

# ABERDEEN - PLAT No.27

0270-031

20

A PORTION OF A PLANNED UNIT DEVELOPMENT  
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 II THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JULY, 1997  
SHEET 2 OF 4

### 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 737 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 20th DAY OF January, 1998

OHIO SAVINGS BANK F/K/A OHIO SAVINGS BANK, F.S.B., A FEDERAL SAVINGS BANK

WITNESS: Steven T. Delgany BY: Steven S. Swartz  
Kathleen Boyle Vice President  
KATHLEEN BOYLE

### ACKNOWLEDGMENTS

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED Steven S. Swartz WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF OHIO SAVINGS BANK F/K/A OHIO SAVINGS BANK, F.S.B., A FEDERAL SAVINGS BANK, 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 20th DAY OF January, 1998

MY COMMISSION EXPIRES: 6-14-1998 Steven T. Delgany  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE ABERDEEN GOLF AND COUNTRY CLUB, 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 26th DAY OF January, 1998

ABERDEEN GOLF AND COUNTRY CLUB, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: John P. Greer BY: Austin Greer, Pres  
Joseph Kaplan AUSTIN GREER, PRESIDENT

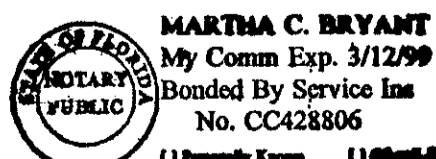
### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AUSTIN GREER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABERDEEN GOLF AND COUNTRY CLUB, 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 OFFICIAL SEAL THIS 26th DAY OF January, 1998

MY COMMISSION EXPIRES: 3-12-99 Martha C. Bryant  
NOTARY PUBLIC

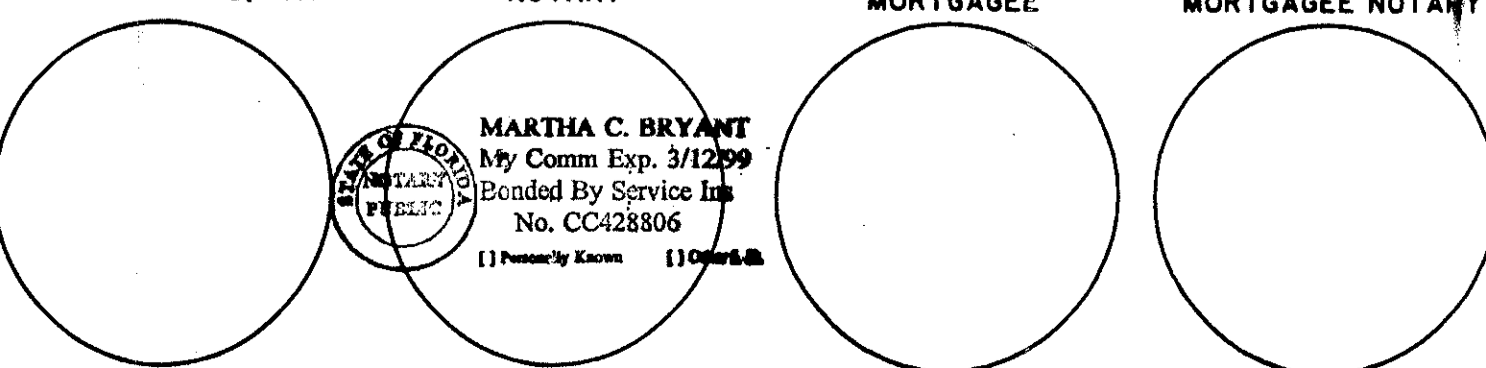


ABERDEEN GOLF AND COUNTRY CLUB, INC.

