DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA, AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON 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, SHOWN HEREON AS ABERDEEN -PLAT NO. 17 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 88 22'07" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 387.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 37'53" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 88 22'07" WEST, A DISTANCE OF 56.68 FEET; THENCE NORTH 01 37'53"EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 07 11'42" EAST A DISTANCE OF 140.70 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 74.78 FEET; A CENTRAL ANGLE OF 59 30'57" AND A CHORD BEARING OF NORTH 20'37'36" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 09 07'53" EAST, A DISTANCE OF 87.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 541.68 FEET AND A CENTRAL ANGLE OF 14'44'54"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 139.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 05'37'01" WEST A DISTANCE OF 125.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 458.32 FEET AND A CENTRAL ANGLE OF 07'22'27"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 01'45'26" EAST, A DISTANCE OF 23.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 96 59 50"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.58 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 558.50 FEET AND A CENTRAL ANGLE OF 13 26 06"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 44 49 51"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.33 FEET; THENCE NORTH 65 20 40" EAST A DISTANCE OF 150.27 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 125.00 FEET; A CENTRAL ANGLE OF 21 44 25" AND A CHORD BEARING OF NORTH 38 20 58" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.32 FEET; THENCE NORTH 40°48'20" EAST ALONG A RADIAL LINE, A DISTANCE OF 168.19 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 293.19 FEET, A CENTRAL ANGLE OF 57 29 17 AND A CHORD BEARING OF SOUTH 20 27 02 EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 294.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50 00 FEET AND A CENTRAL ANGLE OF 75°02'57"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 508.53 FEET AND A CENTRAL ANGLE OF 13°27'32"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.45 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 44 37 00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.94 FEET; THENCE SOUTH 34 49 52" EAST ALONG A LINE RADIAL TO THE AFOREDESCRIBED CURVE, A DISTANCE OF 29.61 FEET; THENCE SOUTH 03 03 21" EAST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 675.00 FEET A CENTRAL ANGLE OF 12 02 16" AND A CHORD BEARING OF NORTH 86 01 26" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 141.82 FEET; THENCE SOUTH, 57 02'35" EAST, A DISTANCE OF 34.07 FEET; THENCE SOUTH, 14 05'28" EAST, A DISTANCE OF 16.79 FEET; THENCE NORTH, 75 54'32" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 30 54'32" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 75 54'32" EAST, A DISTANCE OF 114.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 16 36 59"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.60 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET A CENTRAL ANGLE OF 73 23 01" AND A CHORD BEARING OF SOUTH 22 36 03" WEST; THENCE SOUTHERS A CONCAVE TO THE ARC OF SAID CURVE THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 160.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14 05 28 EAST, A DISTANCE OF 113.77 FEET; THENCE SOUTH 06 50 54 EAST, A DISTANCE OF 89.35 FEET; THENCE SOUTH 05 55 30 WEST A DISTANCE OF 64.17 FEET; THENCE SOUTH 27 15 57" WEST, A DISTANCE OF 111.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 147.56 FEET AND A CENTRAL ANGLE OF 64 21 56"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.77 FEET TO A POINT OF TANGENCY AND A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE SOUTH 88 22 07" EAST ALONG THE SOUTH LINE OF SECTION 16, A DISTANCE OF 916.78 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

ABERDEEN - PLAT NO. 17

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 1 OF 5 AUGUST ,1993

> HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRITTANY LAKES 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. EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM.

3. TRACTS:

TRACT "W-3" AND W-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "0-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRITTANY LAKES 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

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 3 DAY OF 19

> SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP

BY: U D C ADVISORY SERVICES. INC., AN ILLINOIS CORPORATION AS GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN THE STATE OF

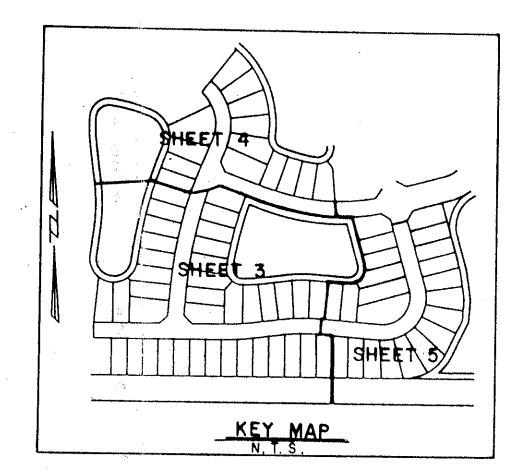
DEDICATION DEDICATION NOTARY



NOTE:

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.

0210-019



STATE OF FLORIDA COUNTY OF PALM BEACH SS This Plat was filed for record at 11:3 8 Al A.M. this 13 day of Novemberg 97 and duly recorded in Plat Book No. 7/ on Page 128 - 132 Dorothy H. Wilken, Clerk of the Circuit Court

By Lian Lex D.C.



ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

DEFORE ME PERSONALLY APPEARED ROBERT H. DASKAL WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF U.D.C. ADVISORY SERVICES, 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.

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 DAY OF SECTIONS FOR 19

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

MELVIN LEISTNER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MELVIN LEISTNER WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRANSPORT 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 MY COMMISSION EXPIRES:

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

ABERDEEN-PLAT NO.

CONTAINING 18.62 ACRES MORE OR LESS.