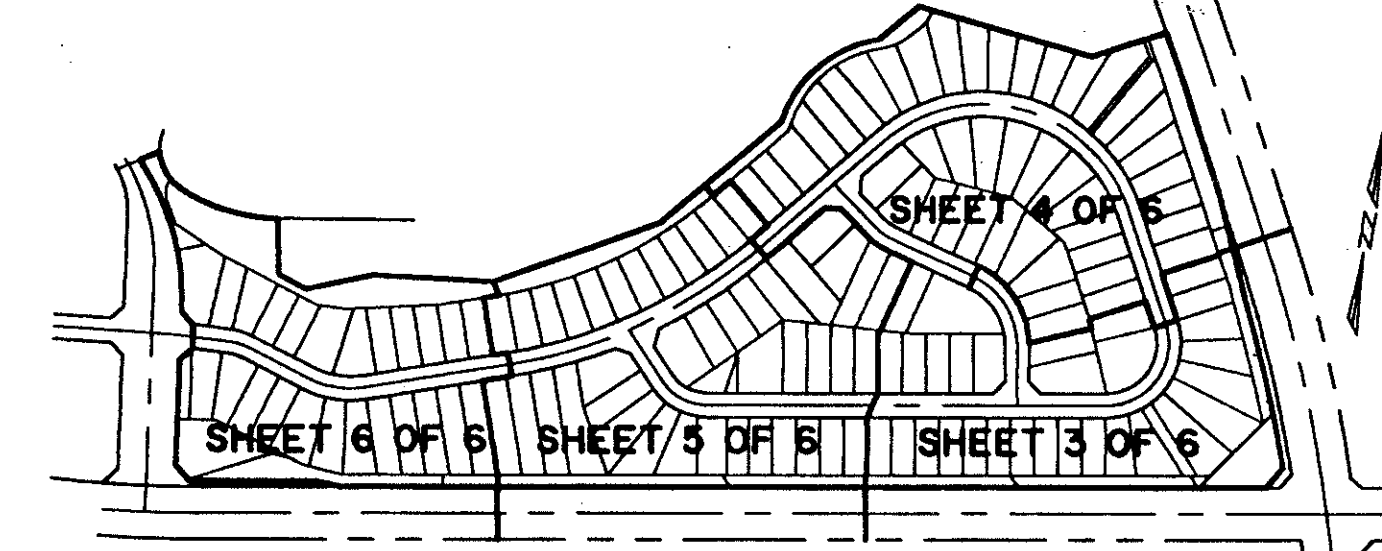


# ABERDEEN-PLAT NO. 26 REPLAT

A PORTION OF A PLANNED UNIT DEVELOPMENT  
LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
BEING A REPLAT OF A PORTION OF ABERDEEN-PLAT NO. 26 AS RECORDED IN  
PLAT BOOK 79, PAGES 2 THRU 7, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 6  
OCTOBER, 1997

0270-032

# 94



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 8:38  
A.M. THIS DAY OF May 1998  
AND DULY RECORDED IN PLAT BOOK NO. 82  
ON PAGE 14-91  
DOROTHY H. WILKIN, CLERK OF THE CIRCUIT COURT  
BY Debra A. Kelly D.C.



KEY MAP  
NOT TO SCALE

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 18 DAY OF MAY, 1998.

George T. Webb  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ISAAC KODSI, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ROYAL PALM / RBG XXXIV L.P., AN ILLINOIS LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3-30-98 BY: Isaac Kodosi  
ISAAC KODSI, ATTORNEY

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: April 30, 1998  
CRAIG S. PUSEY, P.S.M.  
LICENSE NO. 5019  
STATE OF FLORIDA

