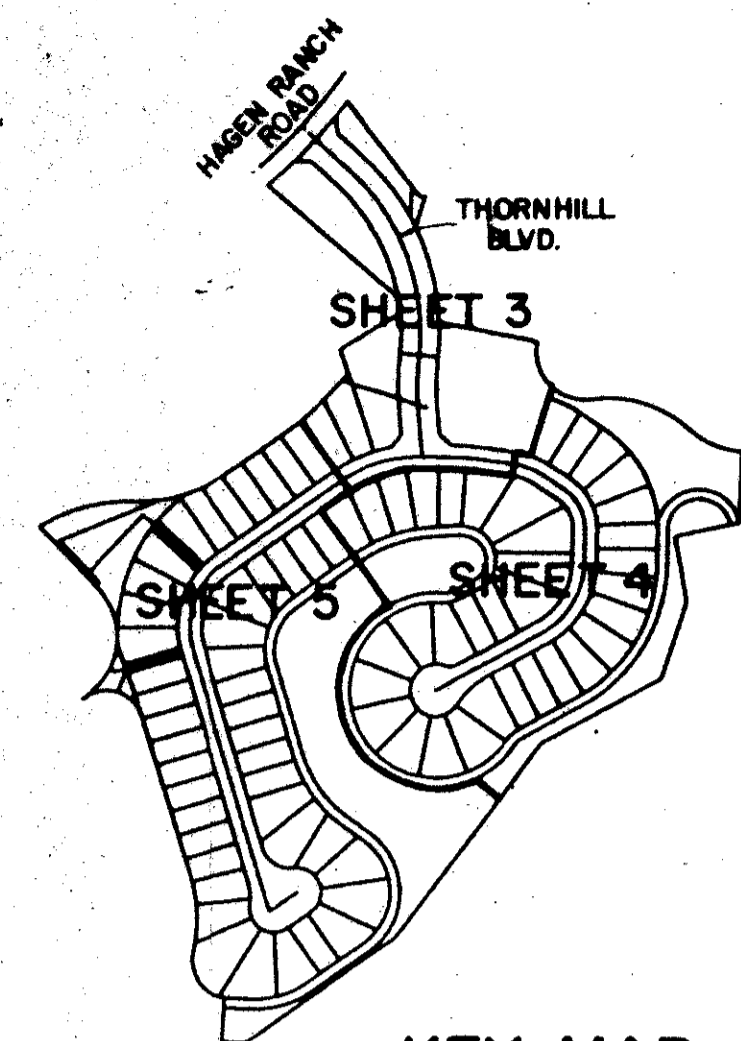
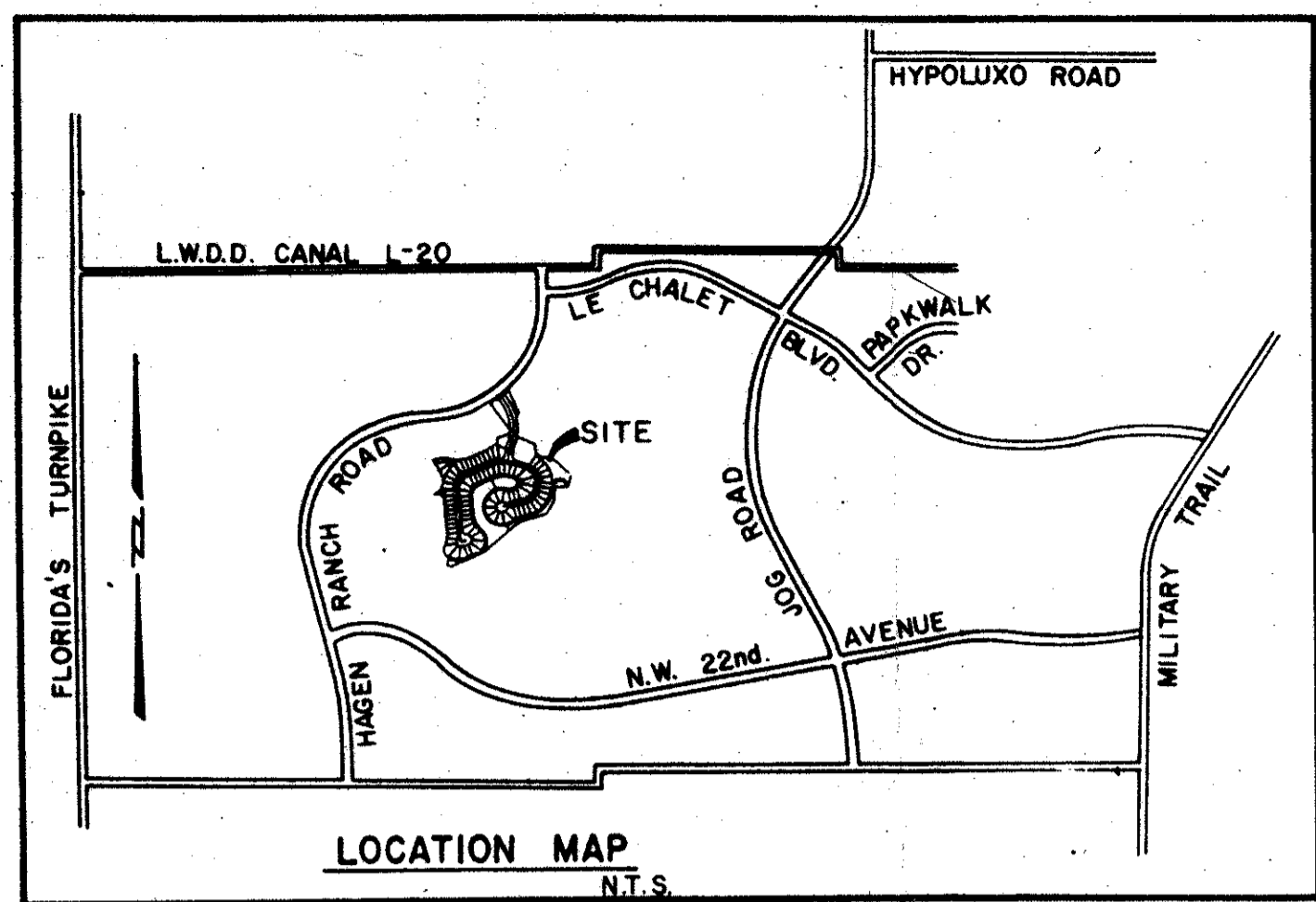


