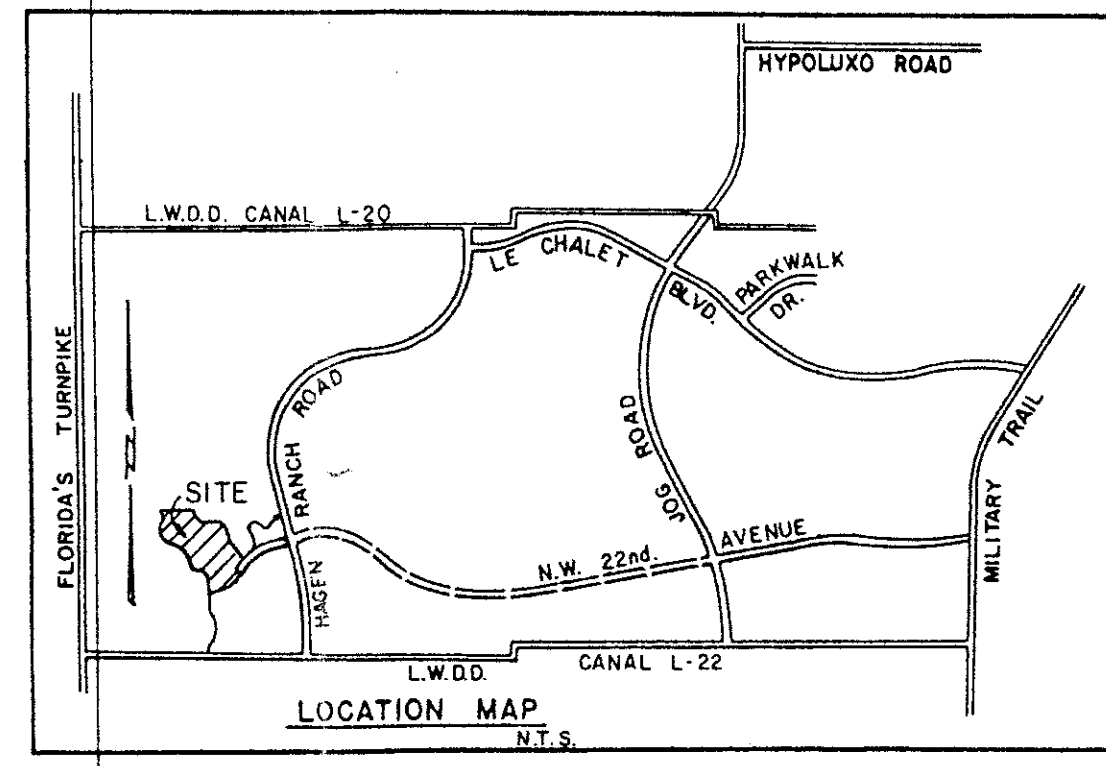
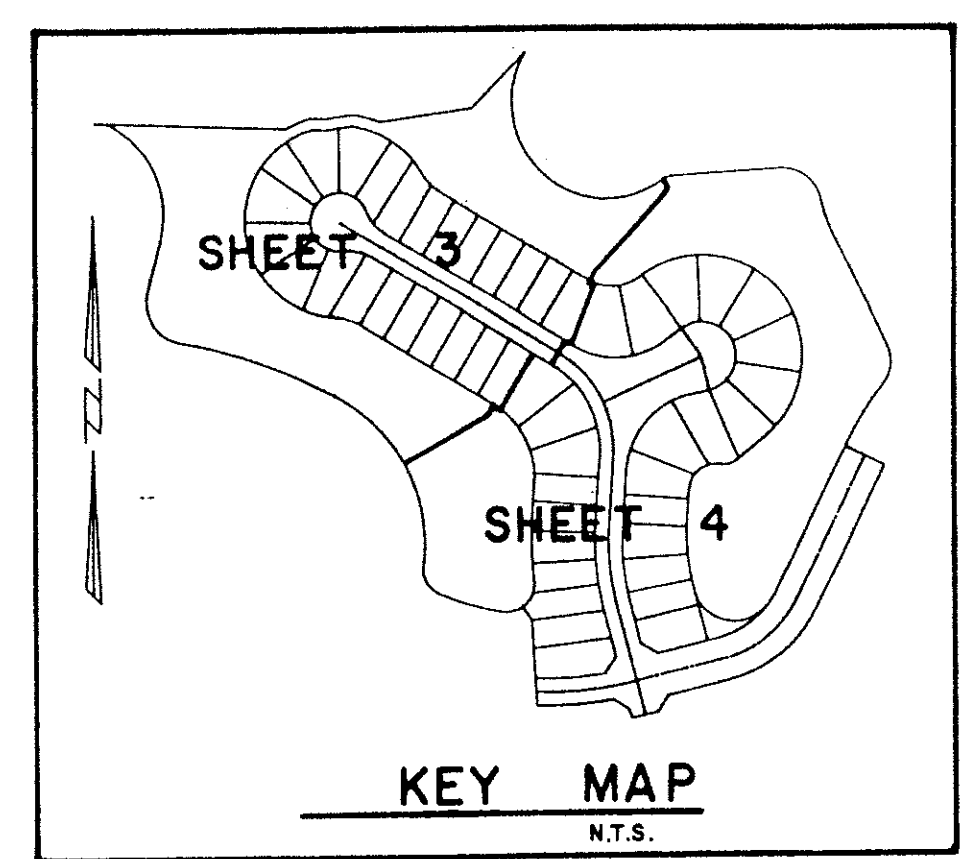


STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 10:54 A.M. this 23rd day of November 1993 and duly recorded in Plat Book No. 71 on Page 159 THRU 162 Dorothy H. Wilken, Clerk of the Circuit Court By [Signature] D.C.



# ABERDEEN-PLAT NO. 16

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. 9 AS RECORDED IN PLAT BOOK 59, PAGES 178 THRU 180 AND 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 4 MAY, 1993



HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS: TRACT "H-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRINGTON 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.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ABERDEEN LAKES DRIVE 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.

2. EASEMENTS: 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 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 LAKE MAINTENANCE 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 20' ACCESS EASEMENT 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 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.

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 ASSOCIATED WITH SUCH DRAINAGE SYSTEM.

THE ROOF OVERHANG EASEMENTS (R.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANGS, DRAINAGE AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENTS WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS: TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE 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 CARRINGTON LAKES 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.

TRACT "O-2", 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 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.

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP, 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. 9, AS RECORDED IN PLAT BOOK 59, PAGES 178 THRU 180 AND 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. 16 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION 16; THENCE SOUTH 01°45'27" WEST ALONG THE WEST LINE OF SAID SECTION 16 ALSO THE WEST LINE OF SAID ABERDEEN PLAT NO. 2, A DISTANCE OF 1106.71 FEET; THENCE SOUTH 88°14'34" EAST, A DISTANCE OF 270.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°14'34" EAST ALONG THE SOUTH LINE OF SAID ABERDEEN PLAT NO. 9, A DISTANCE OF 377.33 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 193.66 FEET, A CENTRAL ANGLE OF 14°07'13" AND A CHORD BEARING OF NORTH 66°54'55" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.73 FEET; THENCE SOUTH 88°14'34" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 82°00'00" EAST, A DISTANCE OF 49.77 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 193.66 FEET, A CENTRAL ANGLE OF 15°22'28" AND A CHORD BEARING OF SOUTH 75°17'33" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.97 FEET; THENCE NORTH 82°00'00" EAST, A DISTANCE OF 170.73 FEET; THENCE NORTH 44°55'41" EAST, A DISTANCE OF 137.97 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF 157°57'32" AND A CHORD BEARING OF SOUTH 48°11'36" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 476.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 35°27'42"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°17'21" EAST, A DISTANCE OF 200.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 80°17'32"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 12°47'21"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 26°12'29" EAST, A DISTANCE OF 217.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 65°44'14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 13°49'49" AND A CHORD BEARING OF SOUTH 32°36'50" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.35 FEET; THENCE SOUTH 64°18'05" EAST ALONG A LINE RADIAL TO THE AFORESAID CURVE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 25°41'55" WEST, A DISTANCE OF 293.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 50°12'37"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 75°54'32" WEST, A DISTANCE OF 114.33 FEET; THENCE SOUTH 30°54'32" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 75°54'32" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 14°05'28" WEST, A DISTANCE OF 16.79 FEET; THENCE NORTH 57°02'35" WEST, A DISTANCE OF 34.07 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 12°02'16" AND A CHORD BEARING OF SOUTH 86°01'26" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 141.82 FEET; THENCE NORTH 09°05'21" WEST, A DISTANCE OF 157.59 FEET; THENCE NORTH 34°49'52" WEST ALONG A RADIAL LINE, A DISTANCE OF 29.61 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 44°37'00" AND A CHORD BEARING OF SOUTH 77°28'38" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.94 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 508.53 FEET AND A CENTRAL ANGLE OF 13°27'32"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 119.45 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 75°02'57"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 293.19 FEET AND A CENTRAL ANGLE OF 72°09'09"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 369.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 63°51'32" WEST, A DISTANCE OF 51.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 845.19 FEET AND A CENTRAL ANGLE OF 16°54'07"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 248.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 95°41'06"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°55'26" EAST, A DISTANCE OF 90.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 78°24'45"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 253.18 FEET TO THE AFORESAID POINT OF BEGINNING. CONTAINING 21.67 ACRES MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 2nd DAY OF September, 1993.

SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP By: U D C ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: [Signatures] ROBERT H. DASKAL, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME PERSONALLY APPEARED ROBERT H. DASKAL WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF U.D.C. ADVISORY SERVICES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF September, 1993.

My Commission Expires: [Signature] I, PHOEBE L. RICCIOTTI AM A NOTARY PUBLIC OF THE STATE OF ARIZONA. MY COMMISSION EXPIRES 3-9-94.

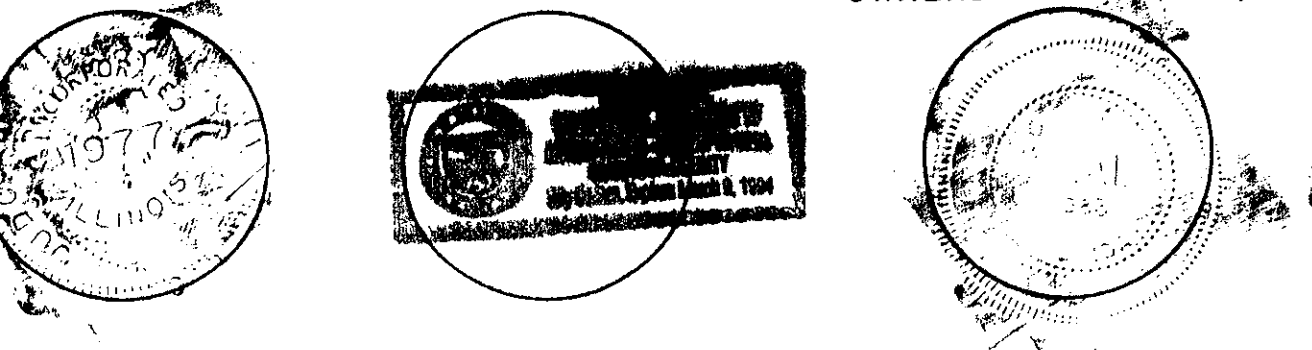
### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF September, 1993.

WITNESS: [Signatures] MELVIN LEISTNER, PRESIDENT

DEDICATION DEDICATION NOTARY ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. NOTARY



### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MELVIN LEISTNER WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A CORPORATION, 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 10th DAY OF September, 1993. My Commission Expires: 5-8-95 [Signature] NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE ABERDEEN LAKES DRIVE ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS OF SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF September, 1993.

WITNESS: [Signatures] CHARLES BLACK, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Charles Black WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ABERDEEN LAKES DRIVE ASSOCIATION, INC., A CORPORATION, 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 11th DAY OF September, 1993. My Commission Expires: 5-8-95 [Signature] NOTARY PUBLIC

0270-018

NOTE: 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.

Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA ABERDEEN - PLAT NO. 16

SUBDIVISION \* ABERDEEN PL 16 BOOK 71 PAGE 159 FLOOD ZONE B ZONING RS 80-153 PUD NAME ABERDEEN TAZ 442

PET. 80-153 ALLOC. #0001