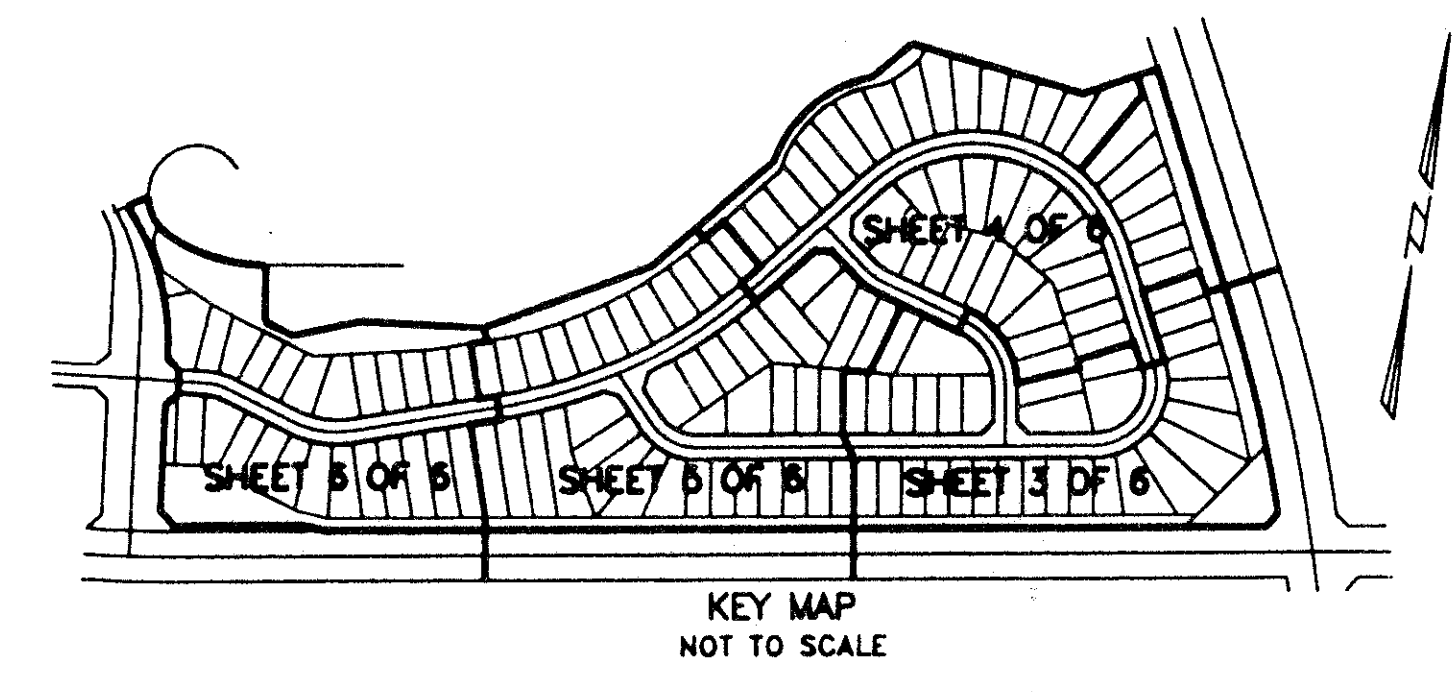


ABERDEEN - PLAT NO. 26

A PORTION OF A PLANNED UNIT DEVELOPMENT
LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST
BEING A REPLAT 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
MAY, 1996



