

55/36

ABERDEEN - PLAT NO. 4

A PORTION OF A (P.U.D)

LE CHALET P.U.D. DENSITY INFORMATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1	31	166 & 167	42.35	0	42.35	0	
11-A	31	176 & 177	24.87	57	67.22	57	0.847
11-B	31	217, 218, 219	40.56	103	107.78	160	1.484
IV-A	34	22 & 23	21.69	55	129.47	215	1.660
IV-B	37	57, 58, 59	105.66	175	234.936	390	1.660
V	44	60, 61, 62 77 & 78	12.215	0	247.151	390	1.577

PARKWALK DENSITY TABULATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1	45	45, 46, 47, 48	68.00	92	263.415*	482	1.829
2	46	164, 165 & 166	39.34	106	302.753	588	1.942
3	47	62, 63 & 64	62.73	156	365.487	744	2.035
4	50	158, 159, 160, 161	57.80	146	423.287	890	2.102

ABERDEEN DENSITY TABULATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1	55	9 & 10	5.168	0	426.457	890	2.077
2	55	11-22	204.545	0	633.000	890	1.406
3	55	23-25	16.0821	69	649.082	959	1.477
4	55		53.051	152	702.133	1111	1.582

ABERDEEN - PLAT NO. 4

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTH ONE HALF (N1/2) OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 88° 59' 12" WEST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 629.13 FEET TO THE WEST RIGHT OF WAY LINE OF HAGEN RANCH ROAD AS SAID ROAD IS DESCRIBED IN DEED RECORDED IN O.R. BOOK 3502, PAGES 1524 THROUGH 1526 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01° 00' 48" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE NORTH 86° 59' 12" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-20 A DISTANCE OF 1301.14 FEET; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-20 A DISTANCE OF 1234.10 FEET TO A POINT; THENCE SOUTH 01° 00' 48" WEST, A DISTANCE OF 215.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 122.05 FEET AND A CENTRAL ANGLE OF 90° 27' 15"; THENCE SOUTH AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.69 FEET TO A POINT OF TANGENCY, ON THE NORTHERLY LIMITS OF TRACT "E" OF THE PLAT OF ABERDEEN PLAT NO. 2, AS SAID TRACT "E" IS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE TRAVELING ALONG THE NORTHERLY LIMITS OF SAID TRACT "E", THROUGH THE FOLLOWING 9 NUMBERED COURSES AND DISTANCES:

