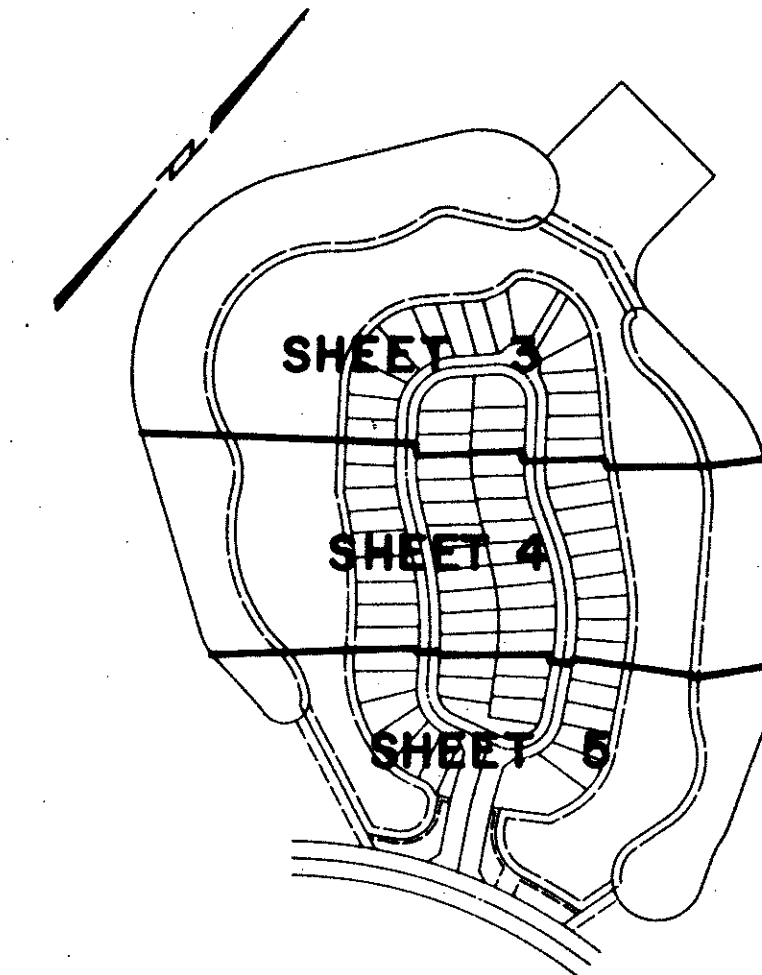


(A PLANNED UNIT DEVELOPMENT)
ABERDEEN - PLAT NO. 13

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, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SHEET 2 OF 5
 OCTOBER, 1989

0270-015

117



KEY MAP
N.T.S.

STATE OF FLORIDA
 COUNTY OF PALM BEACH SS
 This Plat was filed for record at _____
 M. this _____ day of _____, 19____
 and duly recorded in Plat Book No. _____
 on Page _____
 John B. Dunkle, Clerk of the Circuit Court
 By _____ D.C.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF Hillsborough

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON 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 63451 PAGES 11 to 16 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF February, 1990.

ATTEST:
 BY: Harlan W. Johnson VICE PRESIDENT
 BY: Scott I. Peek Jr. VICE PRESIDENT
 FIRST FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION, A CORPORATION IN THE STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, GUNSTER, YOAKLEY, CRISER AND 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 LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WILL AFFECT THE SUBDIVISION OF THE PROPERTY AS OF JANUARY 30, 1990 AT 11:00 P.M.

DATE: 2/8/90 GUNSTER, YOAKLEY, CRISER AND STEWART, P.A.

BY: Robert S. Kramer
 ROBERT S. KRAMER, ESQUIRE

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF APRIL, 1990.

BY: Carol J. Elmqvist
 CAROL J. ELMQUIST, CHAIRMAN

ATTEST:
 JOHN B. DUNKLE, CLERK

BY: Judith A. Coward
 JUDITH A. COWARD, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF APRIL, 1990.

BY: Herbert F. Kahlert
 HERBERT F. KAHLERT, P.E.
 COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF Hillsborough

BEFORE ME PERSONALLY APPEARED SCOTT I. PECK AND DARIAN W. JOHNSON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF FIRST FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION AND A CORPORATION IN THE STATE OF FLORIDA, 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 SEAL THIS 2nd DAY OF February, 1990.

