

# ABERDEEN PLAT 21

A PART OF ABERDEEN P.U.D., SITUATE IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 29, 30, 41, 42 AND 43,  
BLOCK 47, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45  
THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

JUNE, 1995

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plot filed for record at 2:08  
this 30 day of January  
1996 and duly recorded in Plat  
Book 76 on page 137-139.

DOROTHY H. WILKEN, CLERK of the  
Circuit Court.

By: Dawn A. Martin, D.C.



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT TEMPLE TORAH OF WEST BOYNTON BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "ABERDEEN PLAT 21", A PART OF ABERDEEN P.U.D., SITUATE IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 29, 30, 41, 42 & 43, BLOCK 47, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER SECTION CORNER OF SAID SECTION 15, THENCE WITH A BEARING OF N00°20'32"E, ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 15, A DISTANCE OF 908.36 FEET TO POINT OF BEGINNING NO. 1; THENCE CONTINUE N00°20'32"E, ALONG SAID NORTH-SOUTH QUARTER LINE A DISTANCE OF 284.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD (FORMERLY KNOWN AS NW 22nd AVENUE), AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1527 & 1528, OF THE AFORESAID PUBLIC RECORDS AT A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE S79°04'48"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 46.74 FEET; THENCE S31°10'46"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 37.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4456, PAGES 581 THROUGH 584, INCLUSIVE, OF SAID PUBLIC RECORDS, AND A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 3260.00 FEET, FROM WHICH A RADIAL LINE BEARS S73°11'45"W; THENCE SOUTHERLY ALONG SAID ARC, SUBTENDING A CENTRAL ANGLE OF 4°25'37", A DISTANCE OF 251.88 FEET TO POINT OF BEGINNING NO. 1;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT "POINT A" DESCRIBED ABOVE, THENCE N00°20'32"E ALONG THE AFORESAID NORTH-SOUTH QUARTER LINE, A DISTANCE OF 110.09 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, AND POINT OF BEGINNING NO. 2; THENCE CONTINUE N00°20'32"E ALONG SAID QUARTER LINE, A DISTANCE OF 1356.74 FEET TO THE CENTER OF SECTION 15; THENCE N89°56'26"E A DISTANCE OF 40.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT'S LATERAL CANAL NO. L-21, AS RECORDED IN OFFICIAL RECORD BOOK 2532, PAGE 820 AND OFFICIAL RECORD BOOK 3416, PAGE 563, ALL OF SAID PUBLIC RECORDS; THENCE N57°18'05"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 274.01 FEET; THENCE S89°03'51"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 661.02 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AND A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 2472.06 FEET, AND FROM WHICH A RADIAL LINE BEARS N71°41'54"E; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID ARC, SUBTENDING A CENTRAL ANGLE OF 10°37'41", A DISTANCE OF 458.55 FEET TO THE END OF SAID CURVE; THENCE S28°55'47"E A DISTANCE OF 674.94 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY WHICH HAS A RADIUS OF 3260.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE SUBTENDING A CENTRAL ANGLE OF 8°21'48", A DISTANCE OF 531.81 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD; THENCE S60°12'36"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.56 FEET; THENCE N79°09'48"E, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 88.48 FEET TO POINT OF BEGINNING NO. 2.

CONTAINING 16.717 ACRES, MORE OR LESS.

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

- TRACT A IS HEREBY RESERVED FOR THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR FUTURE DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B IS HEREBY RESERVED FOR TEMPLE TORAH OF WEST BOYNTON BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR FUTURE DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C IS HEREBY RESERVED FOR TEMPLE TORAH OF WEST BOYNTON BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF EACH TRACT WHICH THE EASEMENT CROSSES, 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 PURPOSES OF CONTROL AND JURISDICTION OF ACCESS RIGHTS.
- THE BUFFER EASEMENTS SHOWN HEREON, ARE HEREBY RESERVED FOR LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE UNDERLYING TRACT, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING OVER ANY PORTION ENCOMBERED BY EASEMENTS, EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NO. 2.

IN WITNESS WHEREOF, TEMPLE TORAH OF WEST BOYNTON BEACH, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23<sup>rd</sup> DAY OF October, 1995.

ATTEST: Barbara Berg SECRETARY  
Joseph Pertofsky PRESIDENT  
TEMPLE TORAH OF WEST BOYNTON BEACH, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH PERTOFSKY AND Barbara Berg WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF TEMPLE TORAH OF WEST BOYNTON BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THIS INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23<sup>rd</sup> DAY OF October, 1995.  
MY COMMISSION EXPIRES: 11-21-97 Barbara Berg Notary Public

IN WITNESS WHEREOF, THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13<sup>th</sup> DAY OF Nov., 1995.

ATTEST: Barry Berg SECRETARY  
Alan H. Miller PRESIDENT  
THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALAN H. MILLER AND Barry Berg WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THIS INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF Nov., 1995.  
MY COMMISSION EXPIRES: 7/25/96 Edward Baker Notary Public

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

PRIME BANK OF FLORIDA BANKING CORPORATION 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 DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8213 AT PAGE 563 OF THE 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 SR. VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24<sup>th</sup> DAY OF October, 1995.

WITNESS: K. Rader  
William R. Martin SR. VICE PRESIDENT  
PRIME BANK OF FLORIDA BANKING CORPORATION

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM R. MARTIN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT OF PRIME BANK OF 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 24<sup>th</sup> DAY OF October, 1995.  
MY COMMISSION EXPIRES: 2/29/96 Katherine Rader Notary Public

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

TEMPLE TORAH OF WEST BOYNTON BEACH, INC., DOES HEREBY ACCEPT THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23<sup>rd</sup> DAY OF October, 1995.

WITNESS: Joseph Pertofsky  
TEMPLE TORAH OF WEST BOYNTON BEACH, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH PERTOFSKY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TEMPLE TORAH OF WEST BOYNTON BEACH, INC., 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 23<sup>rd</sup> DAY OF October, 1995.  
MY COMMISSION EXPIRES: 11-21-97 Barry Berg Notary Public

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., DOES HEREBY ACCEPT THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9<sup>th</sup> DAY OF Nov., 1995.

WITNESS: Alan H. Miller  
THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC.

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALAN R. MILLER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., 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 9<sup>th</sup> DAY OF Nov., 1995.  
MY COMMISSION EXPIRES: 7/25/96 Edward Baker Notary Public

TAZ-441

SUBDIVISION: ABERDEEN  
BOOK: 76  
PAGE: 138  
FLOOD ZONE: 0  
QUAD: 34  
SE: 79-1740-1558IP CODE 335437  
PUD NAME: SAME

TEMPLE TORAH OF WEST BOYNTON BEACH, INC.

NOTARY PUBLIC

THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC.

PRIME BANK OF FLORIDA BANKING CORPORATION

KATHERINE F. RADER  
Notary Public State of Florida  
My Commission CC183518  
Expires February 28, 1996

TEMPLE TORAH OF WEST BOYNTON BEACH, INC.

THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC.

EDWARD BAKER  
Notary Public State of Florida  
My Commission # CC 20033  
Expires July 26, 1996  
Notary Public Under Seal

WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

0270-023

LOCATION SKETCH (NOT TO SCALE)

ABERDEEN PLAT 21

PET. 80-153  
ALOC #0001  
5/2/2/I

Darryl J. Hill (UNIC SITE)  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

76/138