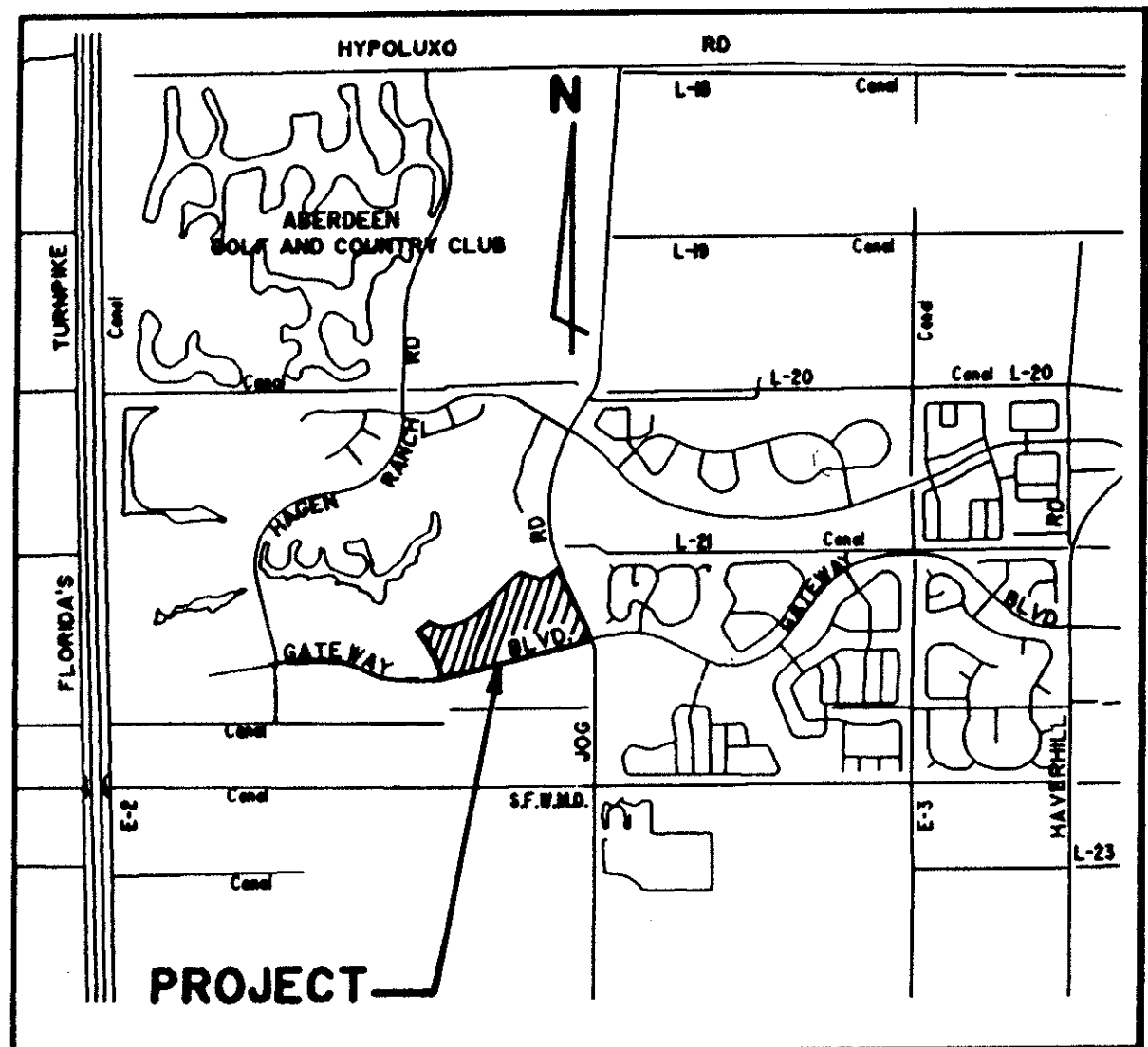
THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

NOTICE:  
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.

*Pet. 80-153E  
#10001  
5/2/2/I*

*Pet. 80-153E  
POD L*

*82/94*



LOCATION SKETCH  
NO SCALE

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM / RBG XXXIV L.P., AN ILLINOIS LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST; BEING A REPLAT OF A PORTION OF ABERDEEN - PLAT NO. 26, AS RECORDED IN PLAT BOOK 79, PAGES 2 THRU 7, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABERDEEN - PLAT NO. 26 REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ABERDEEN - PLAT NO. 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGES 2 THRU 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT ALL OF TRACT "E" AS SHOWN ON SAID ABERDEEN - PLAT NO. 26.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 34.79 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. STREETS:

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ADDISON GREEN 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. TRACTS:

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

TRACTS "O-3", "O-4" AND "O-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ADDISON GREEN AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF FIVE (5) FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ADDISON GREEN AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO RECREATION FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "O-1", "O-2" AND "O-6", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ADDISON GREEN AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF FIVE (5) FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

TRACT "O-5", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF FIVE (5) FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

TRACT "O-8", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ADDISON GREEN AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 3. EASEMENTS:

THE ROOF OVERHANG EASEMENTS (R.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANGS, DRAINAGE AND UTILITY SERVICES WITHIN THE ADJACENT LOT TO SAID EASEMENTS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF MARCH, 1998.

