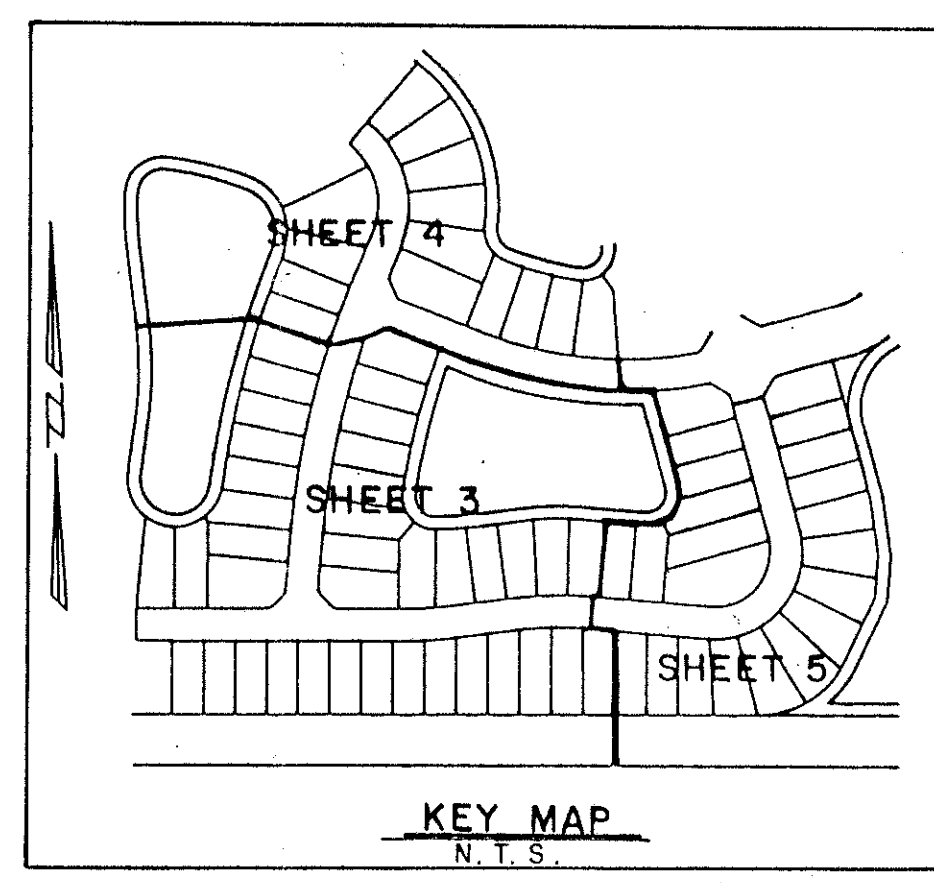


# ABERDEEN - PLAT NO. 17

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 2 OF 5  
AUGUST ,1993



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 \_\_\_\_\_  
Dorothy H. Wilken, Clerk of the Circuit Court  
By \_\_\_\_\_ D.C.

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE BRITTANY LAKES AT ABERDEEN 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 14th DAY OF September 1993.  
BRITTANY LAKES AT ABERDEEN ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: Wray Grante By: Charles Black  
Charles Black CHARLES BLACK, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF & FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Dean Fennell WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING 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 15th DAY OF September, 1993.  
My Commission Expires: JUNE 6, 1995  
Jeanne Weber  
NOTARY PUBLIC  
JEANNE WEBER  
C.C. 115447

### P.U.D. TABULATION (PETITION No. 80-153)

TOTAL ACREAGE.....18.62 ACRES  
ROADS.....2.90 ACRES  
LAKES.....4.44 ACRES  
LOTS.....11.23 ACRES  
OPEN SPACE.....0.05 ACRES  
NUMBER OF LOTS.....74 LOTS  
DENSITY (GROSS).....3.97 D.U.'s/ACRE

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993.  
By: George W. Webb  
ATTEST:  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
By: Debra D. Smith  
DEPUTY CLERK  
COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993.  
By: George W. Webb  
COUNTY ENGINEER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Charles Black WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BRITTANY LAKES AT ABERDEEN 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 14th DAY OF September, 1993.  
My Commission Expires: 5-8-95  
William J. Ruster  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF  
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 7643 AT PAGE 1491, 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 16 DAY OF September, 1993.  
WITNESS: William C. Williams By: William C. Williams  
BARNETT BANK OF TAMPA, A FLORIDA BANKING CORPORATION.  
WILLIAM C. WILLIAMS, VICE PRESIDENT

