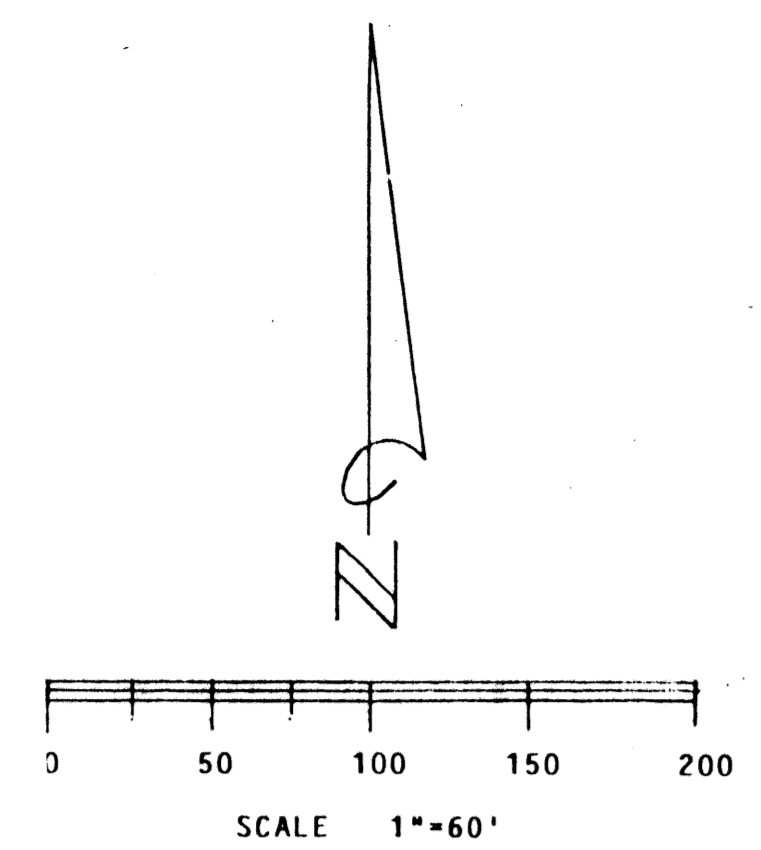


# ABERDEEN, PLAT NO. 8 REPLAT, NO. 1

A P.U.D.

A PLAT OF A PORTION OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST BEING A REPLAT OF LOT 4, BLOCK 3, ABERDEEN, PLAT NO. 8, A P.U.D. AS RECORDED IN PLAT BOOK 59, PAGES 181-183, AND TRACT "O-1", ABERDEEN, PLAT NO 13, A P.U.D AS RECORDED IN PLAT BOOK 65, PAGE 116-120, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST

OCTOBER, 1998  
SHEET 1 OF 1



NOTES:  
P.R.M. PERMANENT REFERENCE MONUMENTS EXISTING, F.S.M. NO. 3978 AT SOUTH EAST CORNER LOT 5, AND F.S.M. NO. 4396 AT NORTH EAST CORNER LOT 4  
P.R.M. PERMANENT REFERENCE MONUMENTS L.B. 2102  
P.C.P. PERMANENT CONTROL POINT (EXISTING)

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at the County Clerk's Office on the 21 day of December 1998  
CORRECTED BY: [Signature]  
L.B. 2102

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABERDEEN PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND HERBERT & RENEE WEISSBACH, OWNERS OF THE LAND SHOWN HEREON AS ABERDEEN, PLAT NO 8, REPLAT, NO. 1, A PLAT OF A PORTION OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING A REPLAT OF LOT 4, BLOCK 3, ABERDEEN PLAT NO. 8, A P.U.D., AS RECORDED IN PLAT BOOK 59, PAGE 181-183, AND TRACT "O-1", ABERDEEN PLAT NO. 13, A P.U.D., AS RECORDED IN PLAT BOOK 65, PAGES 116-120, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 4, BLOCK 3, ABERDEEN, PLAT NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 181-183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A TRACT "O-1", AS RECORDED IN THE PLAT OF ABERDEEN PLAT NO 13, IN PLAT BOOK 65, PAGES 116-120, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 3.096 ACRES MORE OR LESS.

IN WITNESS WHEREOF, ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF October, 1998.

ABERDEEN PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

ATTESTED BY: [Signature] BY: [Signature]  
AUDREY GLANZBERGH SECRETARY JOSEPH KAPLAN PRESIDENT

IN WITNESS WHEREOF, WE HERBERT WEISSBACH AND RENEE WEISSBACH, DO HEREBY SET OUR HANDS AND SEALS, THIS 27 DAY OF October, 1998.

