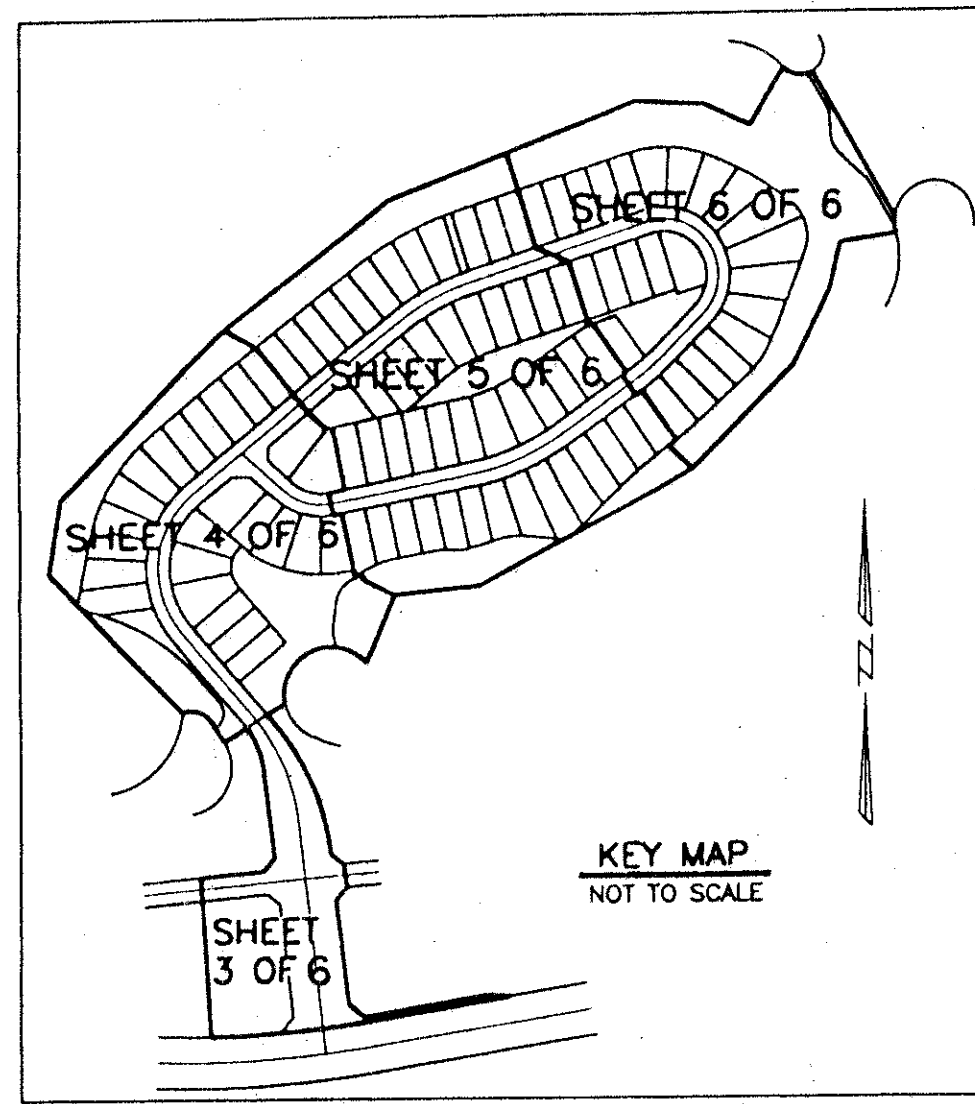


ABERDEEN - PLAT NO. 25

A PORTION OF A PLANNED UNIT DEVELOPMENT
 LYING IN SECTIONS 15 AND 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 6 MARCH, 1996



