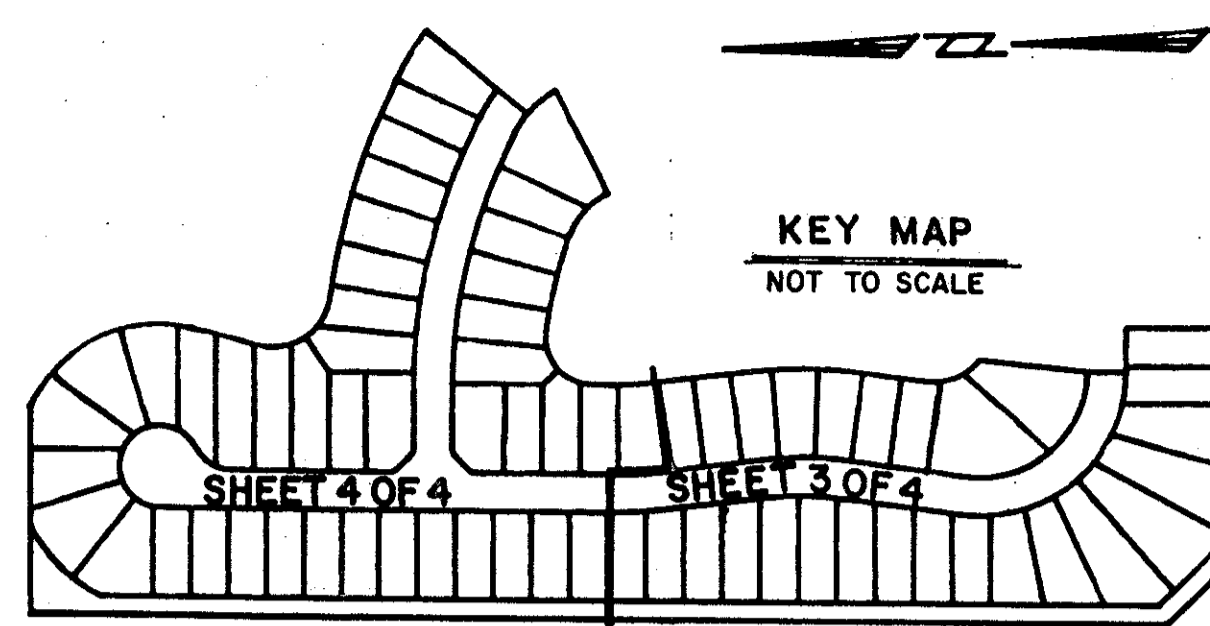


# ABERDEEN - PLAT NO. 18

0 270-025

# 60

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 DECEMBER, 1995



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE BRITTANY LAKES AT ABERDEEN ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6<sup>th</sup> DAY OF June 1996.

BRITTANY LAKES AT ABERDEEN ASSOCIATION, INC., A FLORIDA CORPORATION, NOT - FOR - PROFIT

WITNESS: Melvin Leistner BY: Charles Black  
 CHARLES BLACK, VICE - PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES BLACK, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE BRITTANY LAKES AT ABERDEEN ASSOCIATION, INC., 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 SEAL THIS 6<sup>th</sup> DAY OF June 1996

MY COMMISSION EXPIRES: 4/18/98 Melvin Leistner  
 NOTARY PUBLIC

### 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 6<sup>th</sup> DAY OF June 1996.

ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Melvin Leistner BY: Melvin Leistner  
 Melvin Leistner Pres.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Melvin Leistner WHO IS PERSONALLY KNOWN TO ME, 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 OF DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF June 1996.

MY COMMISSION EXPIRES: 4/18/98 Melvin Leistner  
 NOTARY PUBLIC

BRITTANY LAKES AT ABERDEEN ASSOCIATION, INC.

NOTARY

ABERDEEN PROPERTY OWNERS ASSOCIATION, INC.

NOTARY

MORTGAGEE

MORTGAGEE NOTARY

MORTGAGEE

MORTGAGEE 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 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 8935 AT PAGE 78 OF THE PUBLIC RECORDS OF 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6<sup>th</sup> DAY OF June 1996.

