

LE CHALET P.U.D. DENSITY INFORMATION

Table with columns: PLAT NO., PLAT BOOK NO., PAGES, GROSS ACREAGE, DWELLING UNITS, DENSITY D.U./ACRE. Rows 1-5.

PARKWALK DENSITY TABULATION

Table with columns: PLAT NO., PLAT BOOK NO., PAGES, GROSS ACREAGE, DWELLING UNITS, DENSITY D.U./ACRE. Rows 1-4.

ABERDEEN DENSITY TABULATION

Table with columns: PLAT NO., PLAT BOOK NO., PAGES, GROSS ACREAGE, DWELLING UNITS, DENSITY D.U./ACRE. Rows 1-2.

A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JOG ROAD, AND LE CHALET BOULEVARD AS SHOWN ON THE PLAT OF PLAT NO. 5, LE CHALET IN PLAT BOOK 44, PAGE 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

1. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL OVER ACCESS RIGHTS, SAVING AND RESERVING UNTO SAID OWNER AND ITS SUCCESSORS OR ASSIGNS THE RIGHT TO USE SAID EASEMENTS FOR ALL OTHER PURPOSES.

ABERDEEN - PLAT NO. 2 A PORTION OF A (P.U.D.) SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF BLOCK 47 AND THE SCHOOL TRACT LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK NO. 2, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ABERDEEN - PLAT NO. 2, LYING AND BEING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL OVER ACCESS RIGHTS, SAVING AND RESERVING UNTO SAID OWNER AND ITS SUCCESSORS OR ASSIGNS THE RIGHT TO USE SAID EASEMENTS FOR ALL OTHER PURPOSES.

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ABERDEEN - PLAT NO. 2, LYING AND BEING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY RESERVE IN PERPETUITY FOR PRIVATE PURPOSES AND EXPRESSLY NOT FOR PUBLIC PURPOSES AS FOLLOWS:

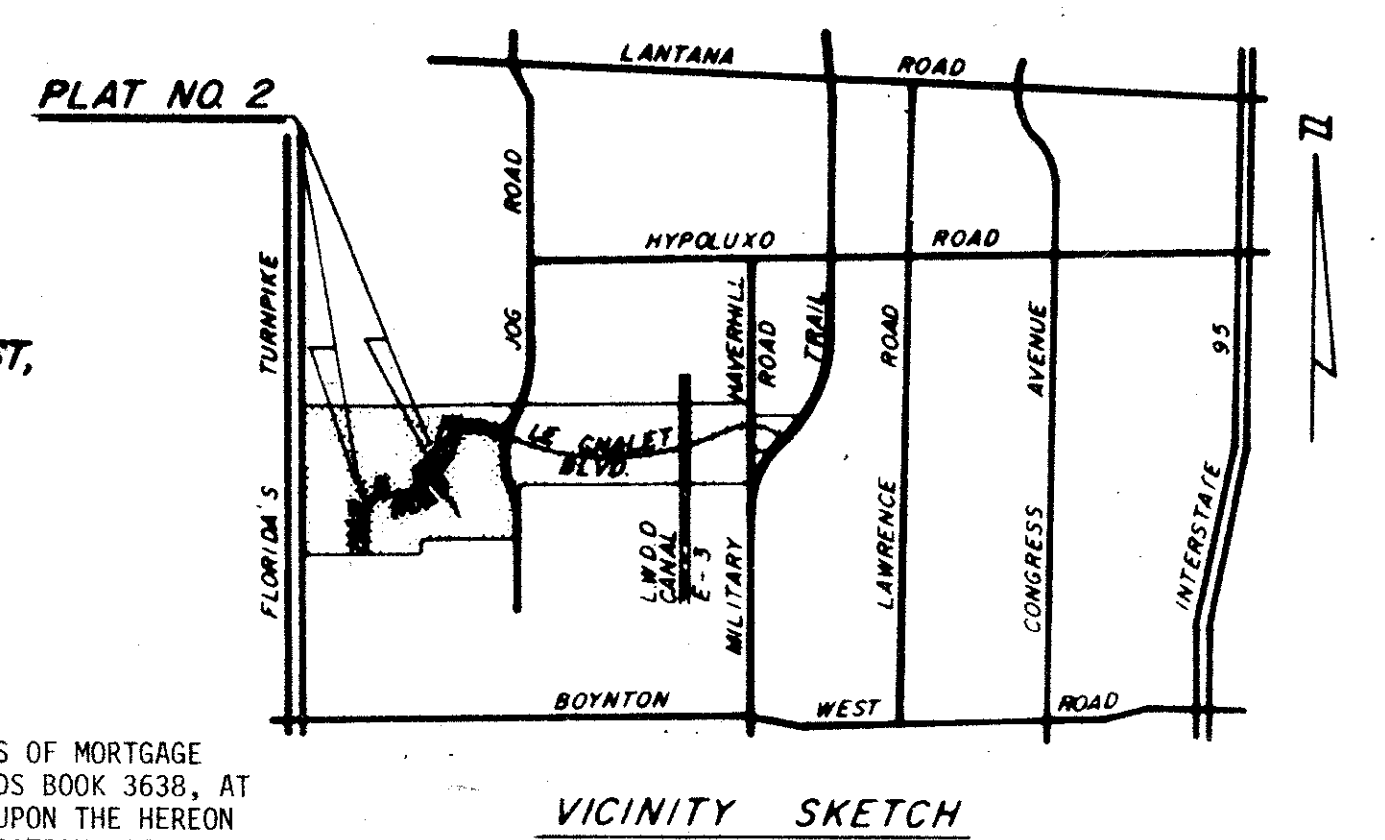
- 1. THE GOLF COURSE TRACTS SHOWN HEREON AS TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "I" ARE HEREBY RESERVED FOR PRIVATE GOLF COURSE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE SAID SUNBELT PROPERTIES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DULY AUTHORIZED OFFICER OF ITS GENERAL PARTNER SIGNING BELOW THE DATE AND YEAR BELOW INDICATED.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: [Signatures] SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, THIS 11 DAY OF AUGUST, 1986 BY: PHILIP D. WEISS, EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT STATE OF ILLINOIS } SS. COUNTY OF COOK } THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF AUGUST, 1986, BY PHILIP D. WEISS, EXECUTIVE VICE-PRESIDENT OF UDC ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: 2/27/88 [Signature] NOTARY PUBLIC