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM / RBG XXXIV L.P., AN ILLINOIS LIMITED PARTNERSHIP, 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. 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S. 1/4) CORNER OF SAID SECTION 15; THENCE NORTH 88°36'17" WEST, ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 239.86 FEET; THENCE NORTH 01°23'43" EAST, A DISTANCE OF 1255.11 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD (FORMERLY NW 22nd AVENUE) AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1527 AND 1528, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 80°54'49" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, A DISTANCE OF 1954.36 FEET; THENCE NORTH 85°35'26" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 80°54'49" WEST, A DISTANCE OF 264.95 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY LAKES DRIVE AS SHOWN ON ABERDEEN - PLAT NO. 25, AS RECORDED IN PLAT BOOK PAGES THRU PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 52°56'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY LAKES DRIVE, A DISTANCE OF 43.26 FEET; THENCE CONTINUE NORTH 06°48'29" WEST, A DISTANCE OF 221.10 FEET; THENCE NORTH 39°18'29" EAST, A DISTANCE OF 36.04 FEET; THENCE NORTH 09°02'00" WEST, A DISTANCE OF 50.15 FEET; THENCE NORTH 50°41'31" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 06°48'29" WEST, A DISTANCE OF 8.84 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 33°02'48", A RADIUS OF 505.44 FEET, A DISTANCE OF 291.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 39°51'17" WEST, A DISTANCE OF 30.60 FEET; THENCE NORTH 58°00'00" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY LAKES DRIVE, A DISTANCE OF 45.17 FEET TO A POINT ON THE WESTERLY LINE OF GOLF COURSE - TRACT "H" AS SHOWN ON SAID ABERDEEN - PLAT NO. 2 AND BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 54°07'04", A RADIUS OF 100.00 FEET AND WHOSE CHORD BEARS SOUTH 39°05'08" EAST, A DISTANCE OF 94.45 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 32°24'52", A RADIUS OF 375.00 FEET AND WHOSE CHORD BEARS SOUTH 82°21'06" EAST, A DISTANCE OF 212.15 FEET TO A POINT ON THE WEST LINE OF WATER MANAGEMENT - TRACT "L-10" AS SHOWN ON SAID PLAT OF ABERDEEN - PLAT NO. 2; THENCE SOUTH 09°21'38" EAST ALONG SAID TRACT A DISTANCE OF 115.21 FEET; THENCE SOUTH 71°43'46" EAST, A DISTANCE OF 65.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID WATER MANAGEMENT - TRACT "L-10"; THENCE NORTH 69°17'22" EAST ALONG SAID SOUTHERLY LINE OF WATER MANAGEMENT - TRACT "L-10"; A DISTANCE OF 141.74 FEET; THENCE NORTH 84°05'25" EAST, A DISTANCE OF 253.18 FEET; THENCE NORTH 81°22'53" EAST, A DISTANCE OF 368.94 FEET; THENCE NORTH 41°06'03" EAST, A DISTANCE OF 327.44 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 61°05'43", A RADIUS OF 282.23 FEET AND WHOSE CHORD BEARS NORTH 41°06'03" EAST, A DISTANCE OF 279.82 FEET TO A POINT ON SAID SOUTHERLY LINE OF WATER MANAGEMENT - TRACT "L-10"; THENCE NORTH 41°06'03" EAST ALONG SAID SOUTHERLY LINE OF WATER MANAGEMENT - TRACT "L-10", A DISTANCE OF 108.56 FEET TO A POINT ON THE SOUTHERLY LINE OF GOLF COURSE TRACT "I" AS SHOWN ON SAID ABERDEEN - PLAT NO. 2; THENCE SOUTH 82°29'36" EAST ALONG SAID SOUTHERLY LINE OF GOLF COURSE TRACT "I", A DISTANCE OF 373.33 FEET; THENCE NORTH 62°49'14" EAST ALONG SAID SOUTHERLY LINE OF GOLF COURSE TRACT "I", A DISTANCE OF 163.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JOG ROAD; THENCE SOUTH 27°10'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 465.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A CENTRAL ANGLE OF 08°51'55" AND A RADIUS OF 3140.00 FEET, A DISTANCE OF 485.85 FEET; THENCE SOUTH 31°17'59" WEST, A DISTANCE OF 38.08 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