WITNESS BY: [Signature] BY: [Signature]  
Wilma Gibson HERBERT WEISSBACH  
[Signature] [Signature]  
Jazmyr Gonzalez RENEE WEISSBACH

### ACKNOWLEDGEMENT

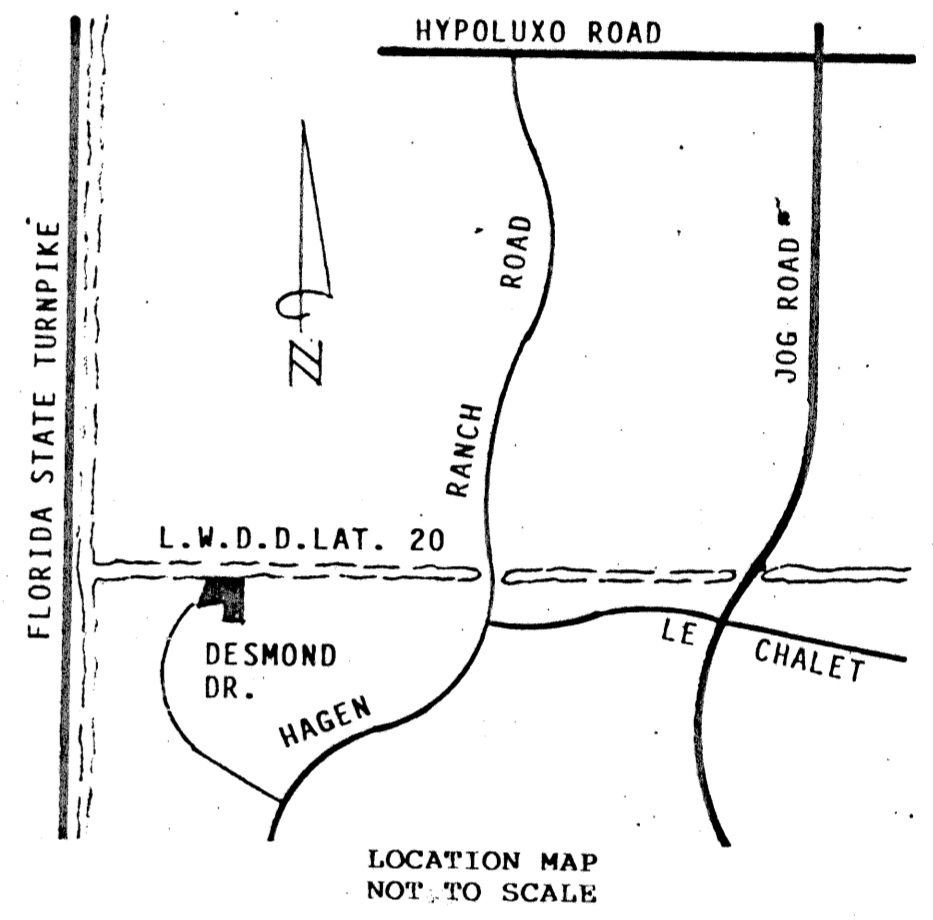
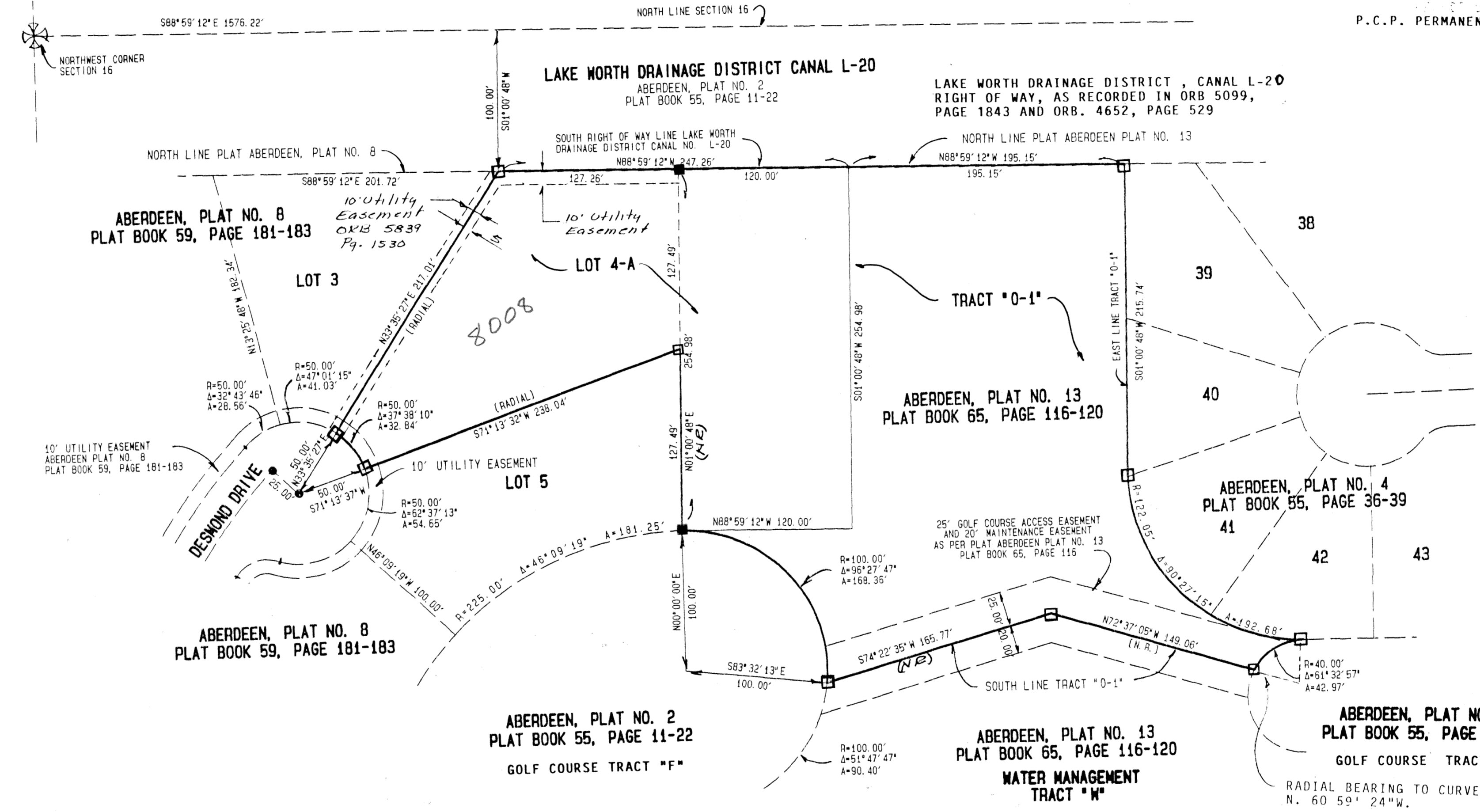
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED, JOSEPH KAPLAN, AND AUDREY GLANZBERGH WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT 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 22 DAY OF October 1998.  
MY COMMISSION EXPIRES: [Signature]  
Linda Rosenthal  
NOTARY PUBLIC  
STATE OF FLORIDA

