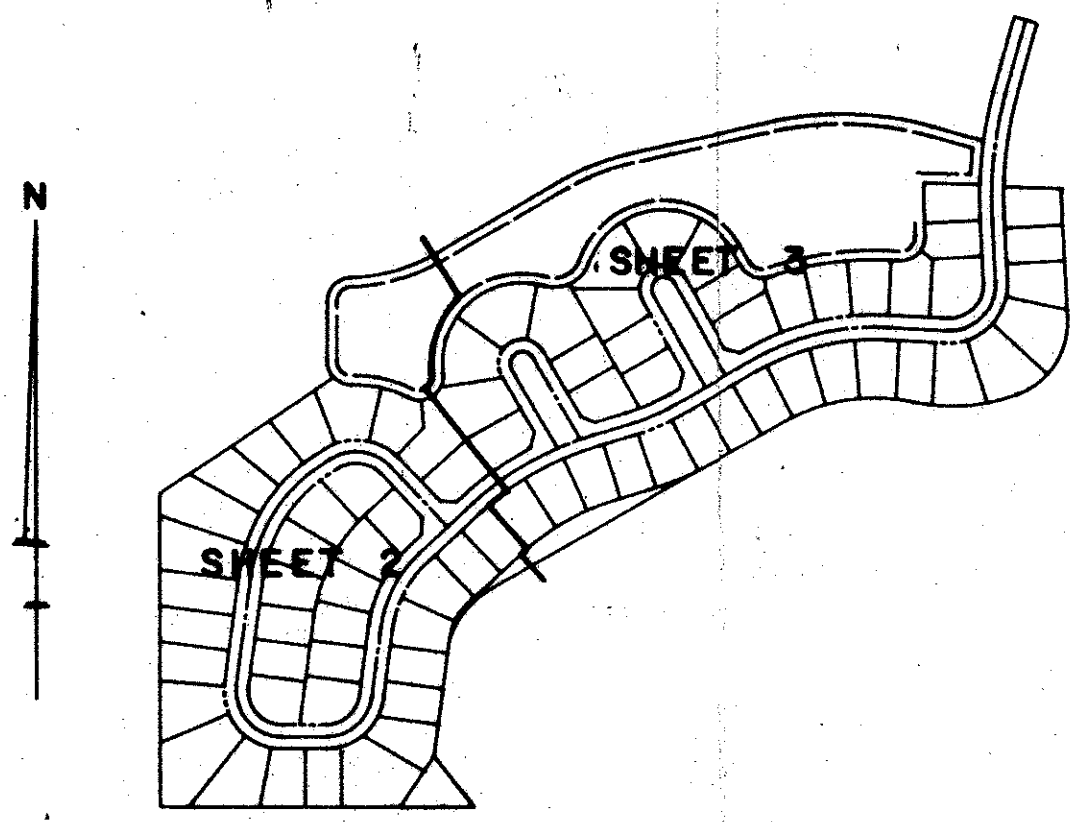


ABERDEEN - PLAT NO. 9

A PORTION OF A (P.U.D.)

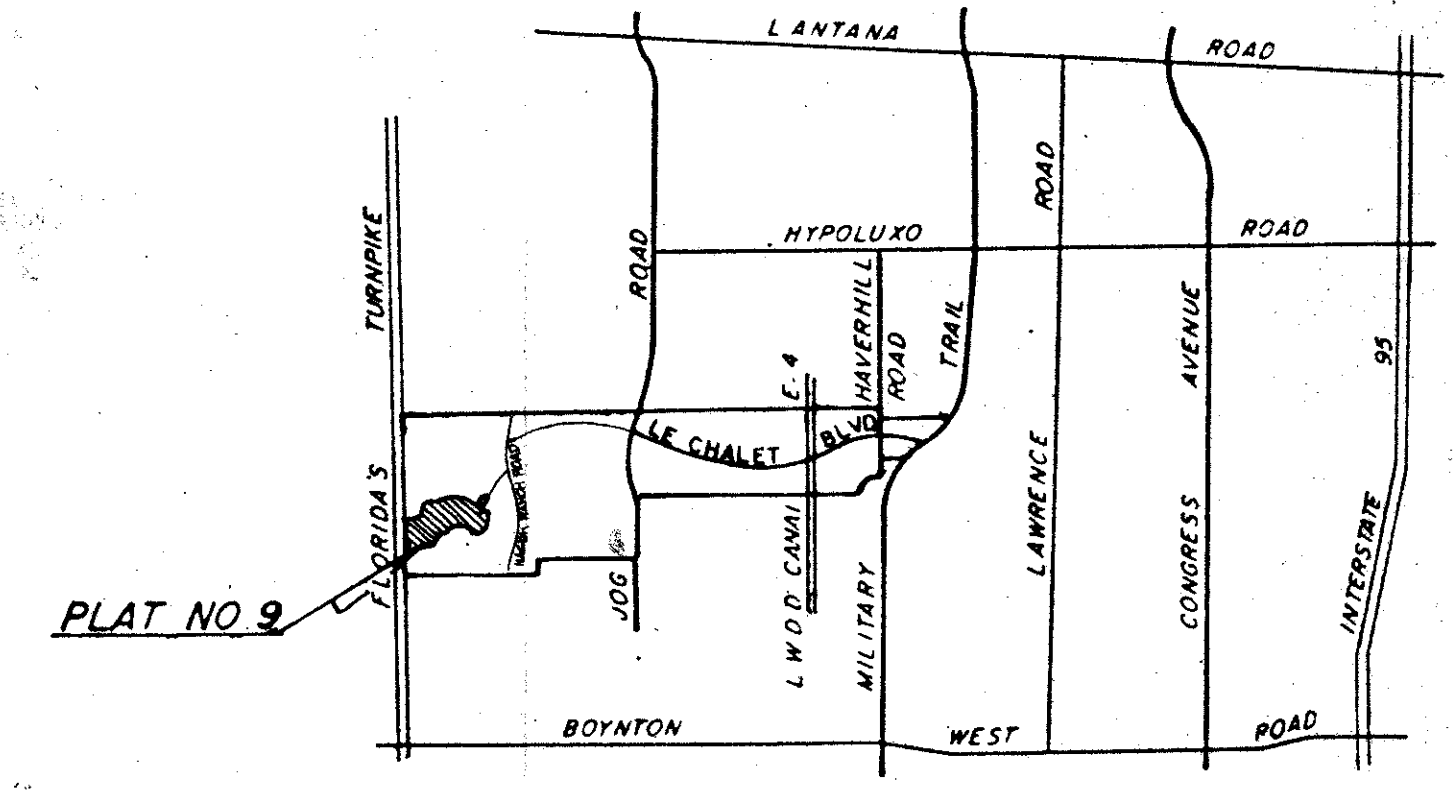
LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF ABERDEEN - PLAT NO. 2 AS RECORDED IN PLAT
BOOK 55, PAGES 11 THRU 22 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 3



