

ABERDEEN - PLAT NO. 19

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 3
 FEBRUARY, 1994

0270-020

136

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 STERLING LAKES ESTATES 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 11th DAY OF March, 1994.

STERLING LAKES ESTATES AT ABERDEEN ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Nancy Naito By: Charles M. Blade
John Zelnicki Charles M. Blade
 VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Charles M. Blade WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF STERLING LAKES ESTATES 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 11th DAY OF March, 1994.

My Commission Expires: _____

Debra A. Fuller
 NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF & FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEAN FENNEL 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 23RD DAY OF FEBRUARY, 1994.

My Commission Expires: SEPT 19, 1994

Rama C. Ollush
 NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF 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 7844 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 Presidents AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF March, 1994.

BARNETT BANK OF TAMPA, A FLORIDA BANKING CORPORATION.

WITNESS: John M. Connel By: William C. Williams
March 1994 WILLIAM C. WILLIAMS, VICE PRESIDENT

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 7843 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 23 DAY OF FEBRUARY, 1994.

BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING CORPORATION.

WITNESS: Mariann Hane By: Dean Fennel
Donna Harden DEAN FENNEL, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF & FLORIDA
 COUNTY OF Hillsborough

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 3rd DAY OF March, 1994.

My Commission Expires: 10/3/96

Angela Q. Rudie
 NOTARY PUBLIC

**P.U.D. TABULATION
 (PETITION NO. 80-153)**

TOTAL ACREAGE.....13.25 ACRES
 ROADS.....2.18 ACRES
 LAKES.....0.93 ACRES
 LOTS.....9.89 ACRES
 OPEN SPACE.....0.25 ACRES
 NUMBER OF LOTS.....41 LOTS
 DENSITY (GROSS).....3.09 D.U.'s/ACRE

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF March, 1994.

ATTEST: [Signature]
 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
[Signature]
 DEPUTY CLERK

COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF March, 1994.

By: [Signature]
 GEORGE W. WEBB, P.E.,
 COUNTY ENGINEER

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 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.

DATE: March 10, 1994

By: [Signature]
 Steve Ross
 Vice Pres. - Title Op.

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.

[Signature] 3-14-94
 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

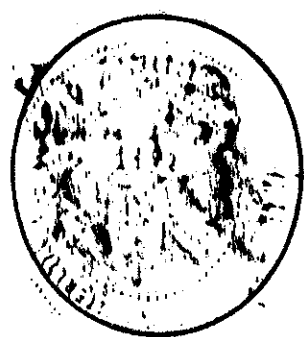
NOTES:

- 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.

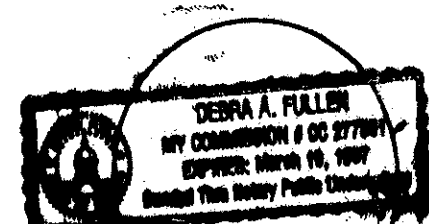
PET. 80-153
Alloc#0001
 (Roads - USED - Almost 7/19/94)
 (Part of Pod F)

SUBDIVISION - Aberdeen Plat No. 19
 BOOK 2, PAGE 136
 PLAT NO. 19
 QUAD # 44
 SEC. 80-153
 ZIP CODE 33407
 TAX 9402

STERLING LAKES ESTATES AT ABERDEEN ASSOCIATION, INC.



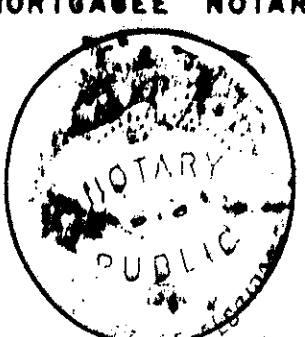
NOTARY



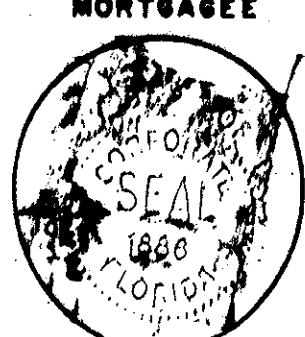
MORTGAGEE



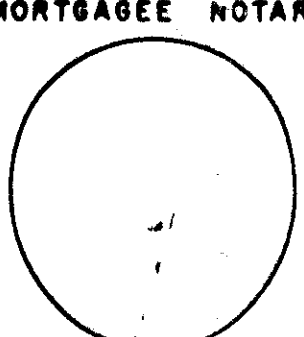
MORTGAGEE NOTARY



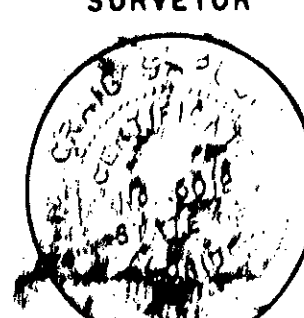
MORTGAGEE



MORTGAGEE NOTARY



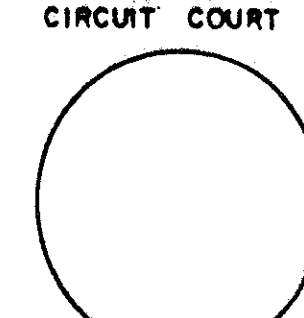
SURVEYOR



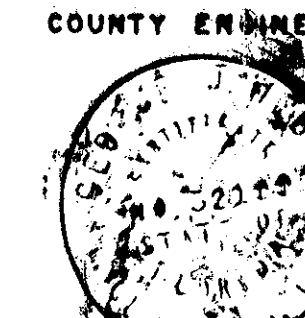
BOARD OF COUNTY COMMISSION



CLERK OF CIRCUIT COURT



COUNTY ENGINEER



0270-020

72/136

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

ABERDEEN - PLAT NO. 19