0270-025

ABERDEEN – PLAT NO. 18

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 3 OF 4 DECEMBER, 1995

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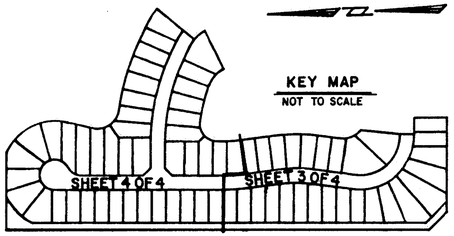
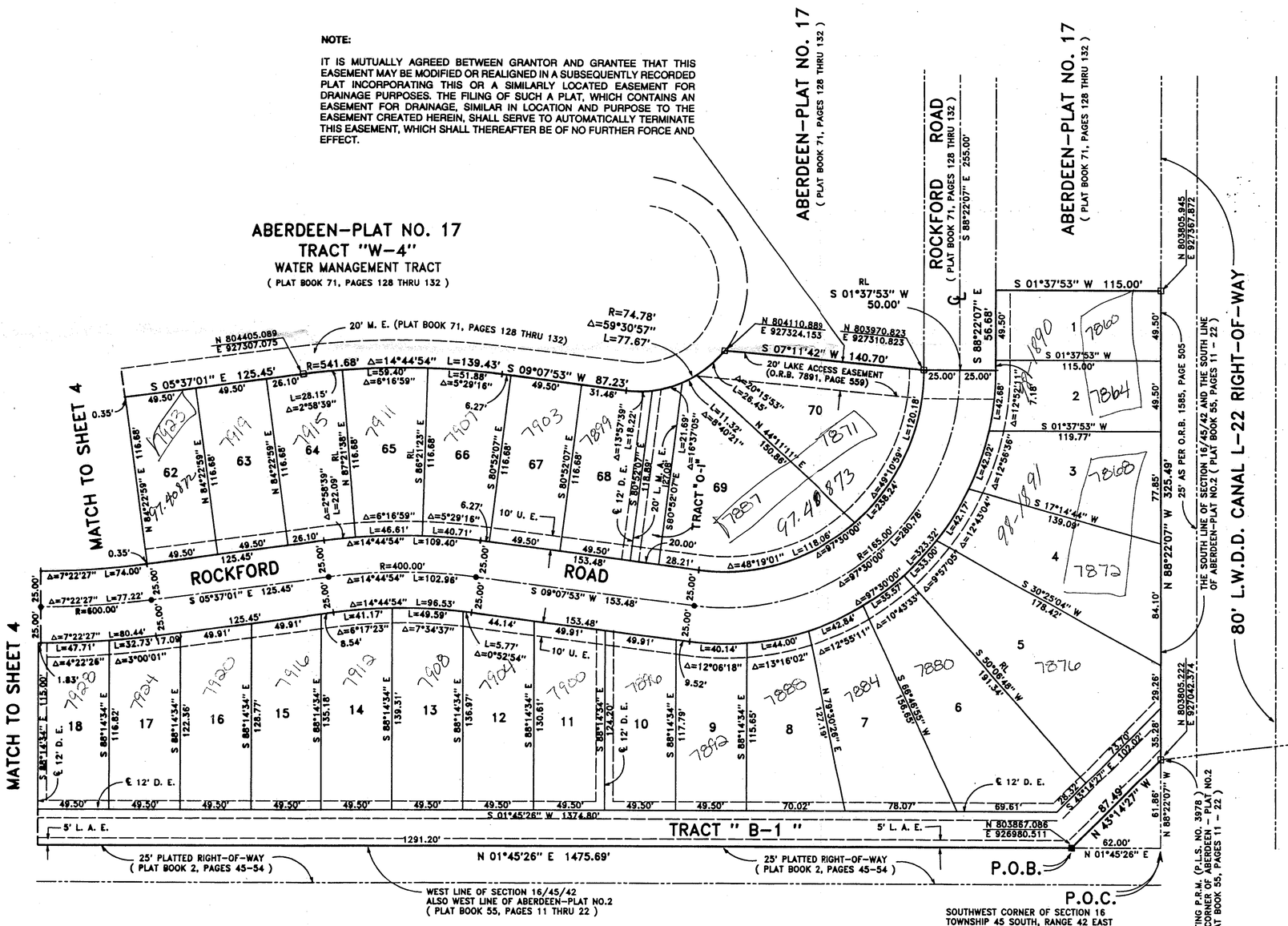
STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This Plat was filed for record at_____
__M. This__ day of_____, 19__,
and duly recorded in Plat Book No._____
on Page _____.
Dorothy H. Wilken, Clerk of the Circuit Court
By_____ D.C.



NOTE:

IT IS MUTUALLY AGREED BETWEEN GRANTOR AND GRANTEE THAT THIS EASEMENT MAY BE MODIFIED OR REALIGNED IN A SUBSEQUENTLY RECORDED PLAT INCORPORATING THIS OR A SIMILARLY LOCATED EASEMENT FOR DRAINAGE PURPOSES. THE FILING OF SUCH A PLAT, WHICH CONTAINS AN EASEMENT FOR DRAINAGE, SIMILAR IN LOCATION AND PURPOSE TO THE EASEMENT CREATED HEREIN, SHALL SERVE TO AUTOMATICALLY TERMINATE THIS EASEMENT, WHICH SHALL THEREAFTER BE OF NO FURTHER FORCE AND EFFECT.



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 = 1.0000257
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N 01°45'26" E (PLAT BEARING) / N 00°00'05" W (GRID BEARING) -01°45'31" COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)

COMMON LINE BETWEEN PLAT AND THE WEST LINE OF SECTION 16/45/42. ALSO THE WEST LINE OF ABERDEEN - PLAT NO. 2 (PLAT BOOK 55, PAGES 11 THRU 22).

PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

SUBDIVISION ABERDEEN
BOOK 78 PAGE 61
PLOTTED ZONE B FLOOD MAP #1651
SHEET # 49 ZONING RS
JOB # 90-153 ZIP CODE 33437
DWG NAME

T42 – 442

Recorded 12/95

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

ABERDEEN – PLAT NO. 18