KEY MAP
N.T.S.

P.U.D. TABULATION

TOTAL ACRES	31.71 ACRES
ROADS	5.04 ACRES
LAKES	6.88 ACRES
GOLF COURSE BUFFER EASEMENT	0.33 ACRES
SINGLE FAMILY LOTS	19.46 ACRES
NUMBER OF LOTS	78 LOTS
DENSITY (SINGLE FAMILY LOTS)	4.01 D.U./ACRE
DENSITY (GROSS)	2.46 D.U./ACRE



LOCATION MAP
N.T.S.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:24
A.M. this 10 day of JUNE, 1988
and duly recorded in Plat Book No. 59
on Page 178-180.
John B. Dunkle, Clerk of the Circuit Court
Richard A. Platt, D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING A REPLAT OF A PORTION OF ABERDEEN PLAT NO. 2, AS RECORDED IN PLAT BOOK 55, PAGES 11 THROUGH 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS ABERDEEN PLAT NO. 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, ALSO BEING THE NORTHWEST CORNER OF SAID ABERDEEN - PLAT NO. 2; THENCE, SOUTH 01°45'27" WEST ALONG THE WEST LINE OF SECTION 16 A DISTANCE OF 3097.93 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 57°55'46" EAST, A DISTANCE OF 450.01 FEET TO A POINT ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 43°35'18" AND A RADIUS OF 50.00 FEET, AND WHOSE CHORD BEARS NORTH 20°02'12" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.04 FEET TO A POINT OF TANGENCY; THENCE, NORTH 01°45'27" EAST, A DISTANCE OF 121.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 88°28'01" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.20 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 28°24'00" AND A RADIUS OF 361.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.94 FEET TO A POINT OF TANGENCY; THENCE, NORTH 61°49'28" EAST, A DISTANCE OF 309.29 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 17°40'32" AND A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.25 FEET TO A POINT OF TANGENCY; THENCE, NORTH 79°30'00" EAST, A DISTANCE OF 292.80 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 27°32'17" AND A RADIUS OF 719.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 305.97 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 72°57'45" EAST, A DISTANCE OF 106.39 FEET TO A POINT ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 07°08'16" AND A RADIUS OF 825.00 FEET, AND WHOSE CHORD BEARS NORTH 13°28'08" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 17°02'17" EAST, A DISTANCE OF 123.49 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 02°06'16" AND A RADIUS OF 1025.00 FEET, AND WHOSE CHORD BEARS NORTH 18°05'14" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.55 FEET, THENCE, SOUTH 70°51'26" EAST (RADIALLY), A DISTANCE OF 100 FEET TO A POINT ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 02°06'16" AND A RADIUS OF 975.00 FEET, AND WHOSE CHORD BEARS SOUTH 18°05'14" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.81 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 17°02'17" WEST, A DISTANCE OF 123.49 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 13°36'19" AND A RADIUS OF 775.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 184.03 FEET; THENCE, SOUTH 86°34'02" EAST (RADIALLY), A DISTANCE OF 120.00 FEET, TO A POINT ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 04°45'05" AND A RADIUS OF 655.00 FEET, AND WHOSE CHORD BEARS SOUTH 01°03'25" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.32 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 01°19'07" EAST, A DISTANCE OF 213.11 FEET; THENCE, SOUTH 28°13'05" WEST, A DISTANCE OF 117.92 FEET; THENCE, SOUTH 60°10'12" WEST, A DISTANCE OF 132.98 FEET TO A POINT, WHICH IS THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 23°23'55" AND A RADIUS OF 375.00 FEET AND WHOSE CHORD BEARS NORTH 87°36'12" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.14 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 42°16'18" AND A RADIUS OF 375.00 FEET AND WHOSE CHORD BEARS SOUTH 82°57'37" WEST; THENCE CONTINUE ALONG THE ARC OF SAID CURVE A DISTANCE OF 276.67 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 61°49'28" WEST, A DISTANCE OF 702.28 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 40°58'48" AND A RADIUS OF 200.00 FEET AND WHOSE CHORD BEARS SOUTH 41°20'05" WEST; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.05 FEET TO A POINT; THENCE, SOUTH 09°21'07" WEST, A DISTANCE OF 246.18 FEET; THENCE, SOUTH 42°54'26" EAST, A DISTANCE OF 146.80 FEET; THENCE, NORTH 88°14'34" WEST, A DISTANCE OF 670.56 FEET TO A POINT ALONG THE WEST LINE OF SECTION 16 AND THE WEST LINE OF ABERDEEN PLAT NO. 2 (PLAT BOOK 55, PAGES 11 THRU 22); THENCE, NORTH 01°45'27" EAST, ALONG THE WEST LINE OF SECTION 16, A DISTANCE OF 653.19 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 31.71 ACRES MORE OR LESS.
HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE DORCHESTER ESTATES AT ABERDEEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

2. EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION SYSTEMS.

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

THE GOLF COURSE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR GOLF COURSE BUFFER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION ABERDEEN GOLF AND COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS:

THE WATER MANAGEMENT TRACTS "B" AND "C", AS SHOWN HEREON, INCLUDING THE MAINTENANCE EASEMENTS 20 FEET IN WIDTH, ARE HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "R" (A PORTION OF DORCHESTER ROAD), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNER AND THE GENERAL PARTNER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 DAY OF JUNE, 1988.

SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA
By: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER
By: Barry L. Lazarus, VICE-PRESIDENT
By: Robert H. Daskal, PRESIDENT

STATE OF ARIZONA
COUNTY OF MARICOPA
BEFORE ME PERSONALLY APPEARED ROBERT H. DASKAL AND Barry L. Lazarus TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Vice President OF U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF JUNE, 1988.
MY COMMISSION EXPIRES: MAR. 9, 1991
Notary Public

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 HEREIN 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 5306 AT PAGE 1430 PUBLIC RECORDS, 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 ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF February, 1988.

ATTEST: Southeast Bank, N.A., A NATIONAL BANKING ASSOCIATION, A CORPORATION IN THE STATE OF FLORIDA
By: Diane L. Ross, ASSISTANT VICE-PRESIDENT
By: Robert U. Arthur, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT U. ARTHUR AND DIANE L. ROSS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE-PRESIDENT AND THE ASSISTANT VICE-PRESIDENT OF THE ABOVE NAMED SOUTHEAST BANK, N.A., 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 THE 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 February, 1988.
My Commission Expires: Oct. 19, 1990
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT.
DATE: _____
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
By: Robert S. Kramer, Esquire

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF JUNE, 1988.
By: Carol A. Roberts, Chair
ATTEST: John B. Dunkle, Clerk
By: _____ Deputy Clerk
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF JUNE, 1988.
By: Herbert F. Kahlert, P.E., County Engineer

- NOTES:
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■
 - PERMANENT REFERENCE MONUMENTS EXISTING BASED UPON ABERDEEN - PLAT NO. 2 (PLAT BOOK 55, PGS. 11 THRU 22) ARE SHOWN THUS: □
 - PERMANENT CONTROL POINTS 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 BUILDING 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 ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL 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 WEST LINE OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARING SOUTH 01°45'27" WEST.
 - RADIAL BEARINGS ARE DESIGNATED THUSLY: (R)
NON-RADIAL BEARINGS ARE DESIGNATED THUSLY: (NR)
 - U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
M.E. DENOTES MAINTENANCE EASEMENT.

SURVEYOR'S CERTIFICATION

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: MAY 3, 1988
By: Richard P. Breitenbach, P.L.S., Florida Certificate No. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

CLERK OF THE CIRCUIT COURT DEDICATION DEDICATION NOTARY MORTGAGEE MORTGAGEE NOTARY SURVEYOR

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA

ABERDEEN - PLAT NO. 9

16145742
SUBDIVISION - Aberdeen #9
BOOK 59 PAGE 178
FLOOD MAP # 105A
ZONING RS
ZIP CODE 33437
SUNBELT PROPERTIES LTD.
SUNBELT PROPERTIES LTD.

59/178