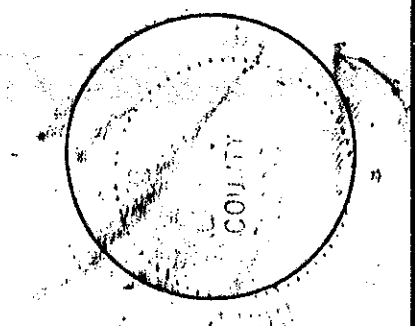
### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
UNIVERSAL LAND TITLE, INC.  
DATE: SEP. 15, 1993 By: Eileen C. Elms  
EILEEN C. ELMS  
COMMERCIAL ACCOUNTS MANAGER

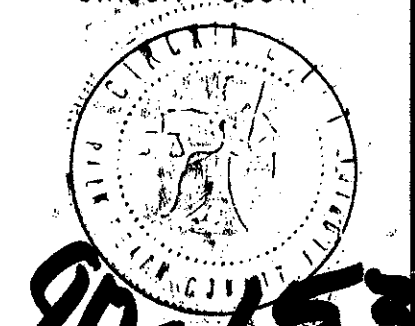
### NOTES:

- PERMANENT REFERENCE MONUMENTS (P.R.M.'s #5019) ARE SHOWN THUS: ■
- EXISTING PERMANENT REFERENCE MONUMENTS (P.R.M.s #5019) ARE SHOWN THUS: □
- PERMANENT CONTROL POINTS (P.C.P.s) 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 UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDINGS 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, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF 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.
- BEARINGS HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEARING SOUTH 88°22'07" EAST.
- U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
M.E. DENOTES LAKE MAINTENANCE EASEMENT  
R. DENOTES RADIAL BEARING  
C.B. DENOTES CHORD BEARING  
P.O.B. DENOTES POINT OF BEGINNING  
P.U.D. DENOTES PLANNED UNIT DEVELOPMENT  
P.O.C. DENOTES POINT OF COMMENCEMENT  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
P.G. DENOTES PAGE NUMBER  
R.E. DENOTES ROOF OVERHANG EASEMENT
- 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.
- ALL LINES ARE TO BE ASSUMED NON-RADIAL UNLESS OTHERWISE DENOTED AS RADIAL SHOWN THUS: (R.)
- THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.

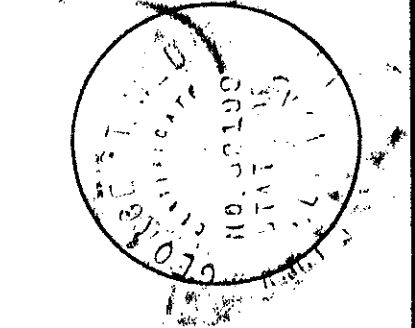
BOARD OF COUNTY COMMISSION



CLERK OF CIRCUIT COURT



COUNTY ENGINEER



PET. 80-153  
ALOC #0001

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 7643 AT PAGE 1442, 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 15th DAY OF September, 1993.  
BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING CORPORATION.  
WITNESS: Dean Fennell By: Dean Fennell  
Dean Fennell DEAN FENNEL, VICE PRESIDENT

### ACKNOWLEDGEMENT

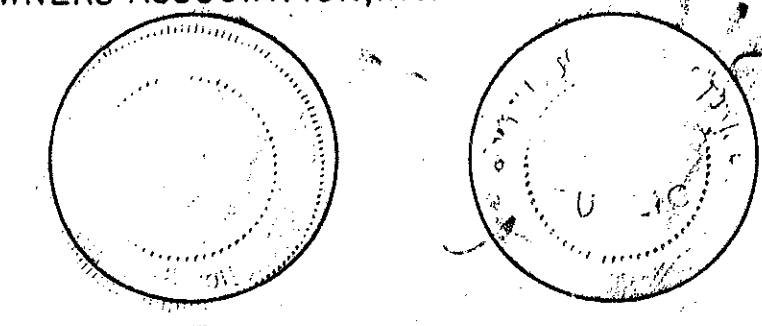
STATE OF & FLORIDA  
COUNTY OF  
BEFORE ME PERSONALLY APPEARED William C. Williams WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BARNETT BANK OF TAMPA, A FLORIDA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 16 DAY OF September, 1993.  
My Commission Expires: October 8, 1996  
Jacqueline J. Ruelie  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