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED, HERBERT WEISSBACH AND RENEE WEISSBACH, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF October 1998.  
MY COMMISSION EXPIRES: [Signature]  
Solove B. Rubert  
NOTARY PUBLIC  
STATE OF FLORIDA



PREPARING SURVEYOR'S STATEMENT  
THIS INSTRUMENT WAS PREPARED BY:  
JOSEPH M. TUCKER  
RICHARD L. SHEPHARD & ASSOCIATES INC.  
310 SOUTH FEDERAL HIGHWAY  
P.O. BOX 759  
BOYNTON BEACH, FLORIDA 33435  
PHONE: (561) 737-6546

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, CARI A. PODESTA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION AND HERBERT & RENEE WEISSBACH, THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 11-6-98 BY: [Signature]  
CARI A. PODESTA  
CARI A. PODESTA, P.A.

### 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 23 DAY OF Dec. 1998 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]  
GEORGE A. WEBB P.E.  
COUNTY ENGINEER

STATISTICAL DATA:  
TOTAL AREA OF PLAT 3.096 ACRES  
DENSITY 1 DU/AC  
PETITION NO. 80-153  
SINGLE FAMILY UNITS

### SURVEYORS NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

BEARING BASE: THE NORTH LINE OF THE PLAT ABERDEEN PLAT NO. 13, A P.U.D. AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 65, PAGES 116, AS NOW MONUMENTED IN THE FIELD. SAID NORTH LINE IS ASSUMED TO BEAR NORTH 88° 59' 12" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

ALL BEARINGS SHOWN HEREON ARE TO BE ASSUMED RADIAL, UNLESS OTHERWISE NOTED AS NON RADIAL (N.R.)

### SURVEYORS CERTIFICATION

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"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPILES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11-6-98  
[Signature]  
JOSEPH M. TUCKER, P.L.S.  
LICENSE NO. 3285  
STATE OF FLORIDA

LB 2102 Joe Tucker  
RICHARD L. SHEPHARD and Associates  
310 SOUTH FEDERAL HIGHWAY  
BOYNTON BEACH, FLORIDA 33435  
Phone: (561) 391-4388  
Fax: (561) 737-6546

ABERDEEN, REPLAT 1  
PAGE 37  
FLOOD MAP # 185A  
FLOOD ZONE B  
ZONING R1  
QUAD # 48  
SE - 80-193  
TAZ - 94C1  
FUD NAME ABERDEEN