- 1) SOUTH 89° 26' 27" EAST A DISTANCE OF 251.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 365.00 FEET;
- 2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH AND THROUGH A CENTRAL ANGLE OF 30° 42' 04" A DISTANCE OF 195.58 FEET TO A TANGENT LINE;
- 3) THENCE, SOUTH 58° 44' 23" EAST ALONG SAID TANGENT LINE A DISTANCE OF 280.13 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 365.00 FEET;
- 4) THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY AND THROUGH A CENTRAL ANGLE OF 34° 31' 32" A DISTANCE OF 219.95 FEET TO A TANGENT LINE;
- 5) THENCE SOUTH 24° 12' 51" EAST ALONG SAID TANGENT LINE A DISTANCE OF 421.82 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET;
- 6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE WESTERLY AND THROUGH A CENTRAL ANGLE OF 14° 04' 11" A DISTANCE OF 49.11 FEET TO A POINT OF REVERSE CURVE, THENCE SOUTHERLY ALONG THE ARC OF SAID REVERSE CURVE WHICH IS A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET AND THROUGH A CENTRAL ANGLE OF 14° 04' 11" A DISTANCE OF 49.11 FEET TO A TANGENT LINE;
- 7) THENCE SOUTH 24° 12' 51" EAST, ALONG SAID TANGENT LINE A DISTANCE OF 72.54 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 110.95 FEET;
- 8) THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE WESTERLY AND THROUGH A CENTRAL ANGLE OF 79° 40' 37" A DISTANCE OF 154.30 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 125.57 FEET;
- 9) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID COMPOUND CURVE AND THROUGH A CENTRAL ANGLE OF 13° 49' 52" A DISTANCE OF 30.31 FEET TO THE BEGINNING OF A COMPOUND CURVE WHICH IS A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49° 45' 06"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 86.83 FEET TO A LINE WHICH BEARS SOUTH 11° 35' 18" WEST; THENCE DEPARTING FROM SAID NORTHERLY LIMITS OF SAID TRACT "E" AND ALONG SAID LINE WHICH BEARS SOUTH 11° 35' 18" WEST, A DISTANCE OF 149.48 FEET TO A POINT ON A PORTION OF THE NORTH RIGHT OF WAY LINE OF SAID HAGEN RANCH ROAD (AS SAID ROAD IS DESCRIBED IN SAID DEED RECORDED IN O.R. BOOK 3502, PAGES 1524 THROUGH 1526). SAID POINT (ON A PORTION OF SAID NORTH RIGHT OF WAY LINE) BEING ON A CURVE CONCAVE TO THE SOUTH (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 11° 30' 41" WEST) HAVING A RADIUS OF 1240.00 FEET AND A CENTRAL ANGLE OF 05° 10' 27"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 111.98 FEET TO A TANGENT LINE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE OF SAID HAGEN RANCH ROAD, THROUGH THE HEREIN BELOW DESCRIBED COURSES AND DISTANCES TO THE POINT OF BEGINNING, NORTH 83° 39' 46" EAST ALONG SAID TANGENT LINE A DISTANCE OF 400.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1160.00 FEET AND A CENTRAL ANGLE OF 82° 38' 58"; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1673.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 01° 00' 48" EAST A DISTANCE OF 35.00 FEET; THENCE, NORTH 43° 59' 12" WEST A DISTANCE OF 35.36 FEET; THENCE NORTH 01° 00' 48" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 46° 00' 48" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 01° 00' 48" EAST A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.0519 ACRES, MORE OR LESS.

SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF ABERDEEN - PLAT NO. 2 RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA

PALM BEACH COUNTY, FLORIDA - AUGUST, 1986

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ABERDEEN - PLAT NO. 4, LYING AND BEING IN SECTIONS 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

2. THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL OVER ACCESS RIGHTS, SAVING AND RESERVING UNTO THE OWNER AND ITS SUCCESSORS THE RIGHT TO USE SUCH EASEMENTS FOR ALL OTHER PURPOSES.

3. WATER MANAGEMENT TRACTS "A" AND "B" (LAKES) AS SHOWN HEREON ARE HEREBY RESERVED AS LAKE AND WATER RETENTION AREAS FOR THE PRIVATE USE OF THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "A" AND "B" (LAKES) ARE ALSO RESERVED AS DRAINAGE EASEMENTS.

4. TRACTS "C" AND "D" AS SHOWN HEREON ARE HEREBY RESERVED FOR LANDSCAPING AND ENTRANCE SIGNAGE PURPOSES, AS MAY BE PERMITTED BY SAID OWNER AND ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HAMPTON'S COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE GOLF COURSE TRACT SHOWN HEREON AS TRACT "E" IS HEREBY RESERVED FOR PRIVATE GOLF COURSE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE 25' ACCESS EASEMENT SHOWN HEREON AS TRACT "F" AND THE 10' PRIVATE ACCESS EASEMENT SHOWN HEREON AS TRACT "H" ARE HEREBY RESERVED FOR PRIVATE ACCESS TO THE PRIVATE GOLF COURSE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE RECREATION AREA SHOWN HEREON AS TRACT "G" IS HEREBY RESERVED FOR RECREATIONAL PURPOSES FOR THE PRIVATE USE OF THE HAMPTON'S COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HERBY RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES BY SAID OWNER AND ITS SUCCESSORS AND ASSIGNS, INCLUDING THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. PALM BEACH COUNTY IS HEREBY GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

10. THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

11. THE 20' LAKE MAINTENANCE EASEMENTS AS SHOWN ON WATER MANAGEMENT TRACTS "A" AND "B" ARE HEREBY RESERVED FOR ACCESS TO AND MAINTENANCE OF SAID WATER MANAGEMENT TRACTS "A" AND "B" BY OWNER AND ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, THE SAID SUNBELT PROPERTIES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DULY AUTHORIZED OFFICER OF ITS GENERAL PARTNER SIGNING BELOW THE DATE AND YEAR BELOW INDICATED.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, THIS 20 DAY OF OCTOBER, 1986 BY: U D C ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER
 BY: Philip D. Weiss, EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS } SS.
 COUNTY OF COOK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF OCTOBER, 1986, BY PHILIP D. WEISS, EXECUTIVE VICE-PRESIDENT OF U D C ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: May 29, 1992

NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
 COUNTY OF DADE }

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE DEED DATED AS OF OCTOBER 2, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 3638, AT PAGE 1724, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HEREOF DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON IMMEDIATELY UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, AND SHALL BE SUBORDINATE TO THE PRIVATE DEDICATIONS OR RESERVATIONS SHOWN HEREON FOR WATER MANAGEMENT TRACTS "A" AND "B", LANDSCAPE TRACTS "C" AND "D", AND RECREATION TRACT "G", INCLUSIVE, AND DRAINAGE EASEMENTS WHEN THE IMPROVEMENTS THEREOF ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE SUBDIVISION AND PLATTING REGULATIONS OF PALM BEACH COUNTY, FLORIDA. THE LIEN AND PRIORITY OF SAID MORTGAGE SHALL REMAIN PRIOR AND SUPERIOR TO THE RESERVATION BY THE OWNER SHOWN HEREON FOR THE GOLF COURSE TRACT "F", THE 25' PRIVATE ACCESS EASEMENT (TRACT "E") AND THE 10' PRIVATE ACCESS EASEMENT (TRACT "H").

IN WITNESS WHEREOF, THE SAID MORTGAGEES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED OFFICERS SIGNING BELOW THIS 25th DAY OF July, 1986.

SUN BANK/MIAMI, N.A.
 BY: Carol A. Leonard
 WITNESS: Lisa Hogreaves
 WITNESS: Cora Turner
 BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION
 BY: Alberto VADIA, JR., President

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF DADE }

BEFORE ME PERSONALLY APPEARED Alberto Vadia, Jr. AS PRESIDENT OF BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 30th DAY OF July, 1986.

MY COMMISSION EXPIRES: Rose V. Swank
 NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA }
 COUNTY OF DADE }

BEFORE ME PERSONALLY APPEARED ALBERTO VADIA, JR., AS PRESIDENT OF BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 25 DAY OF July, 1986.

MY COMMISSION EXPIRES: John G. ...
 NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA } SS.
 COUNTY OF PALM BEACH }