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TRANSEASTERN ABERDEEN PROPERTIES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTIONS 15 AND 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. 25, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 88°22'07" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 110.80 FEET; THENCE NORTH 00°59'39" WEST, A DISTANCE OF 805.70 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 22ND AVENUE (GATEWAY BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1527 AND 1528, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 03°43'39" WEST, A DISTANCE OF 336.81 FEET; THENCE NORTH 84°32'28" EAST, A DISTANCE OF 133.99 FEET; THENCE NORTH 38°51'59" EAST, A DISTANCE OF 35.77 FEET; THENCE NORTH 06°48'29" WEST, A DISTANCE OF 191.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 29°51'52", A RADIUS OF 183.65 FEET AND A DISTANCE OF 95.72 FEET; THENCE SOUTH 58°00'00" WEST, A DISTANCE OF 56.25 FEET TO A POINT ON THE EAST LINE OF GOLF COURSE - TRACT "C" AS SHOWN ON SAID ABERDEEN - PLAT NO. 2; THENCE NORTH 32°00'00" WEST ALONG SAID TRACT, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 81°11'27" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 70.85 FEET TO A POINT ON THE EASTERLY LINE OF WATER MANAGEMENT - TRACT "L-8", AS SHOWN ON SAID ABERDEEN - PLAT NO. 2 AND THE FOLLOWING COURSES ARE ALONG SAID TRACT "L-8" UNTIL SPECIFIED OTHERWISE; THENCE NORTH 43°24'56" WEST, A DISTANCE OF 411.47 FEET; THENCE NORTH 08°18'17" EAST, A DISTANCE OF 167.63 FEET; THENCE NORTH 44°54'27" EAST, A DISTANCE OF 493.22 FEET; THENCE NORTH 52°20'43" EAST, A DISTANCE OF 440.07 FEET; THENCE NORTH 68°54'33" EAST, A DISTANCE OF 563.57 FEET; THENCE SOUTH 87°02'37" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 65°14'32" EAST, A DISTANCE OF 107.72 FEET; THENCE NORTH 30°28'47" EAST, A DISTANCE OF 140.32 FEET TO A POINT ON THE SOUTH LINE OF GOLF COURSE - TRACT "C", AS SHOWN ON SAID PLAT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 77°37'41", A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 81°11'09" EAST, A DISTANCE OF 67.74 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF GOLF COURSE - TRACT "H", AS SHOWN ON SAID PLAT; THENCE SOUTH 30°00'00" EAST ALONG SAID TRACT, A DISTANCE OF 357.87 FEET TO A POINT ON THE WEST LINE OF GOLF COURSE - TRACT "H", AS SHOWN ON SAID PLAT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 22°36'49", A RADIUS OF 85.00 FEET AND WHOSE CHORD BEARS SOUTH 03°41'56" EAST, A DISTANCE OF 33.55 FEET TO A POINT ON THE NORTHERLY LINE OF WATER MANAGEMENT - TRACT "L-9" AS SHOWN ON SAID PLAT AND THE FOLLOWING COURSES ARE ALONG SAID TRACT "L-9" UNTIL SPECIFIED OTHERWISE; THENCE SOUTH 81°55'30" WEST, A DISTANCE OF 120.91 FEET; THENCE SOUTH 13°12'38" WEST, A DISTANCE OF 100.50 FEET; THENCE SOUTH 25°44'47" WEST, A DISTANCE OF 179.63 FEET; THENCE SOUTH 46°00'00" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 61°07'28" WEST, A DISTANCE OF 520.83 FEET; THENCE SOUTH 84°27'44" WEST, A DISTANCE OF 182.48 FEET; THENCE SOUTH 22°51'41" WEST, A DISTANCE OF 154.40 FEET TO A POINT ON THE NORTH LINE OF SAID GOLF COURSE - TRACT "H" OF SAID PLAT; SAID POINT BEING ON THE ARC OF CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 151°29'44", A RADIUS OF 100.00 FEET AND WHOSE CHORD BEARS SOUTH 63°43'16" WEST, A DISTANCE OF 264.41 FEET; THENCE SOUTH 58°00'00" WEST, A DISTANCE OF 45.17 FEET; THENCE SOUTH 39°51'17" EAST, A DISTANCE OF 30.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 33°02'48", A RADIUS OF 505.44 FEET AND A DISTANCE OF 291.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°48'29" EAST, A DISTANCE OF 8.84 FEET; THENCE SOUTH 50°41'31" EAST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 09°02'00" EAST, A DISTANCE OF 50.15 FEET; THENCE SOUTH 39°18'29" WEST, A DISTANCE OF 36.04 FEET; THENCE SOUTH 06°48'29" EAST, A DISTANCE OF 221.10 FEET; THENCE SOUTH 52°56'50" EAST, A DISTANCE OF 43.26 FEET; THENCE NORTH 80°54'49" EAST, A DISTANCE OF 264.95 FEET; THENCE SOUTH 85°35'28", A DISTANCE OF 51.42 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF NW 22ND AVENUE (GATEWAY BOULEVARD); THENCE SOUTH 80°54'49" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 313.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 08°08'32", A RADIUS OF 2346.00 FEET AND A DISTANCE OF 331.34 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 32.01 ACRES MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR GATEWAY BOULEVARD.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAY LAKES DRIVE 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.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TURNBERRY ISLE 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 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 LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

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 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 LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS 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 COUNTY.

