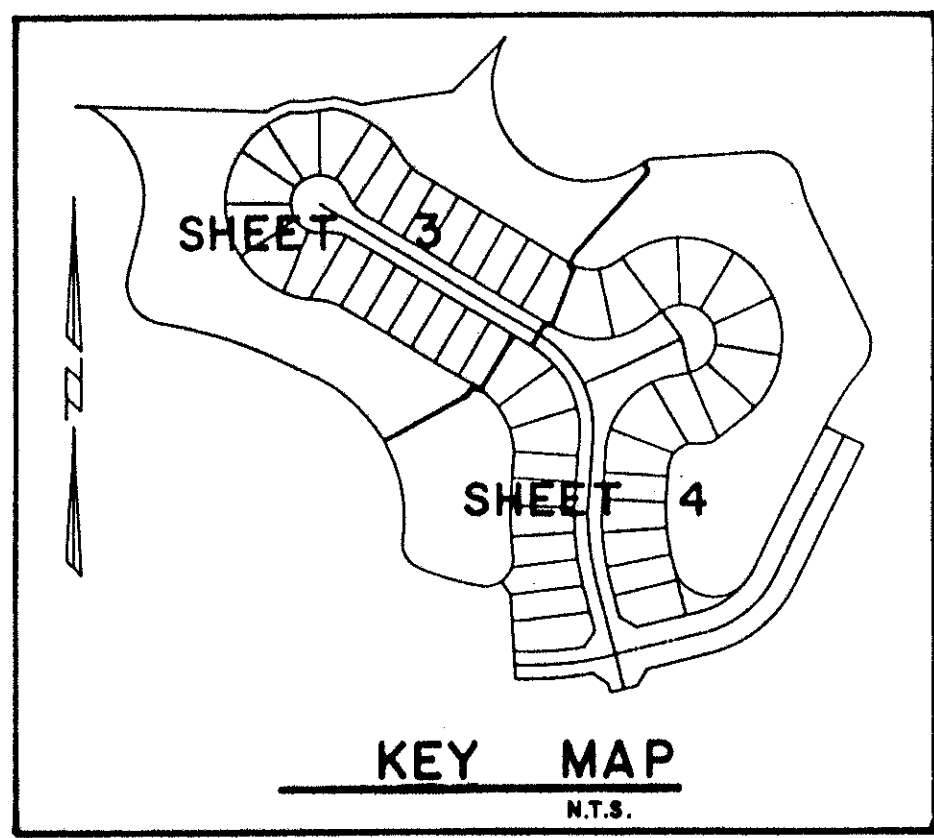


ABERDEEN-PLAT NO. 16

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 2 OF 4
MAY, 1993



P.U.D. TABULATION
(PETITION No. 80-153)

TOTAL ACREAGE.....	21.67 ACRES
ROADS.....	3.45 ACRES
LAKES.....	10.10 ACRES
LOTS.....	7.88 ACRES
OPEN SPACE.....	0.24 ACRES
NUMBER OF LOTS.....	48 LOTS
DENSITY (GROSS).....	2.22 D.U.'s/ACRE

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

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE CARRINGTON LAKES AT ABERDEEN 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 17 DAY OF September, 1993.

CARRINGTON LAKES AT ABERDEEN ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
By: Charles Black
CHARLES BLACK, VICE PRESIDENT

WITNESS: Gregory White
Debrah Kelliker

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 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 7643 AT PAGE 1442, PUBLIC RECORDS OF 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15TH DAY OF September, 1993.

BARNETT BANK OF PALM BEACH COUNTY,
A FLORIDA BANKING CORPORATION.
By: Dean Fenwell
DEAN FENWELL, VICE PRESIDENT

WITNESS: Caroline Smith
Martha G. Laman

ACKNOWLEDGEMENT

STATE OF & FLORIDA
COUNTY OF
BEFORE ME PERSONALLY APPEARED William C. Williams WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BARNETT BANK OF TAMPA, A FLORIDA BANKING 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 16 DAY OF September, 1993.

MY COMMISSION EXPIRES: October 8, 1996
Joseph D. Rulie
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993
By: Richard R. E. Foster
VICE-CHAIR
ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
By: Debrah Kelliker
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993
By: George J. Webb
GEORGE J. WEBB, P.E.,
COUNTY ENGINEER

PET. 80-153
ALOC. #0001

ACKNOWLEDGEMENT

STATE OF & FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Dean Fenwell WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING 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 15TH DAY OF September, 1993.

MY COMMISSION EXPIRES: JUNE 5, 1995
Jeanne Weber
NOTARY PUBLIC
Jeanne Weber
CC 115447

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

UNIVERSAL LAND TITLE, INC.
EILEEN C. ELMS
COMMERCIAL ACCOUNTS
MANAGER
By: Susan C. Ross

DATE: Sept 15, 1993

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF
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 7643 AT PAGE 1442, PUBLIC RECORDS OF 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF September, 1993.

BARNETT BANK OF TAMPA,
A FLORIDA BANKING CORPORATION.
By: William C. Williams
WILLIAM C. WILLIAMS, VICE PRESIDENT

WITNESS: Caroline Smith
Martha G. Laman

SURVEYOR'S CERTIFICATE

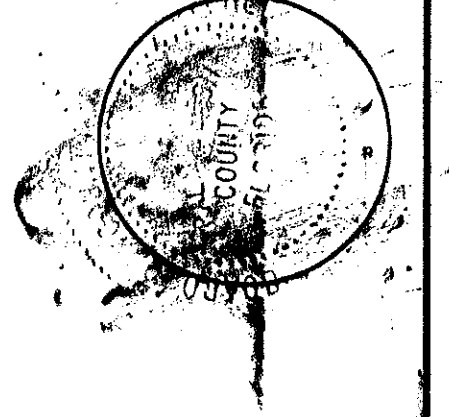
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY 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.

