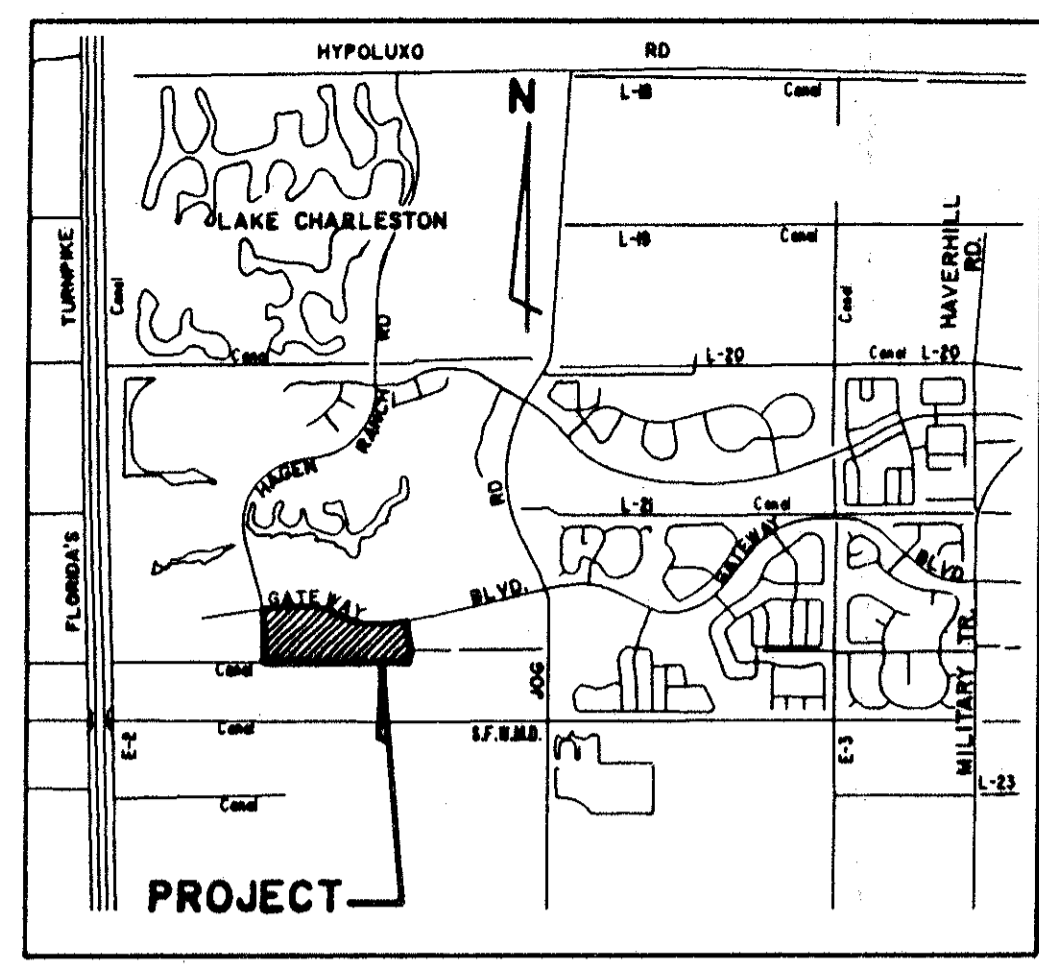


# ABERDEEN - PLAT NO. 24

A PORTION OF A P.U.D.  
LYING IN SECTIONS 15 AND 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  
SHEET 1 OF 7



LOCATION SKETCH  
NO SCALE

### DEDICATION AND RESERVATION

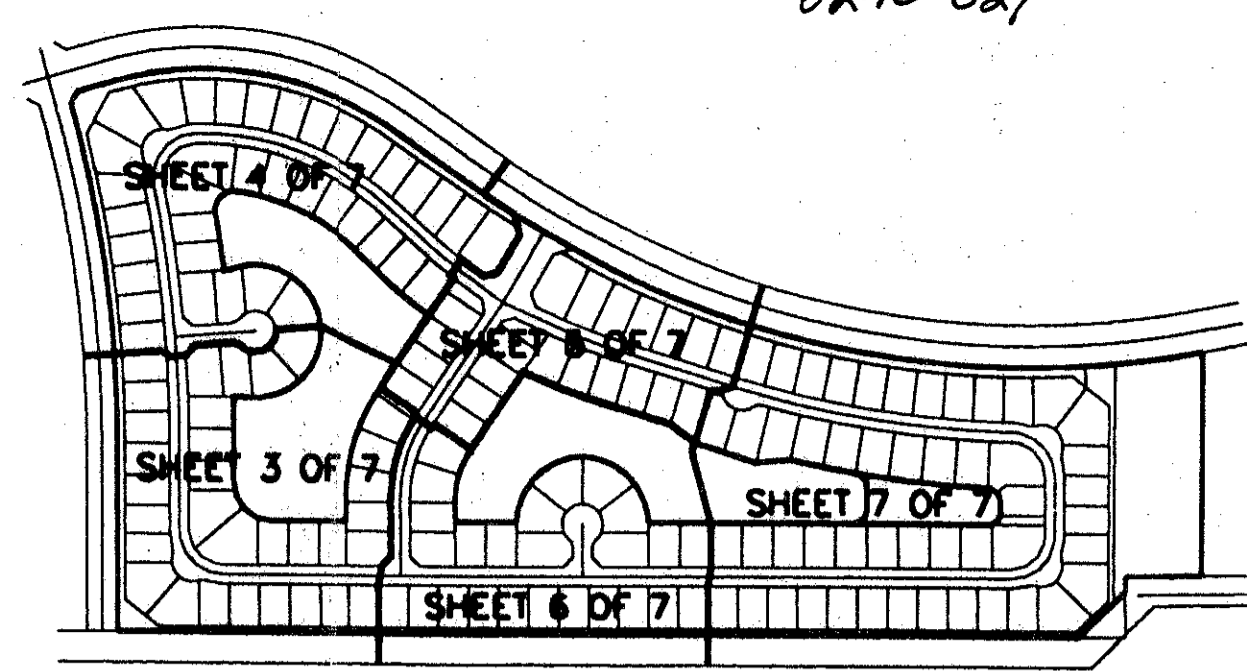
KNOW ALL MEN BY THESE PRESENTS THAT H. A. CUMBER OF BOYNTON BEACH, INC., A FLORIDA CORPORATION AND TRANSEASTERN ABERDEEN PROPERTIES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST; BEING A REPLAT OF A PORTION OF ABERDEEN - PLAT 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. 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 88°22'07" EAST ALONG THE SOUTH LINE OF SECTION 16, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1524 THRU 1526 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 01°37'53" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 484.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3240.00 FEET AND A CENTRAL ANGLE OF 15°18'32"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 865.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 13°40'39" WEST, A DISTANCE OF 21.00 FEET; THENCE NORTH 31°19'21" EAST, A DISTANCE OF 35.38 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 22ND AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1527 AND 1528 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 76°19'21" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 22ND AVENUE, A DISTANCE OF 105.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 875.43 FEET AND A CENTRAL ANGLE OF 50°09'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 766.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 53°30'58" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 276.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2454.00 FEET AND A CENTRAL ANGLE OF 45°34'15"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1951.82 FEET; THENCE SOUTH 02°05'33" WEST ALONG THE WEST LINE OF PLAT NO. 1, LE CHALET, AS RECORDED IN PLAT BOOK 31, PAGES 166 AND 167, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 571.33 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-22, AS RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°11'08" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 196.48 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 15; THENCE SOUTH 01°41'22" WEST ALONG SAID WEST LINE OF SECTION 15 AND SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 41.09 FEET; THENCE SOUTH 46°39'38" WEST ALONG SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 172.62 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 88°22'07" WEST ALONG THE SOUTH LINE OF SAID SECTION 16 AND SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 2492.46 FEET TO THE FOREMENTIONED POINT OF BEGINNING.

