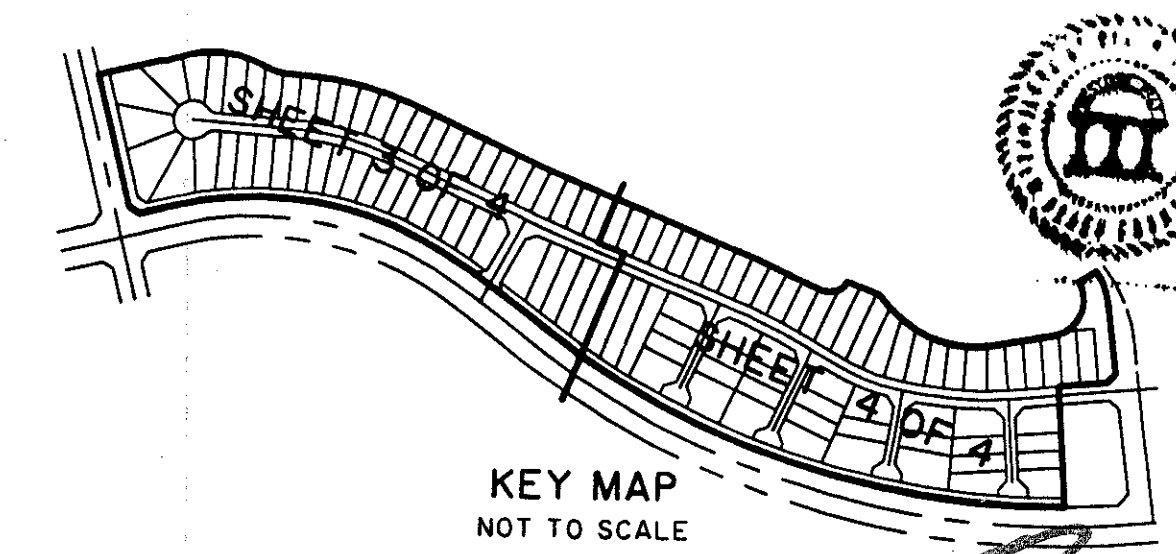


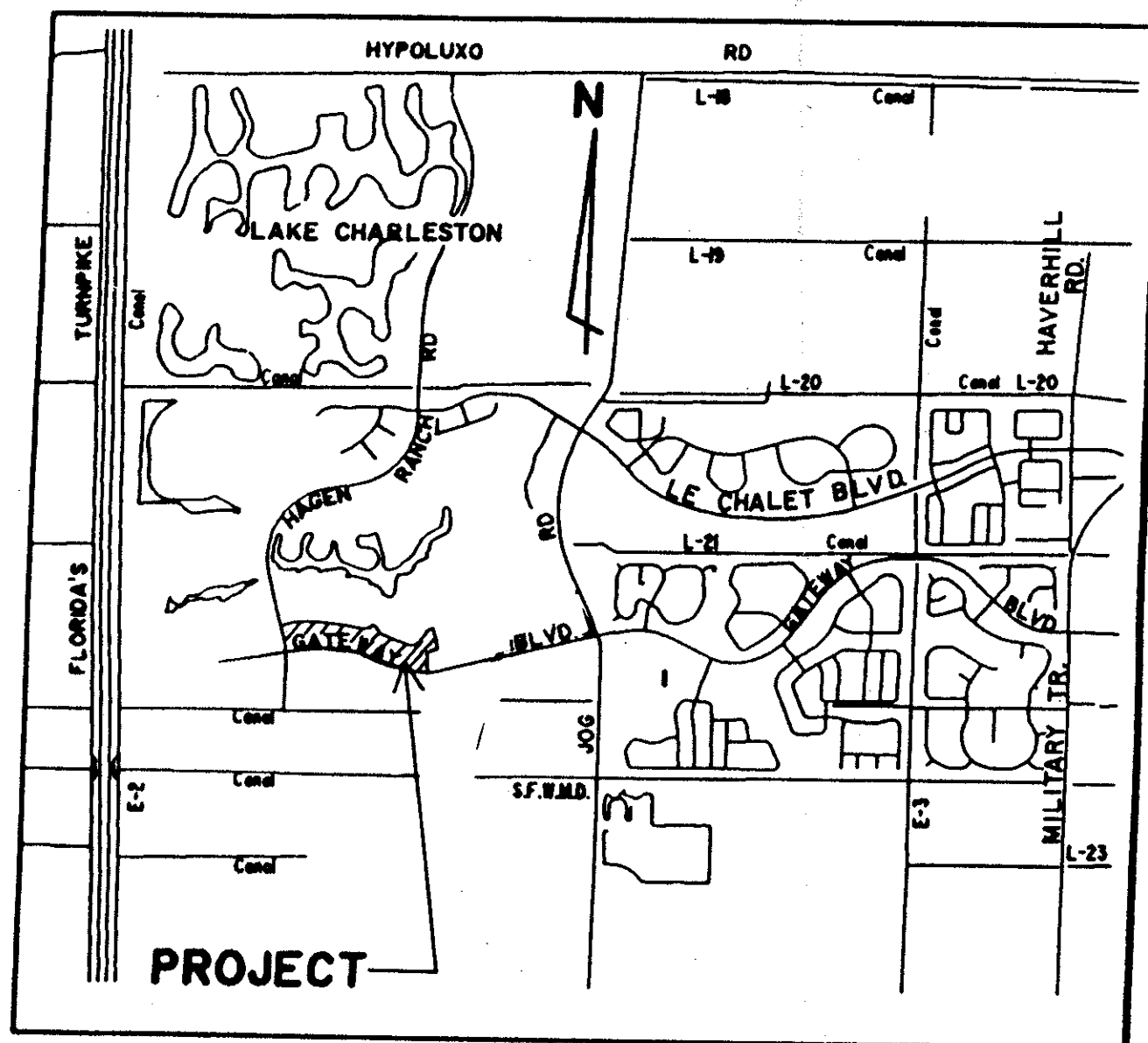
ABERDEEN - PLAT No. 27

A PORTION OF A PLANNED UNIT DEVELOPMENT
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 II THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
JULY, 1997
SHEET 1 OF 4



19

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:39 P.M. This 10th day of March 1998
and duly recorded in Plat Book No. 82
on Page 19-22
Dorothy H. Wilken, Clerk of the Circuit Court
By *[Signature]* D.C.



LOCATION SKETCH

NO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TRANSEASTERN ABERDEEN PROPERTIES, INC., A FLORIDA CORPORATION AND ABERDEEN GOLF AND COUNTRY CLUB, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING 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. 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF INTERSECTION OF HAGEN RANCH ROAD (80' RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1524 THRU 1526) AND N.W. 22ND AVENUE (108' RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1527 THRU 1528); THENCE NORTH 13°40'39" WEST ALONG THE CENTERLINE OF SAID HAGEN RANCH ROAD, A DISTANCE OF 79.00 FEET; THENCE NORTH 78°19'21" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AND THE POINT OF BEGINNING; THENCE NORTH 13°40'39" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 546.22 FEET TO THE SOUTHWEST CORNER OF GOLF COURSE TRACT "C" AS SHOWN ON SAID ABERDEEN - PLAT NO. 2; THENCE ALONG THE SOUTHERLY LINE OF GOLF COURSE TRACT "C" FOR THE FOLLOWING COURSES UNTIL OTHERWISE DESCRIBED; THENCE SOUTH 82°53'41" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 43°28'59" EAST, A DISTANCE OF 101.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 67°13'39" AND A RADIUS OF 125.00 FEET, A DISTANCE OF 146.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 37°40'53" AND A RADIUS OF 300.00 FEET, A DISTANCE OF 197.30 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 84°28'56" EAST, A DISTANCE OF 227.28 FEET; THENCE SOUTH 68°18'00" EAST, A DISTANCE OF 263.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 19°48'27" AND A RADIUS OF 300.00 FEET, A DISTANCE OF 103.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 34°11'51" AND A RADIUS OF 200.00 FEET, A DISTANCE OF 119.37 FEET TO A POINT OF TANGENCY; THENCE SOUTH 53°52'36" EAST, A DISTANCE OF 246.