11 STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record 01/1/86 at 11:52 AM This 26th day of December 1986 and duly recorded in Plat Book No. 55 on page 11 thru 22 JOHN B. DUNKLE, Clerk Circuit Court By: [Signature]

MORTGAGEE'S CONSENT STATE OF FLORIDA ) COUNTY OF DADE )

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE DEED DATED AS OF OCTOBER 2, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 3630, AT PAGE 1724, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HEREOF DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON, AND TO THE PRIVATE DEDICATIONS OR RESERVATIONS SHOWN HEREON FOR WATER MANAGEMENT TRACTS L-1 THROUGH L-10, INCLUSIVE, THE 20' LAKE MAINTENANCE EASEMENTS, AND TRACT "J" WHEN THE IMPROVEMENTS THEREOF ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE SUBDIVISION AND PLATTING ORDINANCES AND REGULATIONS OF PALM BEACH COUNTY, FLORIDA. THE LIEN AND PRIORITY OF SAID MORTGAGE SHALL REMAIN PRIOR AND SUPERIOR TO THE RESERVATIONS BY THE OWNER SHOWN HEREON FOR GOLF COURSE TRACTS A THROUGH I, INCLUSIVE, AND THE 25' PRIVATE ACCESS EASEMENTS.

IN WITNESS WHEREOF, THE SAID MORTGAGEES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED OFFICERS SIGNING BELOW THIS 25th DAY OF July, 1986.

SUN BANK/MIAMI, N.A. By: [Signature] BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION By: [Signature] ALBERTO VADIA, JR., President

ACKNOWLEDGEMENT STATE OF FLORIDA ) COUNTY OF DADE )

BEFORE ME PERSONALLY APPEARED [Signature] AS THE PERSONAL REPRESENTATIVE OF SUN BANK/MIAMI, N.A., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 30th DAY OF July, 1986. [Signature] NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: [Blank] ACKNOWLEDGEMENT STATE OF FLORIDA ) COUNTY OF DADE )

BEFORE ME PERSONALLY APPEARED ALBERTO VADIA, JR., AS PRESIDENT OF BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 25 DAY OF July, 1986. [Signature] NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION STATE OF FLORIDA ) COUNTY OF PALM BEACH )

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT AS OF 8/11/86, APPARENT RECORD TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA; THAT THE REAL ESTATE TAXES FOR THE YEAR 1985 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER MORTGAGE ENCUMBRANCES OF RECORD.

DATE: [Blank] GUNSTER, YOAKLEY, CRISER & STEWART, P.A. By: [Signature]

COUNTY APPROVALS BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF November, 1986.

BY: [Signature] ATTEST: JOHN B. DUNKLE, CLERK BY: [Signature] DEPUTY CLERK COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF November, 1986. BY: [Signature] H.F. KAHLERT, P.E., COUNTY ENGINEER

- NOTES: 1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: [Symbol] 2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: [Symbol] 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA. 4. A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS. C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME. 5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN. 6. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATION STATE OF FLORIDA ) COUNTY OF PALM BEACH )

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS SHALL BE SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. [Signature] JOSEPH M. TUCKER

55/11 0270-306 THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE: 737-6546

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA ABERDEEN PLAT NO. 2 IN 12 SHEETS SHEET NO. 1 Date AUGUST, 1986 Designed T.J. CURBELO Scale NONE Sheet 1 of 12 Drawn T.J. CURBELO Job No. 4231-85 Approved Checked File No. 5/13/8-0C

DRAWING NUMBER 55/11

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