Craig S. Pusey
CRAIG S. PUSEY, P.L.S.
LICENSE NUMBER 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., WEST PALM BEACH, FLORIDA 33406

- NOTES:
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s #5019) ARE SHOWN THUS: ■
 - PERMANENT CONTROL POINTS (P.C.P.'S) 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 BUILDINGS 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 OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF 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.
 - U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
M.E. DENOTES LAKE MAINTENANCE EASEMENT
R. DENOTES RADIAL BEARING
C.B. DENOTES CHORD BEARING
P.O.B. DENOTES POINT OF BEGINNING
P.U.D. DENOTES PLANNED UNIT DEVELOPMENT
P.O.C. DENOTES POINT OF COMMENCEMENT
O.R.B. DENOTES OFFICIAL RECORD BOOK
P.G. DENOTES PAGE NUMBER
R.E. DENOTES ROOF OVERHANG EASEMENT
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
 - ALL LINES ARE TO BE ASSUMED NON-RADIAL UNLESS OTHERWISE DENOTED AS RADIAL SHOWN THUS: (R.)
 - THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.

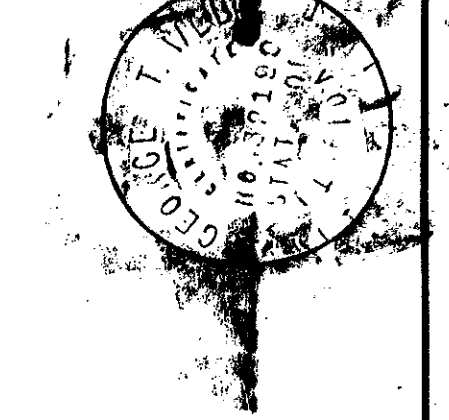
BOARD OF COUNTY COMMISSION



CLERK OF CIRCUIT COURT



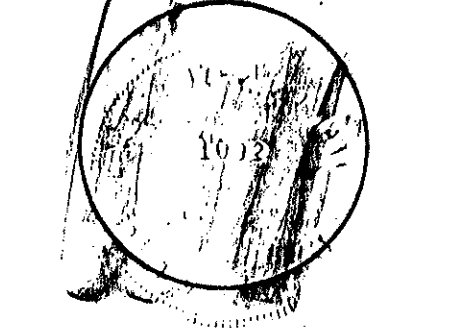
COUNTY ENGINEER



SUBDIVISION * ABERDEEN PL 16
 BOOK 71 PAGE 159
 FLOOD ZONE B FLOOD MAP # 185A
 QUAD # 49 ZONING RS
 DE 80-153 ZIP CODE 33437
 PUD NAME ABERDEEN

TSZ 442

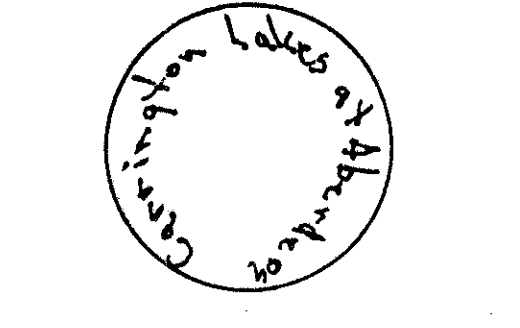
ABERDEEN LAKES DRIVE ASSOCIATION INC.



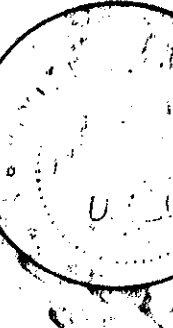
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CARRINGTON LAKES AT ABERDEEN ASSOCIATION INC.



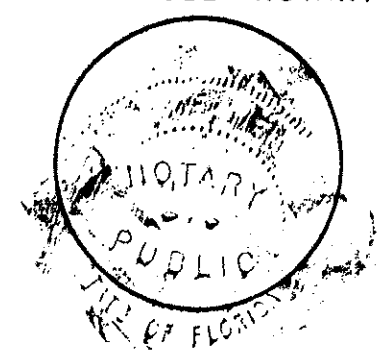
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MORTGAGEE



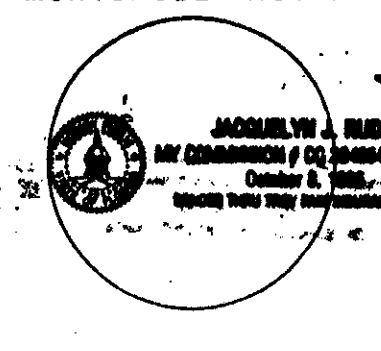
MORTGAGEE NOTARY



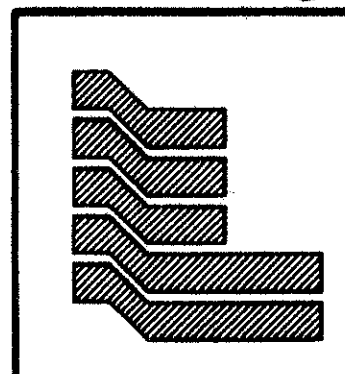
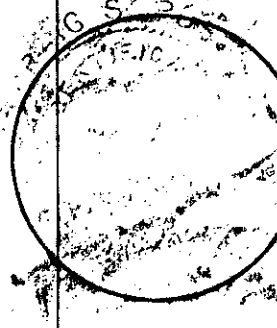
MORTGAGEE



MORTGAGEE NOTARY



SURVEYOR



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

ABERDEEN - PLAT NO. 16