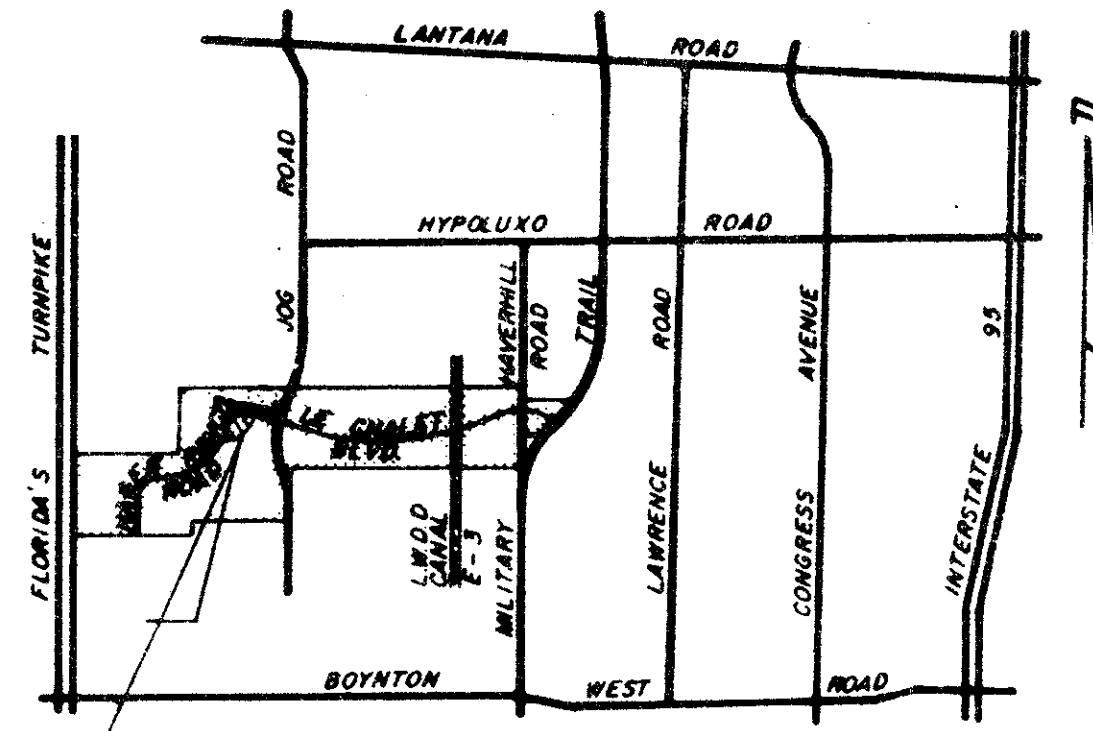
WE, GUNSTER, YOKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT AS OF OCTOBER 29, 1986, AT 8:30 A.M., APPARENT RECORD TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA; THE REAL ESTATE TAXES FOR THE YEAR 1985 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGE ENCUMBRANCES OF RECORD.

DATE: NOVEMBER 12, 1986

GUNSTER, YOKLEY, CRISER & STEWART, P.A.

BY: D. ...

KEY MAP OF SHEETS PLAT NO. 4



VICINITY SKETCH

36

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 1:28 P.M. this 12th day of December, 1986, and duly recorded in Plat Book No. 55 on page 36 thru 37.
 JOHN B. DUNKLE, Clerk, Circuit Court
 By: Barbara S. Platt, D.C.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Dec A.D., 1986.

John T. Marcus
 JOHN T. MARCUS, CHAIR

ATTEST:

JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Dec A.D., 1986.

BY: H.T. Kahler
 H.T. KAHLER, P.E., COUNTY ENGINEER

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
 C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
6. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.
7. THE UNDERLYING SURVEY MEETS MINIMUM TECHNICAL STANDARDS OF CHAPTER 21-HHG FLORIDA ADMINISTRATION CODE.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } SS.
 COUNTY OF PALM BEACH }

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

DATE: Nov 12, 1986

Joseph M. Tucker
 JOSEPH M. TUCKER

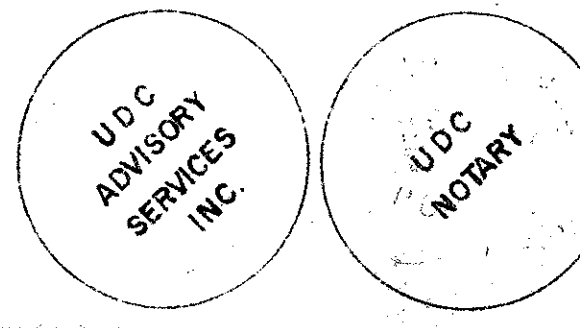
0270-006 55/36

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE: 737-6546

ROSSI AND MALAVASI ENGINEERS, INC.
 WEST PALM BEACH, FLORIDA

ABERDEEN PLAT NO. 4
 IN 4 SHEETS SHEET NO. 1

Date	AUGUST 1986	Designed	T. J. CURRIBLO	Scale	NONE	Sheet	
Approved		Drawn	FREDERICK	Job No.			
		Checked		File No.			1 of 4



SUBDIVISION: Aberdeen
 BOOK: 55 PAGE: 36
 FLOOD ZONE: B FLOOD MAP: 185A
 QUAD: 49 ZONING:
 SE ZIP CODE: 33401
 PUD NAME: Plat 4