NOTARY

MORTGAGEE

MORTGAGEE NOTARY



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE OXFORD PLACE 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 26th DAY OF January, 1998

OXFORD PLACE AT ABERDEEN ASSOCIATION, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: John P. Greer BY: Ronald L. Yuter  
John P. Greer PRESIDENT  
RONALD L. YUTER

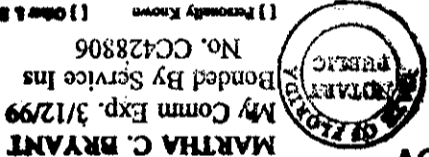
### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Ronald L. Yuter WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE OXFORD PLACE 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 OFFICIAL SEAL THIS 26th DAY OF January, 1998

MY COMMISSION EXPIRES: 3-12-99 Martha C. Bryant  
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 26th DAY OF January, 1998

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

WITNESS: John P. Greer BY: Joseph Kaplan  
John P. Greer PRESIDENT  
Joseph Kaplan

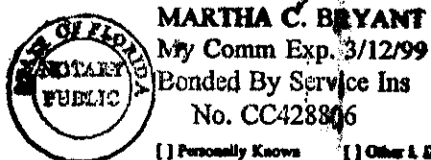
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph Kaplan 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 AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF January, 1998

MY COMMISSION EXPIRES: 3-12-99 Martha C. Bryant  
NOTARY PUBLIC

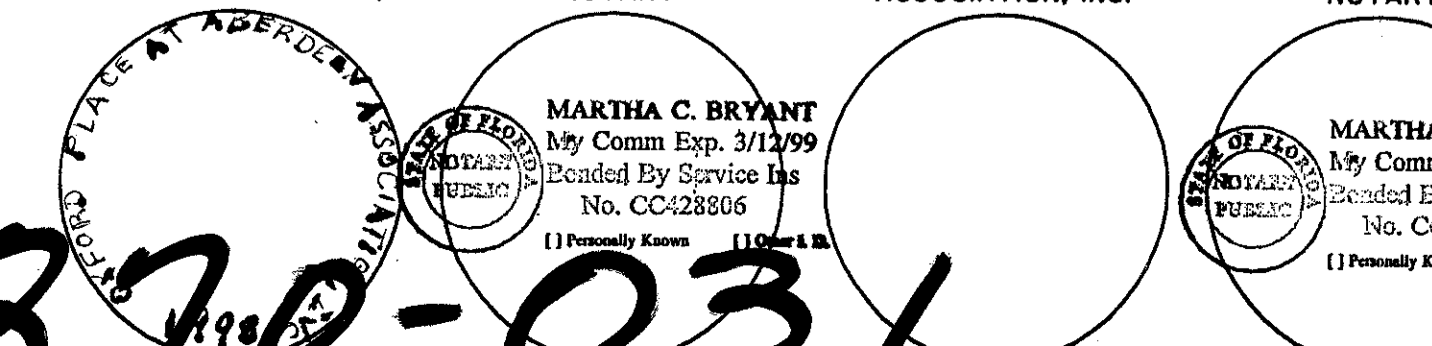


OXFORD PLACE AT ABERDEEN ASSOCIATION, INC.

NOTARY

ABERDEEN PROPERTY OWNERS ASSOCIATION, INC.

NOTARY



TOTAL ACREAGE	28.31 ACRES
TRACTS "A", "B" & "C"	0.87 ACRES
TRACT "D" (ROADS)	6.53 ACRES
TRACT "L"	0.41 ACRES
TRACT "J"	1.17 ACRES
TRACT "K"	0.85 ACRES
NUMBER OF LOTS	112 LOTS
DENSITY (GROSS)	3.96 D.U.'S / ACRE

### SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)  
● 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 SOUTH LINE OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST ALSO THE SOUTH LINE OF ABERDEEN - PLAT NO. 2, AS RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 88°27'07" WEST 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.
- R DENOTES RADIUS  
P.B. DENOTES PLAT BOOK  
PGS. DENOTES PAGES  
L DENOTES ARC LENGTH  
Δ DENOTES DELTA ANGLE  
⊕ DENOTES CENTERLINE  
NR DENOTES NON RADIAL LINE  
P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
C.H.B. DENOTES CHORD BEARING  
R.E. DENOTES ROOF OVERHANG EASEMENT  
FND. DENOTES FOUND  
PBCO DENOTES PALM BEACH COUNTY
- ALL BEARINGS SHOWN HEREON ARE TO BE ASSUMED RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

PET. 80-153  
ALOC. #0001  
5/2/2/I

PET. 80-153  
POD K  
ABERDEEN  
PAD

82/20

Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

ABERDEEN - PLAT No. 27

ABERDEEN - PLAT #27  
BOOK 55 PAGE 20  
FLOOD ZONE 6  
QUAD # 49  
SE 80-153  
ZIP CODE 33409  
PUD NAME ABERDEEN

0270-031