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 36°57'55" AND A RADIUS OF 200.00 FEET, A DISTANCE OF 129.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 25°50'31" AND A RADIUS OF 200.00 FEET, A DISTANCE OF 90.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65°00'00" EAST, A DISTANCE OF 570.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 93°34'52" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 81.66 FEET TO A POINT; THENCE SOUTH 68°34'52" EAST, A DISTANCE OF 99.26 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 64°55'46" AND A RADIUS OF 325.00 FEET AND WHOSE CHORD BEARS SOUTH 67°46'35" EAST, A DISTANCE OF 368.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 79°45'32" EAST, A DISTANCE OF 162.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 111°45'32" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 195.06 FEET TO A POINT; THENCE NORTH 58°00'00" EAST DEPARTING FROM GOLF COURSE - TRACT "C", A DISTANCE OF 56.25 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS SOUTH 21°44'25" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 29°51'52" AND A RADIUS OF 183.65 FEET, A DISTANCE OF 95.72 FEET; THENCE SOUTH 08°48'29" EAST, A DISTANCE OF 191.78 FEET; THENCE SOUTH 38°51'59" WEST, A DISTANCE OF 35.77 FEET; THENCE SOUTH 84°32'28" WEST, A DISTANCE OF 133.99 FEET; THENCE SOUTH 03°43'39" EAST, A DISTANCE OF 336.81 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID N.W. 22ND AVENUE AND THE POINT OF CURVATURE NON-RADIAL TO THE PREVIOUSLY DESCRIBED COURSE AND BEING CONCAVE TO THE NORTHEAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A CENTRAL ANGLE OF 37°28'43", A RADIUS OF 2346.00 FEET AND WHOSE CHORD BEARS NORTH 72°15'18" WEST, A DISTANCE OF 1534.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 53°30'56" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 276.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A CENTRAL ANGLE OF 50°09'43" AND A RADIUS OF 963.43 FEET, A DISTANCE OF 860.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 76°19'21" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET; THENCE NORTH 58°40'39" WEST, A DISTANCE OF 35.36 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 28.31 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 "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OXFORD PLACE 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.

