIP CODE 33436
PUD NAME ABERDEEN

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

ABERDEEN – PLAT NO. 24

0270-027