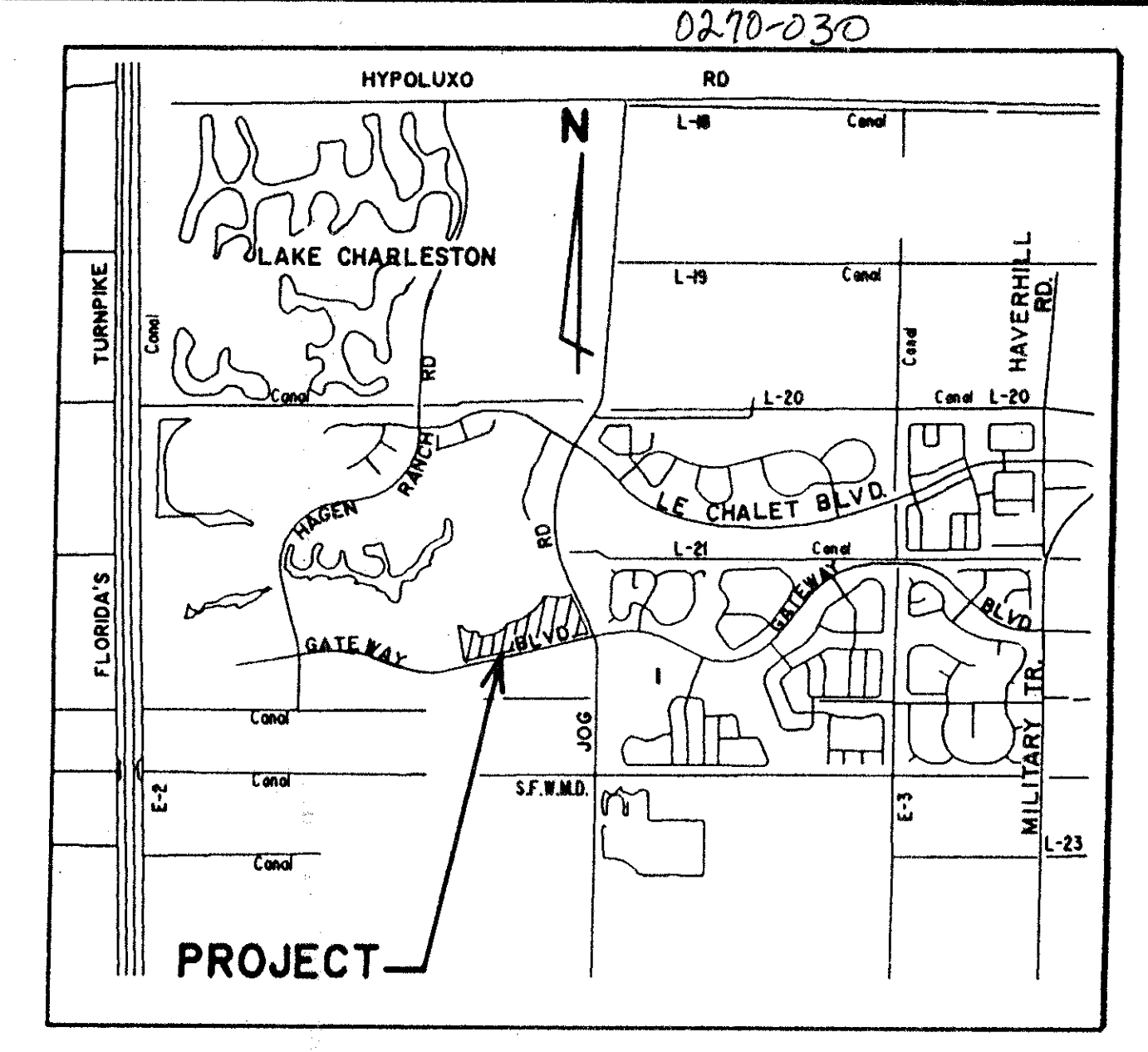
CONTAINING 34.99 ACRES MORE OR LESS.

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

- STREETS:**
 - TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRIGHTON GREEN 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.
 - TRACT "E", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR ADDITIONAL RIGHT-OF-WAY FOR JOG ROAD.