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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE ROOF OVERHANG EASEMENTS (R.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANGS, DRAINAGE AND UTILITY SERVICES WITHIN THE ADJACENT TO SAID EASEMENTS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.

3. TRACTS:

TRACT "W-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-1" THRU "O-5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TURNBERRY ISLE 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 COUNTY.

TRACT "D", AS SHOWN HEREON, IS 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 COUNTY.

TRACT "O-6", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TURNBERRY ISLE AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A FIVE (5) FOOT MAXIMUM ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

TRACTS "G-1" AND "G-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABERDEEN GOLF AND COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAY LAKES DRIVE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "L", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAY LAKES DRIVE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF August, 1996.

TRANSEASTERN ABERDEEN PROPERTIES, INC.
 A FLORIDA CORPORATION
 ATTEST: PHILIP CUCCI, JR., SECRETARY
 BY: ARTHUR J. FALCONE, PRESIDENT

ACKNOWLEDGEMENT

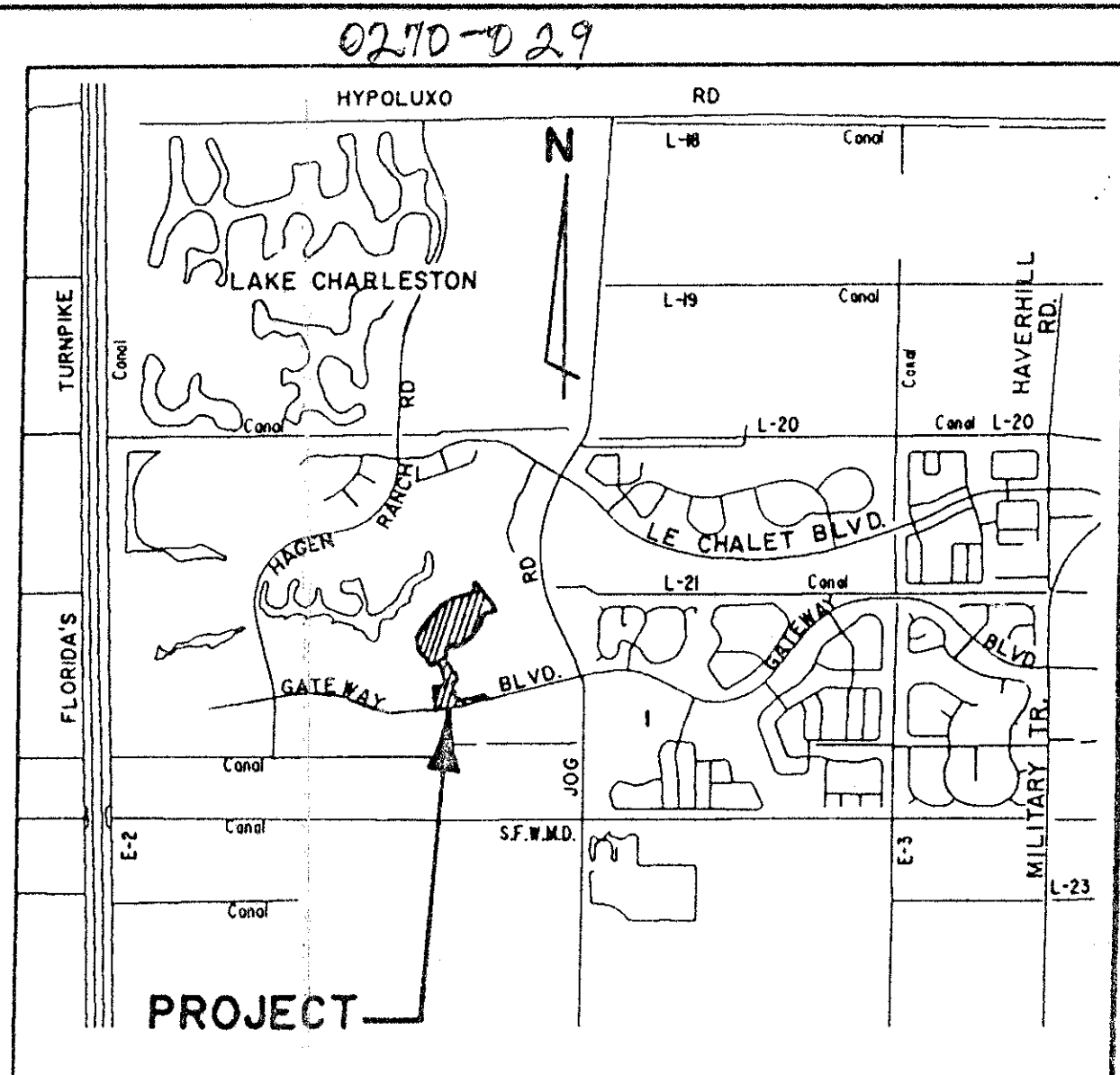
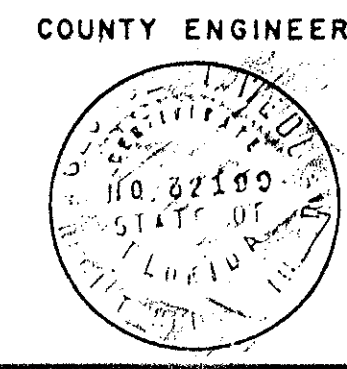
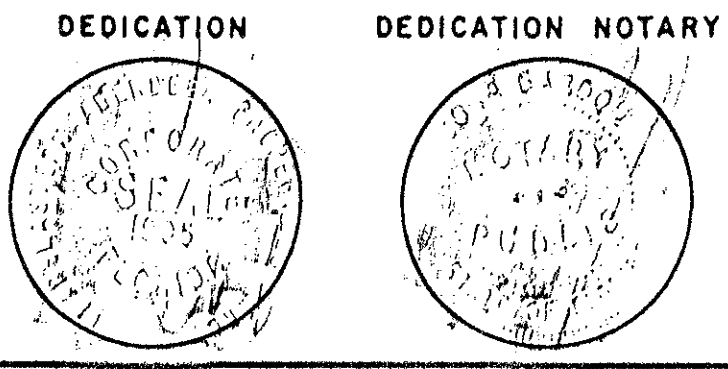
STATE OF FLORIDA
 COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ARTHUR J. FALCONE AND PHILIP CUCCI, JR., WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF TRANSEASTERN ABERDEEN PROPERTIES, INC., A FLORIDA CORPORATION, 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 OFFICIAL SEAL THIS 5th DAY OF August, 1996

