

( A PLANNED UNIT DEVELOPMENT )

# ABERDEEN - PLAT NO. 13

LYING IN SECTION 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, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 5

0270-015

# 116

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON LYING IN SECTION 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, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABERDEEN - PLAT NO. 13; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABERDEEN - PLAT NO. 4, AS RECORDED IN PLAT BOOK 55, PAGES 36 THRU 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL LATERAL NO. 20; THENCE SOUTH 01°00'48" WEST ALONG THE WEST LINE OF SAID ABERDEEN - PLAT NO. 4, A DISTANCE OF 215.74 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 90°27'15" AND A RADIUS OF 122.05 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 192.68 FEET TO A POINT OF CURVATURE; SAID POINT BEING LOCATED AT THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 135°35'52", A RADIUS OF 40.00 FEET AND WHOSE CHORD BEARS SOUTH 22°45'37" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF ABERDEEN - PLAT NO. 2, GOLF COURSE - TRACT "E", AS RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 94.67 FEET TO A POINT OF COMPOUND CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 59°11'59", A RADIUS OF 160.00 FEET AND WHOSE CHORD BEARS SOUTH 70°08'49" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 140.17 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 55°37'40", A RADIUS OF 375.00 FEET AND WHOSE CHORD BEARS SOUTH 67°25'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 364.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°36'18" EAST ALONG THE SOUTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 422.60 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 19°59'39" AND A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 130.86 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 71°06'00" AND A RADIUS OF 175.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 217.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 11°30'02" WEST ALONG THE WESTERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 102.47 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 72°27'17" AND A RADIUS OF 110.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 126.46 FEET TO A POINT; THENCE SOUTH 11°55'18" WEST ALONG THE WEST LINE OF SAID ABERDEEN - PLAT NO. 4, A DISTANCE OF 149.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HAGEN RANCH ROAD (O.R.B. 3502, PAGES 1524 THRU 1526) AND ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 22°21'09", A RADIUS OF 1240.00 FEET AND WHOSE CHORD BEARS SOUTH 67°18'45" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 483.76 FEET TO A POINT; THENCE NORTH 71°58'54" WEST, A DISTANCE OF 366.77 FEET TO A POINT ON THE ARC OF A CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 48°20'15", A RADIUS OF 60.00 FEET AND WHOSE CHORD BEARS NORTH 30°46'30" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF ABERDEEN - PLAT NO. 2, GOLF COURSE - TRACT "E", A DISTANCE OF 50.62 FEET TO A POINT OF COMPOUND CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 35°17'50", A RADIUS OF 225.00 FEET AND WHOSE CHORD BEARS NORTH 72°35'52" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 138.61 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 61°10'48", A RADIUS OF 375.00 FEET AND WHOSE CHORD BEARS NORTH 59°39'03" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 400.42 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 47°30'13", A RADIUS OF 175.00 FEET AND WHOSE CHORD BEARS NORTH 52°48'46" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 145.09 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 12°38'19", A RADIUS OF 285.00 FEET AND WHOSE CHORD BEARS NORTH 14°13'19" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND EASTERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 615.01 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 37°01'45", A RADIUS OF 375.00 FEET AND WHOSE CHORD BEARS NORTH 28°34'00" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND EASTERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 242.36 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 48°12'27", A RADIUS OF 75.00 FEET AND WHOSE CHORD BEARS NORTH 34°09'20" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 63.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°15'34" EAST ALONG THE SOUTHERLY LINE OF SAID GOLF COURSE - TRACT "E", A DISTANCE OF 13200 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 148°15'34" AND A RADIUS OF 00.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 258.76 FEET TO A POINT; THENCE NORTH 01°00'48" EAST ALONG THE EAST LINE OF ABERDEEN - PLAT NO. 8, AS RECORDED IN PLAT BOOK 59, PAGES 181 THRU 183, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 254.98 FEET TO THE NORTHEAST CORNER OF SAID ABERDEEN - PLAT NO. 8; THENCE SOUTH 88°59'12" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL LATERAL NO. 20, A DISTANCE OF 315.15 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 36.34 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1. STREETS:

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BERMUDA ISLE AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE GOLF COURSE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABERDEEN GOLF AND COUNTRY CLUB, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS AND GOLF COURSE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ABERDEEN GOLF AND COUNTRY CLUB, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ROOF OVERHANG EASEMENTS (R.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANGS, DRAINAGE AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENTS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 10' LIFT STATION ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS AND MAINTENANCE PURPOSES.