WITNESS: Thomas C. May BY: Thomas C. May  
 BERKELEY FEDERAL BANK AND TRUST FSB, A FEDERAL SAVINGS BANK CORPORATION A Federally Chartered Savings Bank  
 THOMAS C MAY

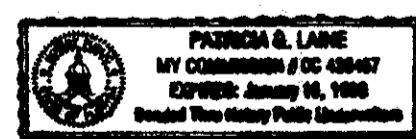
### ACKNOWLEDGEMENTS

STATE OF FLORIDA  
 COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Thomas C. May WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BERKELEY FEDERAL BANK AND TRUST FSB, 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 6<sup>th</sup> DAY OF June 1996.

MY COMMISSION EXPIRES: 1-16-99 Patricia G. Jaine  
 NOTARY PUBLIC



### MORTGAGEE'S CONSENT

STATE OF OHIO  
 COUNTY OF CUYAHOGA

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 9048 AT PAGE 10 OF THE PUBLIC RECORDS OF 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 SE Vice-Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5<sup>th</sup> DAY OF June 1996.

WITNESS: Robert L. Anderson BY: Frank J. Bolognia  
 OHIO SAVINGS BANK FKA OHIO SAVINGS BANK, F.S.B., A FEDERAL SAVINGS BANK  
 FRANK J. BOLOGNIA, SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENTS

STATE OF OHIO  
 COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED FRANK J. BOLOGNIA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF OHIO SAVINGS BANK, FKA OHIO SAVINGS BANK, F.S.B., A FEDERAL SAVINGS BANK, 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 5<sup>th</sup> DAY OF June 1996.

MY COMMISSION EXPIRES: 3-28-01 Ruth Michaels  
 NOTARY PUBLIC

### P.U.D. TABULATION (PETITION NO. 80-153)

TOTAL ACREAGE	14.35 ACRES
ROADS	2.28 ACRES
LOTS	11.10 ACRES
OPEN SPACE	0.97 ACRES
NUMBER OF LOTS	70 LOTS
DENSITY (GROSS)	4.88 D.U./S/ACRE

### SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)  
 DENOTES FOUND PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.) UNLESS OTHERWISE SHOWN  
 DENOTES SET PERMANENT CONTROL POINTS #5019 (P.C.P.)
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF SECTION 16, TOWNSHIP 45, SOUTH RANGE 42 EAST ALSO THE WEST LINE OF ABERDEEN - PLAT NO. 2, AS RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 01°45'26" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- |          |  |
|----------|--|
| P.U.D.   | DENOTES PLANNED UNIT DEVELOPMENT         |
| D.E.     | DENOTES DRAINAGE EASEMENTS               |
| U.E.     | DENOTES UTILITY EASEMENTS                |
| R        | DENOTES RADIUS                           |
| P.O.B.   | DENOTES POINT OF BEGINNING               |
| L        | DENOTES ARC LENGTH                       |
| Δ        | DENOTES DELTA ANGLE                      |
| C        | DENOTES CENTERLINE                       |
| RL       | DENOTES RADIAL LINE                      |
| P.S.M.   | DENOTES PROFESSIONAL SURVEYOR AND MAPPER |
| O.R.B.   | DENOTES OFFICIAL RECORD BOOK             |
| C.B.     | DENOTES CHORD BEARING                    |
| FND.     | DENOTES FOUND                            |
| CONC.    | DENOTES CONCRETE                         |
| MON.     | DENOTES MONUMENT                         |
| PBCO     | DENOTES PALM BEACH COUNTY                |
| L.M.A.E. | DENOTES LAKE MAINTENANCE ACCESS EASEMENT |
| L.A.E.   | DENOTES LIMITED ACCESS EASEMENT          |
- THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 7891, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.

SUBDIVISION - ABERDEEN  
 BOOK 77 PAGE 60  
 RECORDS - FLOOD MAP W/15' A  
 HEIGHTS - 10' TO 15'  
 PLAT NO. 18  
 ZIP CODES 33408  
 1-800-4-A-BERDEEN

TAZ-442

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

## ABERDEEN - PLAT NO. 18