MY COMMISSION EXPIRES: 5-07-98
 CRAIG S. PUSEY, NOTARY PUBLIC

THIS INSTRUMENT MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LOCATION SKETCH

STATE OF FLORIDA
 COUNTY OF PALM BEACH

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 12th DAY OF Nov 1996
 George T. Webb, P.E. - COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, JOHN T. KINSEY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TRANSEASTERN ABERDEEN PROPERTIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: Oct 20 1996
 BY: JOHN T. KINSEY, ATTORNEY

SURVEYOR'S CERTIFICATE

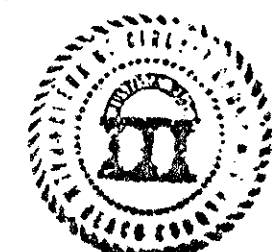
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF 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.

DATE: August 22, 1996
 CRAIG S. PUSEY, P.S.M.
 LICENSE NO. 5019
 STATE OF FLORIDA

Landmark Surveying & Mapping Inc.
 1850 FOREST HILL BOULEVARD
 PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA
ABERDEEN - PLAT NO. 25

96

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 3:32 P.M. This 12th day of November, 1996 and duly recorded in Plat Book No. 78 on Page 92 THRU 101
 Dorothy H. Wilken, Clerk of the Circuit Court
 By: Dawn a. m... D.C.



Pet
 80-153
 78/96

0270-029

SUBDIVISION: ABERDEEN
 BOOK: 78
 FLOOD MAP: 185A
 ZONING: RT
 QUAD: 49
 SE: 80-153
 PUD NAME: ABERDEEN

TAZ - 442