

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TRANSEASTERN ABERDEEN PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON 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, SHOWN HEREON AS ABERDEEN - PLAT NO. 18, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 01°45'26" EAST ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°45'26" EAST ALONG THE WEST LINE OF SAID SECTION 16 ALSO BEING THE WEST LINE OF SAID ABERDEEN - PLAT NO. 2, A DISTANCE OF 1475.69 FEET; THENCE SOUTH 88°14'34" EAST ALONG THE SOUTH LINE OF ABERDEEN - PLAT NO. 9 AS RECORDED IN PLAT BOOK 59, PAGES 178 THRU 180, PALM BEACH COUNTY PUBLIC RECORDS, A DISTANCE OF 270.47 FEET TO A POINT ON THE WEST LINE OF WATER MANAGEMENT TRACT "W-2" AS SHOWN ON ABERDEEN - PLAT NO. 16 AS RECORDED IN PLAT BOOK 71, PAGES 159 THRU 163, PALM BEACH COUNTY PUBLIC RECORDS; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 78°24'43", A RADIUS OF 185.00 FEET AND WHOSE CHORD BEARS SOUTH 24°16'55" EAST, A DISTANCE OF 253.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°55'26" WEST ALONG SAID TRACT, A DISTANCE OF 90.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 95°41'06" AND A RADIUS OF 75.00 FEET, A DISTANCE OF 125.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 16°54'07" AND A RADIUS OF 843.19 FEET, A DISTANCE OF 248.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°51'32" EAST ALONG SAID TRACT, A DISTANCE OF 51.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 14°39'52" AND A RADIUS OF 293.19 FEET, A DISTANCE OF 75.04 FEET TO A POINT ON THE WEST LINE OF ABERDEEN -PLAT NO.17, AS RECORDED IN PLAT BOOK 71, PAGES 128 THRU 132, PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTH 40°48'20" WEST ALONG SAID PLAT, A DISTANCE OF 168.19 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BRITTANY LAKES DRIVE AS SHOWN ON SAID PLAT HAVING A CENTRAL ANGLE OF 21°41'25", A RADIUS OF 125.00 FEET AND WHOSE CHORD BEARS SOUTH 38°20'58" EAST, A DISTANCE OF 47.32 FEET; THENCE SOUTH 65°20'40" WEST ALONG THE NORTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 150.27 FEET TO A POINT ON THE NORTH LINE OF WATER MANAGEMENT TRACT "W-4" AS SHOWN ON SAID PLAT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 44°49'51", A RADIUS OF 95.00 FEET AND WHOSE CHORD BEARS NORTH 45°23'43" WEST, A DISTANCE OF 74.33 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 13°26'06" AND A RADIUS OF 558.50 FEET. A DISTANCE OF 130.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST: THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 96°59'50" AND A RADIUS OF 60.00 FEET, A DISTANCE OF 101.58 FEET TO A POINT OF TANGENCY AND A POINT ON THE WEST LINE OF SAID TRACT: THENCE SOUTH 01°45'26" WEST ALONG SAID TRACT, A DISTANCE OF 23.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 07°22'27" AND A RADIUS OF 458.32 FEET, A DISTANCE OF 58.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°37'01" EAST ALONG SAID TRACT, A DISTANCE OF 125.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 14°44'54" AND A RADIUS OF 541.68 FEET, A DISTANCE OF 139.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°07'53" WEST ALONG SAID TRACT, A DISTANCE OF 87.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT HAVING A CENTRAL ANGLE OF 59°30'57" AND A RADIUS OF 74.78 FEET. A DISTANCE OF 77.67 FEET; THENCE SOUTH 07°11'42" WEST ALONG THE WEST LINE OF SAID PLAT DEPARTING FROM SAID WATER MANAGEMENT TRACT "W-4", A DISTANCE OF 140.70 FEET; THENCE SOUTH 01°37'53" WEST ALONG SAID PLAT, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°22'07" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ROCKFORD ROAD AS SHOWN ON SAID PLAT, A DISTANCE OF 56.68 FEET; THENCE SOUTH 01°37'53" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTH LINE OF SAID ABERDEEN - PLAT NO. 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 16 AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-22; THENCE NORTH 88°22'07" WEST ALONG SAID LINE, A DISTANCE OF 325.49 FEET; THENCE NORTH 43°14'27" WEST, A DISTANCE OF 87.49 FEET TO THE AFOREMENTIONED

CONTAINING 14.354 ACRES MORE OR LESS.

POINT OF BEGINNING.

ABERDEEN - PLAT NO. 18

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 DECEMBER, 1995 SHEET 1 of 4

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

1. STREETS:

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRITTANY LAKES 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.

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.

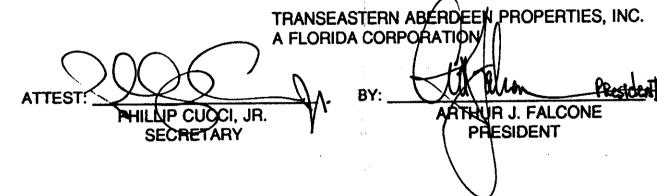
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THE 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACT "B-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRITTANY LAKES 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.

TRACT "O-1", 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 TRACT 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.

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 4th DAY OF June 1996.



ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

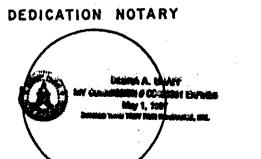
BEFORE ME PERSONALLY APPEARED ARTHUR J. FALCONE AND PHILIP CUCCI, JR. WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF TRANSEASTERN ABERDEEN PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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.

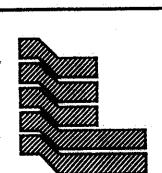
WITNESS MY HAND AND OFFICIAL SEAL THIS ATA DAY OF JUNE 1996



May 1, 7607

DEDICATION -- JCD5 -



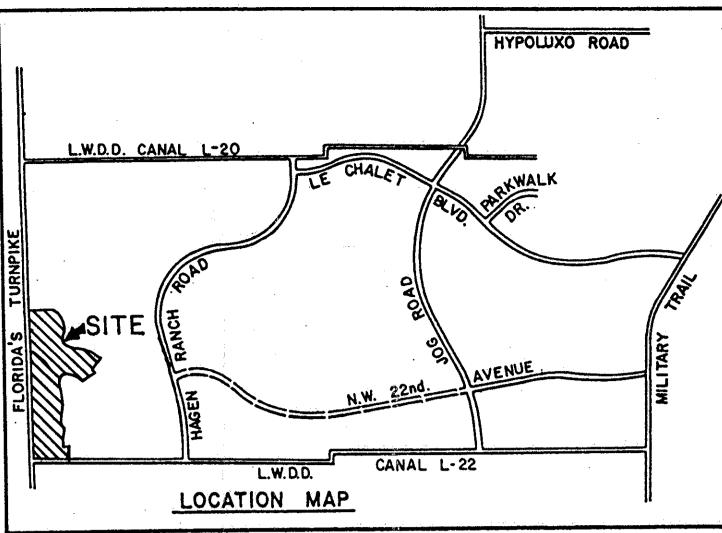




Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

ABERDEEN - PLAT NO. 18

0210-025



COUNTY OF PALM BEACH A.M. This 23 day of October, 1991 and duly recorded in Plat Book No. 78 on Pages 59 Thru La

Dorothy H. Wilken, Clerk of the Circuit Court

Dawn a martin D.C.

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: 5-30-96

COUNTY APPROVAL

STATE OF FLORIDA **COUNTY OF PALM BEACH**

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM

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 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: 6-7-96

CRAIC 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.

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.