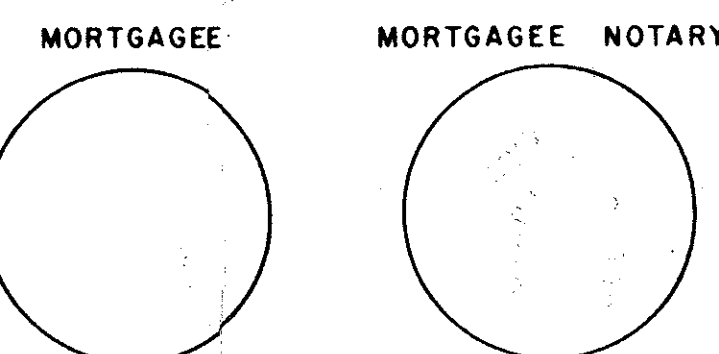
MY COMMISSION EXPIRES: March 24, 1994
Notary Public

NOTES:

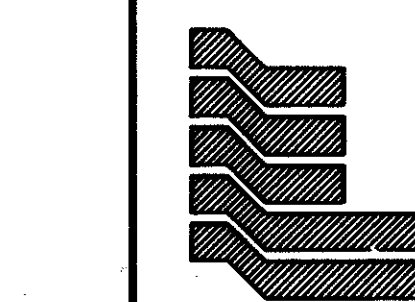
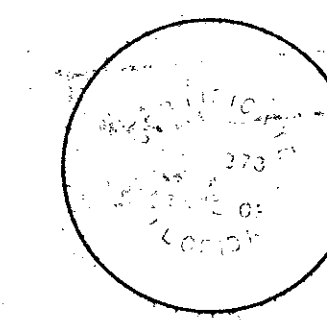
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■
 PERMANENT CONTROL POINTS ARE SHOWN THUS: ●
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE 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 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.
- BEARING AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF ABERDEEN - PLAT NO. 4, AS RECORDED IN PLAT BOOK 55, PAGES 36 THRU 39, SAID BEARING BEING SOUTH 01°00'48" WEST.
- ALL OTHER LINES ARE ASSUMED TO BE NON-RADIAL UNLESS NOTED.
- M.E. DENOTES LAKE MAINTENANCE EASEMENT
 R.E. DENOTES ROOF OVERHANG EASEMENT
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 L.A.E. DENOTES LIMITED ACCESS EASEMENT
 C.B. DENOTES CHORD BEARING
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

P.U.D. TABULATION

TOTAL ACREAGE	36.34 Ac.
ROADS	3.38 Ac.
WATER MANAGEMENT TRACT "W"	16.33 Ac.
OPEN SPACE	3.18 Ac.
NUMBER OF LOTS	74
LOT ACREAGE	12.96 Ac.
DENSITY (GROSS)	2.04 D.U./ACRE
DENSITY SINGLE FAMILY	5.71 D.U./ACRE
REC. AREA TRACT "R"	0.49 Ac.
PETITION NUMBER	80-153



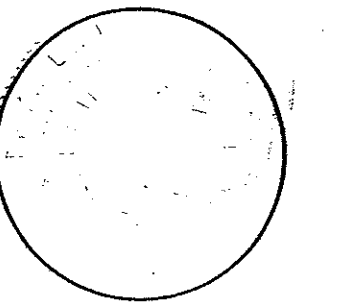
SURVEYOR



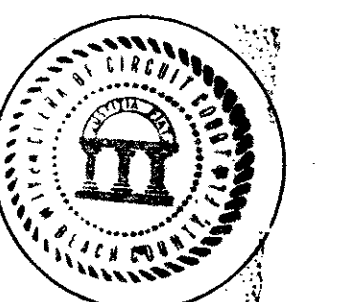
Landmark Surveying & Mapping Inc.
 1850 FOREST HILL BOULEVARD
 PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

ABERDEEN - PLAT NO. 13

BOARD OF COUNTY COMMISSION



CLERK OF CIRCUIT COURT



Pet. 80-153

0270-015

05/117

SUBDIVISION ABERDEEN PLAT NO. 13
 BOOK 55 PAGE 17
 FLOOD ZONE 0
 QUAD 47
 SE 80-153
 PUD NAME -
 ZONING P-15
 ZIP CODE 33417

TAZ 443