TRACTS "E", "F", "G", AND "H", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OXFORD PLACE AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE ROAD 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 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 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 LOT OWNERS AND ASSIGNS, 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 THROUGHFARE ROADS.

3. TRACTS:

TRACTS "A", "B" AND "C", 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 ABERDEEN GOLF AND COUNTRY CLUB, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "L", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OXFORD PLACE 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.

TRACTS "J" AND "K", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OXFORD PLACE AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE 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.

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 29th DAY OF January, 1998.

TRANSEASTERN ABERDEEN PROPERTIES, INC.
A FLORIDA CORPORATION
ATTEST: *[Signature]* PHILIP CUCCI, JR. SECRETARY
BY: *[Signature]* 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 29th DAY OF January, 1998.

MY COMMISSION EXPIRES: 5/7/98
[Signature] Notary Public

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF January, 1998.

ABERDEEN GOLF AND COUNTRY CLUB, INC. A FLORIDA CORPORATION
WITNESS: *[Signature]* BY: *[Signature]* AUSTIN GREER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AUSTIN GREER, PRESIDENT OF ABERDEEN GOLF AND COUNTRY CLUB, INC. WHO IS PERSONALLY KNOWN TO ME, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND WAS AFFIXED 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 26th DAY OF January, 1998.

MY COMMISSION EXPIRES: 3-12-99
[Signature] Notary Public

KEY MAP NOT TO SCALE

PET. 80-153
ALLO. #0001
5/2/2/E
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. AND ABERDEEN GOLF AND COUNTRY CLUB, 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: 1-22-98
BY: *[Signature]* JOHN T. KINSEY, ATTORNEY

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 9 DAY OF March, 1998.

[Signature]
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

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.'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: 2/2/98
[Signature]
CRAIG S. PUSEY, P.S.M.
LICENSE NO. 5019
STATE OF FLORIDA

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

PET. 80-153
POD K - ABERDEEN
PUD

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.

TRANSEASTERN ABERDEEN PROPERTIES, INC. NOTARY
ABERDEEN GOLF AND COUNTRY CLUB, INC. NOTARY
MARTHA C. BRYANT Notary Public
COUNTY ENGINEER
SURVEYOR

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

ABERDEEN - PLAT No. 27

0270-031

SUBDIVISION: Aberdeen - Plat #27
BOOK: 82
PAGE: 19
FLOOD MAP: 1857A
QUAD: 47
ZONING: RS
SEE: 80-153
PUD NAME: Aberdeen

TAB 442

82/19