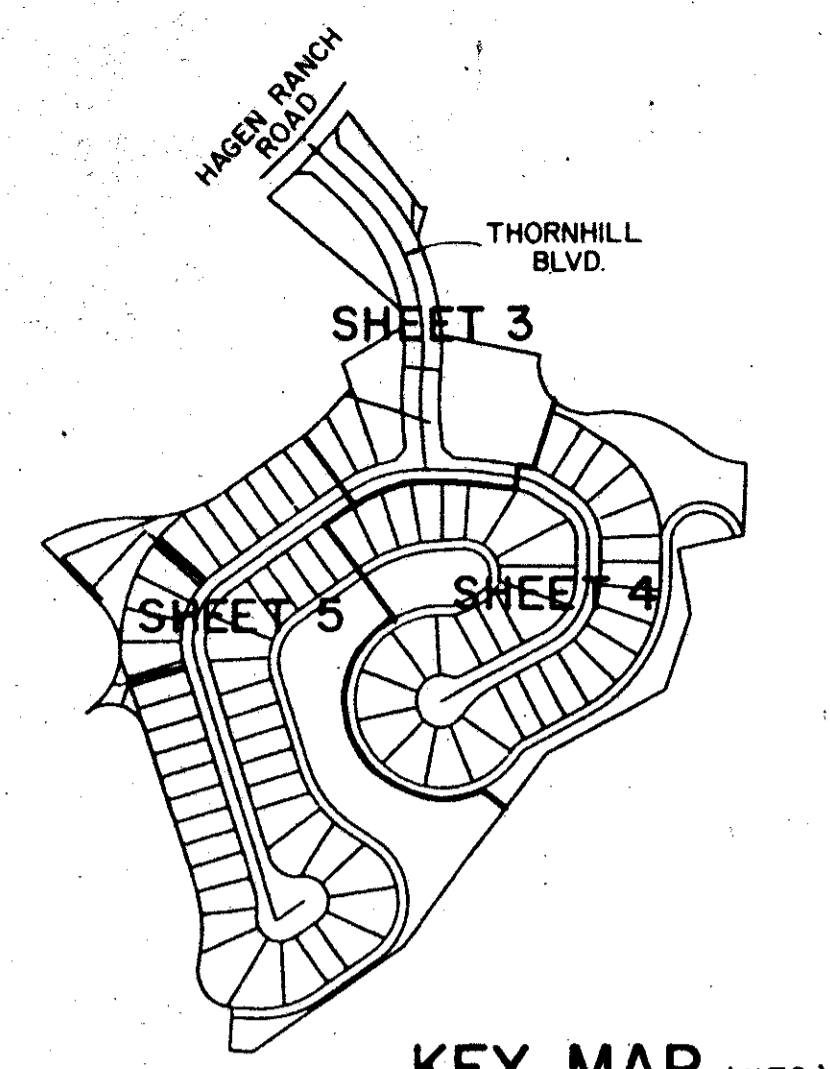


( A PLANNED UNIT DEVELOPMENT )  
**ABERDEEN - PLAT NO. 14**

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, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 SHEET 2 OF 5  
 FEBRUARY, 1990



4

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at \_\_\_\_\_  
 M. this day of \_\_\_\_\_, 19\_\_\_\_  
 and duly recorded in Plat Book No. \_\_\_\_\_  
 on Page \_\_\_\_\_  
 John B. Dunkle, Clerk of the Circuit Court  
 By \_\_\_\_\_ D.C.

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH Hillsborough  
 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 224 AT PAGES 719 PUBLIC RECORDS, 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 ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF May, 1990.

FIRST FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION, A CORPORATION IN THE STATE OF FLORIDA  
 ATTEST:  
 DALE R. DIGNUM, V.P. By: Dale R. Dignum  
 FIRST FLORIDA BANK, N.A. SCOTT I. PECK JR., VICE PRESIDENT

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 WE, GUNSTER, YOAKLEY, AND STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WILL AFFECT THE SUBDIVISION OF THE PROPERTY AS OF MAY 30, 1990 AT 12:17 P.M.

DATE: May 30, 1990  
 GUNSTER, YOAKLEY, AND STEWART, P.A.  
 By: Robert M. Graham (Attorney)

**KEY MAP (N.T.S.)**

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH Hillsborough  
 BEFORE ME PERSONALLY APPEARED SCOTT I. PECK AND DALE R. DIGNUM, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF FIRST FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION AND A CORPORATION IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 24th DAY OF May, 1990.  
 My COMMISSION EXPIRES: September 19, 1992  
 Notary Public

**P.U.D. TABULATION**

TOTAL ACREAGE	27.57 Ac.
ROADS	4.20 Ac.
WATER MANAGEMENT TRACT "W"	5.59 Ac.
OPEN SPACE	2.51 Ac.
NUMBER OF LOTS	82
LOT ACREAGE	13.77 Ac.
DENSITY (GROSS)	2.97 D.U./ACRE
DENSITY (INDIVIDUAL LOTS)	5.95 D.U./ACRE
RECREATION AREA (TRACT "R-1")	0.32 Ac.
TRACT "M-1"	1.18 Ac.
PETITION NUMBER	80-153

**NOTES:**

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■
- PERMANENT CONTROL POINTS ARE SHOWN THUS: ●
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BEARING AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF ABERDEEN - PLAT NO. 12, AS RECORDED IN PLAT BOOK 60, PAGES 41 THRU 43, SAID BEARING BEING NORTH 17°12'06" WEST.
- ALL LINES ARE ASSUMED TO BE NON-RADIAL UNLESS NOTED AS RADIAL (R).
- M.E. DENOTES LAKE MAINTENANCE EASEMENT  
 U.E. DENOTES UTILITY EASEMENT  
 D.E. DENOTES DRAINAGE EASEMENT  
 L.A.E. DENOTES LIMITED ACCESS EASEMENT  
 C.B. DENOTES CHORD BEARING  
 A.E. DENOTES ACCESS EASEMENT
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF JUNE 1990.  
 By: Carol J. Elmquist, Chairman  
 ATTEST:  
 JOHN B. DUNKLE, CLERK  
 By: John B. Dunkle, Deputy Clerk  
 COUNTY ENGINEER:  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF JUNE 1990.  
 By: Herbert F. Kahlert, P.E.  
 COUNTY ENGINEER

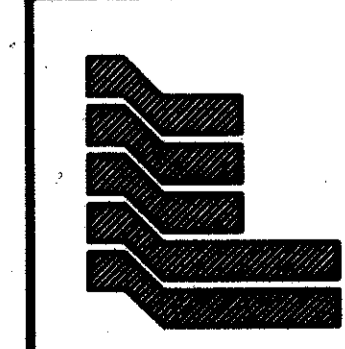
**SURVEYOR'S CERTIFICATION**

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 H-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
 DATE 5-31-1990 By: Richard P. Breitenbach, P.L.S.  
 FLORIDA CERTIFICATE NO. 3978  
 THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

MORTGAGEE  
 MORTGAGEE NOTARY

RECORDED BY  
 JUN 20 1990

SURVEYOR



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

**ABERDEEN - PLAT NO. 14**

SUBDIVISION: Aberdeen  
 BOOK: 55  
 PAGE: 4  
 FLOOD: MAR 175A  
 ZONING: RS  
 ZIP CODE: 33417  
 PUD NAME: 80-153  
 TAX: 442