- 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 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.
 - THE TRANSPORTATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF EXPANSION OF GATEWAY BOULEVARD.
 - 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.

- 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-3", "O-4" AND "O-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRIGHTON GREEN 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. A MAXIMUM OF FIVE (5) FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.
 - TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRIGHTON GREEN AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO RECREATION FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - TRACT "O-1", "O-2" AND "O-6", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRIGHTON GREEN 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 MAXIMUM OF FIVE (5) FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.
 - TRACT "O-5", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS 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 MAXIMUM OF FIVE (5) FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.



LOCATION SKETCH

NO SCALE

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF NOVEMBER, 1996.

ROYAL PALM / RBG XXXIV L.P.
AN ILLINOIS LIMITED PARTNERSHIP
AUTHORIZED TO DO BUSINESS IN
THE STATE OF FLORIDA

WITNESS: MKO
MARZ K. GREN

BY: DKS
DANIEL KODSI, PRESIDENT OF
PALM DEVELOPERS, INC., A
GENERAL PARTNER OF ROYAL
PALM / RBG XXXIV L.P.

WITNESS: Bruce R. Peelle
BRUCE H. BLOCK, VICE PRESIDENT
OF RBG XXXIV CORPORATION,
AN ILLINOIS CORPORATION,
A GENERAL PARTNER OF ROYAL
PALM / RBG XXXIV L.P.

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED BRUCE H. BLOCK, VICE PRESIDENT OF RBG XXXIV CORPORATION, AN ILLINOIS CORPORATION, A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RBG XXXIV CORP., AN ILLINOIS CORPORATION, A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P. 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 NOVEMBER 1996.

MY COMMISSION EXPIRES: 11/30/99
Olivia I. Carter
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL KODSI, PRESIDENT OF PALM DEVELOPERS, INC., A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM DEVELOPERS, INC., A GENERAL PARTNER OF ROYAL PALM / RBG XXXIV L.P. 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 NOVEMBER, 1996.

MY COMMISSION EXPIRES: 11/23/2000
Denise Santiago
NOTARY PUBLIC



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

COUNTY APPROVAL

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 3 DAY OF Feb, 19 97.

George J. Webb, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ISAAC KODSI, 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 ROYAL PALM / RBG XXXIV L.P.; 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: 11/21/96
BY: Isaac Kodosi
ISAAC KODSI, 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: 12/16/96
CRAIG S. PUSEY, P.S.M.
LICENSE NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at 11:09 A.M. This 4 day of February, 1997, and duly recorded in Plat Book No. 79 on Page 2 then 7

Dorothy H. Wilken, Clerk of the Circuit Court
By Leigh A. Standley, D.C.



Pet. 80-153

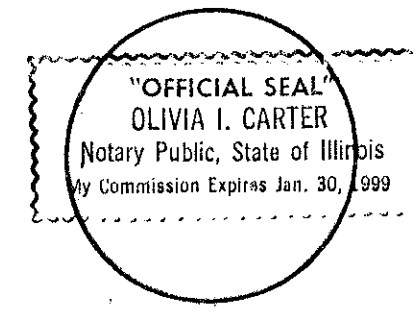
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SUBDIVISION: ABERDEEN PLAT 26
BOOK: 79
PAGE: 2
FLOOD MAP: #15A
ZONING: RS
ORD: 44-34
SE: 80-153
ZIP CODE: 33437
PLAT NAME: ABERDEEN PLAT 26

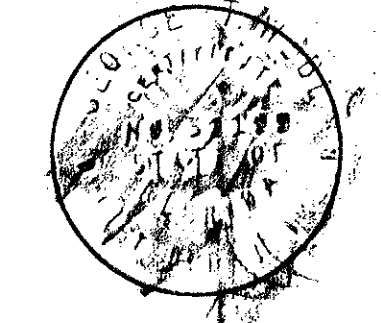
DEDICATION NOTARY



DEDICATION



COUNTY ENGINEER



SURVEYOR



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

ABERDEEN - PLAT NO. 26