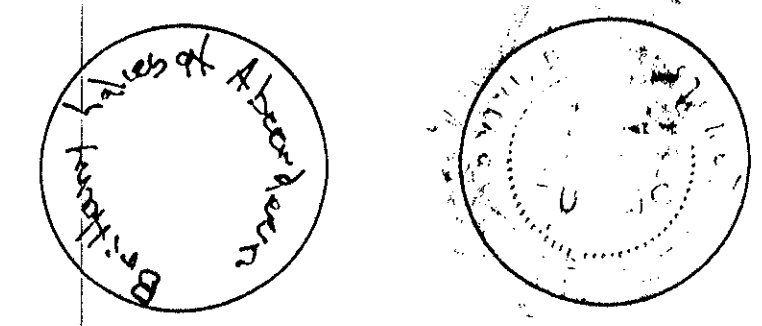
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH 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.  
Craig S. Pusey  
CRAIG S. PUSEY, P.L.S.  
LICENSE NUMBER 5019  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., WEST PALM BEACH, FLORIDA 33406

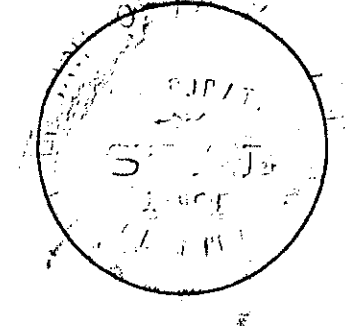
ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. NOTARY



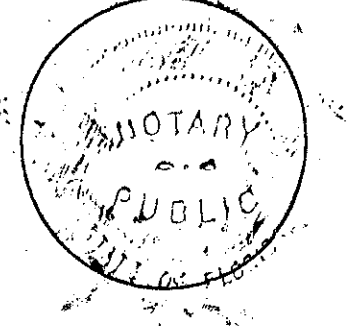
BRITTANY LAKES AT ABERDEEN ASSOCIATION, INC. NOTARY



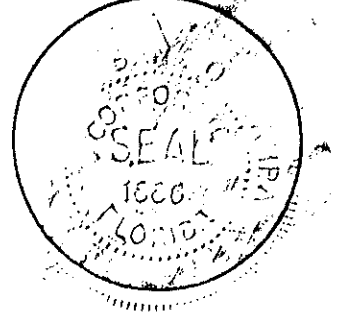
MORTGAGEE



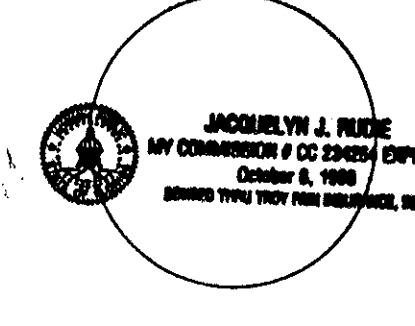
MORTGAGEE NOTARY



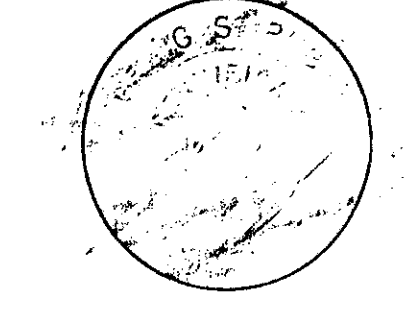
MORTGAGEE



MORTGAGEE NOTARY

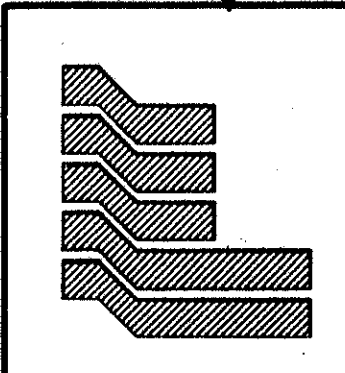


SURVEYOR



0270-019

7/1/29



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

ABERDEEN - PLAT NO. 17

SUBDIVISION # PL. 17  
BOOK 71 PAGE 128  
PLAT NO. 185A  
FLOOR CODE B  
RANGE 42  
TOWNSHIP 45  
ZIP CODE 33437  
PUD NAME ABERDEEN

TAZ 442