CONTAINING 64.259 ACRES MORE OR LESS.

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

- STREETS:**  
TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRISTOL LAKES HOMEOWNERS 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.
- 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 LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.  
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.



KEY MAP  
NOT TO SCALE

# 174

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 1:24 PM  
P.M. This 29 day of August, 1996  
and duly recorded in Plat Book No. 77  
on Page 174-180  
Dorothy H. Wilken, Clerk of the Circuit Court  
By *Reigh A. Stanley*, D.C.



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.

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 19<sup>th</sup> DAY OF JUNE, 1996.

H. A. CUMBER OF BOYNTON BEACH, INC.,  
A FLORIDA CORPORATION  
ATTEST *Gul A. Cumber* BY *Aftab A. Cumber*  
SECRETARY PRESIDENT

*Per. 80-153  
Alloc #0001  
5/2/2/I*

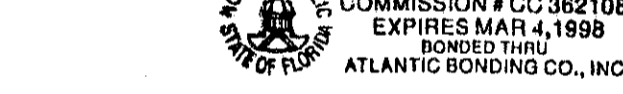
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AFTAB A. CUMBER AND GUL A. CUMBER, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF H. A. CUMBER OF BOYNTON BEACH, 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 25<sup>th</sup> DAY OF June, 1996.

MY COMMISSION EXPIRES *March 4, 1998* *Dorothy Covington*  
NOTARY PUBLIC



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 19<sup>th</sup> DAY OF June, 1996.

TRANSEASTERN ABERDEEN PROPERTIES, INC.  
A FLORIDA CORPORATION

ATTEST *Philip Cucci, Jr.* BY *Arthur J. Falcone*  
SECRETARY PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 19<sup>th</sup> DAY OF June, 1996.

MY COMMISSION EXPIRES *May 7, 1998* *Cora D'Alora*  
NOTARY PUBLIC  
# CC 361233

### 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 27 DAY OF Aug, 1996.

*George T. Webb*  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DEAN TRANTALIS, 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 H. A. CUMBER OF BOYNTON BEACH, INC. AND TRANSEASTERN ABERDEEN PROPERTIES, 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 *June 27, 1996* BY *Dean Trantalis*  
DEAN TRANTALIS, ATTORNEY

### 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.P.'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: *July 19, 1996* *Craig S. Pusey*  
CRAIG S. PUSEY, P.S.M.  
LICENSE NO. 5019  
STATE OF FLORIDA

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

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

ABERDEEN - PLAT NO. 24

DEDICATION DEDICATION NOTARY DEDICATION DEDICATION NOTARY SURVEYOR COUNTY ENGINEER

0270-027  
PB 77 PG 174

ABERDEEN  
SUBDIVISION # ABERDEEN  
BLOCK 77  
PAGE 174  
FLOOD ZONE B  
ZONING RS  
ZIP CODE 33406  
PUD NAME ABERDEEN