ROYAL PALM / RBG XXXIV L.P.  
AN ILLINOIS LIMITED PARTNERSHIP  
LICENSED TO DO BUSINESS IN THE STATE  
OF FLORIDA

WITNESS: [Signature]  
[Signature]

BY: [Signature]  
DANIEL KODSI, PRESIDENT OF PALM DEVELOPERS, INC., A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P.

WITNESS: [Signature]  
[Signature]

BY: [Signature]  
BRUCE H. BLOCK, VICE PRESIDENT RBG XXXIV CORPORATION, AN ILLINOIS CORPORATION, A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P.

### ACKNOWLEDGMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED BRUCE H. BLOCK, VICE PRESIDENT OF RBG XXXIV CORPORATION, AN ILLINOIS CORPORATION, A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RBG XXXIV CORP., AN ILLINOIS CORPORATION, A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P. 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 9th DAY OF April, 1998.

MY COMMISSION EXPIRES: 8/4/01 Alma C. Pagan  
NOTARY PUBLIC

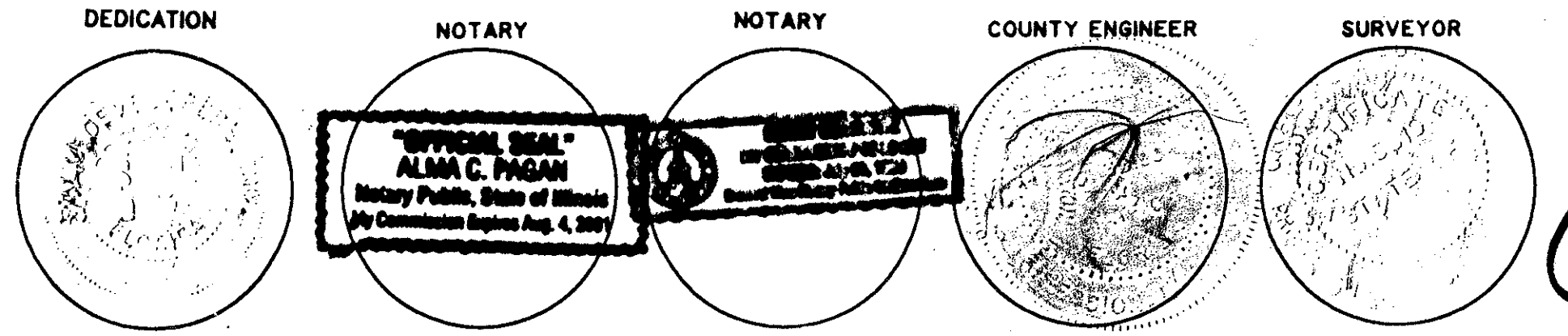
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

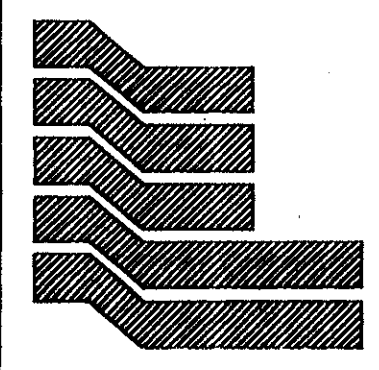
BEFORE ME PERSONALLY APPEARED DANIEL KODSI, PRESIDENT OF PALM DEVELOPERS, INC., A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM DEVELOPERS, INC., A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P. AND SEVERALLY 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 12th DAY OF March, 1998.

MY COMMISSION EXPIRES: July 25, 1998 Denise Schwartz  
NOTARY PUBLIC



0270-032



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

ABERDEEN-PLAT NO. 26 REPLAT

SUBDIVISION # Aberdeen Plat 26  
BOOK 82 PAGE 94  
FLOOD MAP # 185A  
FLOOD ZONE B  
QUAD # 49+34  
EE 80-153 ZIP CODE 33434  
PUD NAME Aberdeen

TAZ 442