THE 20' MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE, DRAINAGE AND PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 20' ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATIONS, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO THE LAKE FOR MAINTENANCE PURPOSES AND DRAINAGE PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 3. TRACTS:

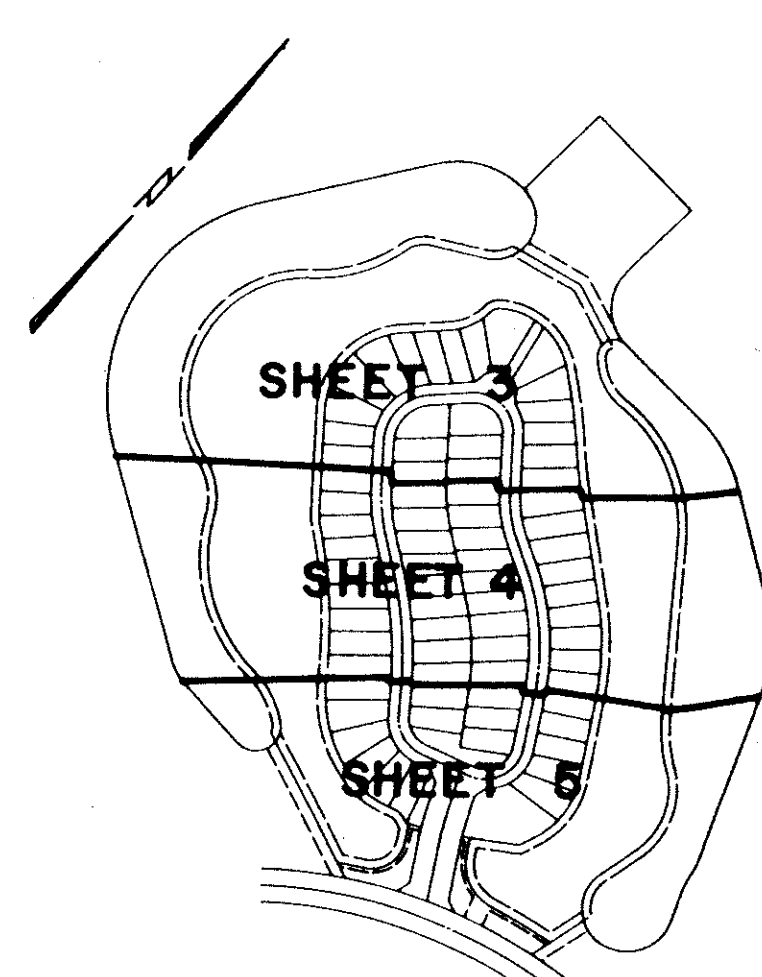
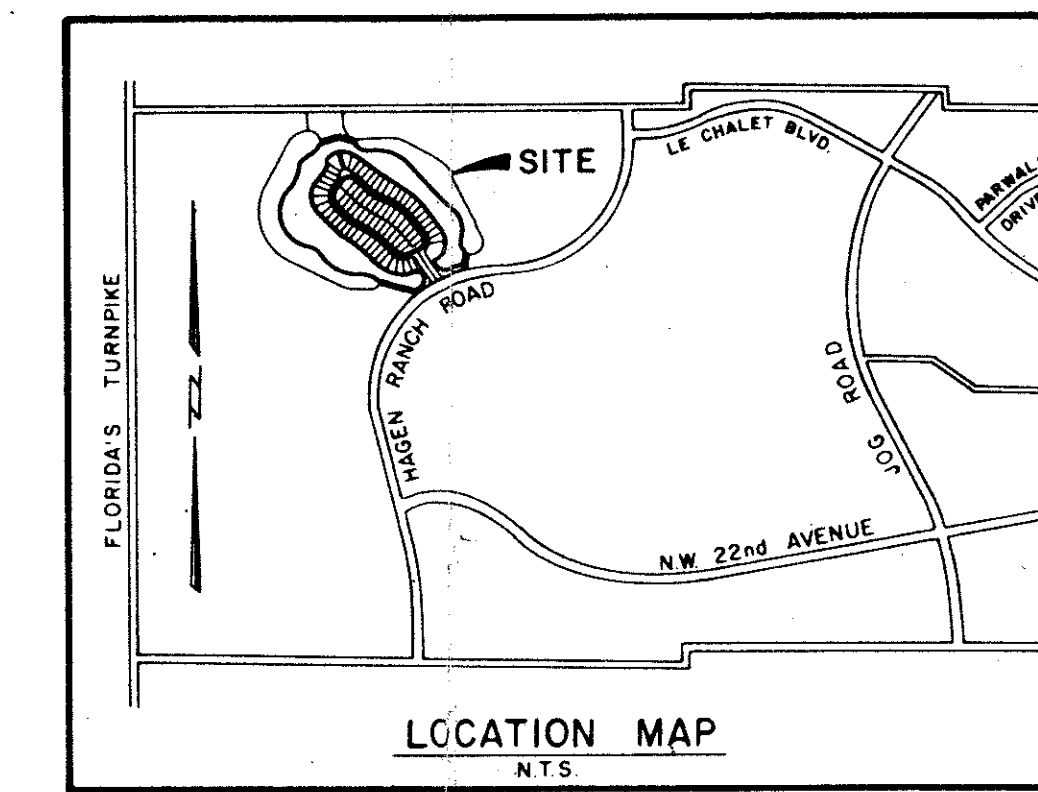
THE WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PROPER PURPOSES AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE RECREATION TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BERMUDA ISLE AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "0-1" AND "0-6", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "0-2", "0-3", "0-4", AND "0-5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BERMUDA ISLE AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIFT STATION TRACT "L-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.



IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNERS AND THE GENERAL PARTNER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER.  
BY: BOYD L. GILLILAN, VICE PRESIDENT-TREASURER  
BY: ROBERT H. DASKAL, PRESIDENT

### ACKNOWLEDGEMENT

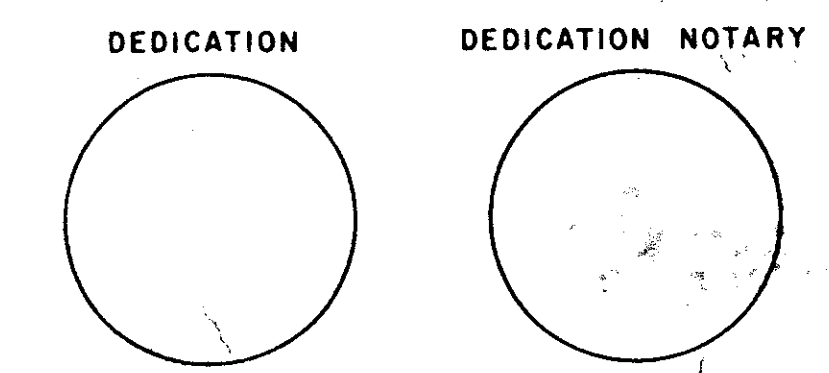
STATE OF ARIZONA  
COUNTY OF \_\_\_\_\_  
BEFORE ME PERSONALLY APPEARED ROBERT H. DASKAL AND BOYD L. GILLILAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT-TREASURER OF U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP, 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 AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

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No Schools  
Pt. 80-153  
0270-015

65/116



Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA  
**ABERDEEN - PLAT NO. 13**

SUBDIVISION - ABERDEEN PLAT NO. 13  
BOOK 65 PAGE 116  
FLOOD ZONE B FLOOD MAP # 153A  
DEAD # 49 ZONING R-1/SE  
SE 86-153 ZIP CODE 33447  
PUD NAME - TAZ 442