# ABERDEEN - PLAT NO. 14

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  
FEBRUARY, 1990



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 1:27  
P.M. this 27 day of June, 1990  
and duly recorded in Plat Book No. 66  
on Pages 3 thru 7  
John B. Dymke, Clerk of the Circuit Court  
By *Barbara A. Platt*, D.C.



### 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. 14; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ABERDEEN PLAT NO. 12, AS RECORDED IN PLAT BOOK 60, PAGES 41 THRU 43, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT LOCATED ON THE ARC OF A CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF  $71^{\circ}01'50''$ , A RADIUS OF 375.00 FEET AND WHOSE CHORD BEARS NORTH  $71^{\circ}08'02''$  EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID ABERDEEN - PLAT NO. 2, GOLF COURSE - TRACT "D", A DISTANCE OF 203.10 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $35^{\circ}52'12''$ , A RADIUS OF 325.00 FEET AND WHOSE CHORD BEARS NORTH  $72^{\circ}22'51''$  EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 203.47 FEET TO A POINT OF TANGENCY; THENCE NORTH  $54^{\circ}26'45''$  EAST, A DISTANCE OF 180.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $11^{\circ}41'15''$  AND A RADIUS OF 300.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.20 FEET TO A POINT OF TANGENCY; THENCE NORTH  $42^{\circ}45'30''$  EAST, A DISTANCE OF 87.37 FEET; THENCE NORTH  $18^{\circ}23'19''$  WEST, A DISTANCE OF 52.52 FEET; THENCE NORTH  $58^{\circ}31'37''$  EAST, A DISTANCE OF 141.67 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF  $60^{\circ}48'42''$  A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS NORTH  $19^{\circ}26'11''$  WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.07 FEET TO A POINT OF TANGENCY; THENCE NORTH  $49^{\circ}50'32''$  WEST, A DISTANCE OF 335.82 FEET TO A POINT ON THE ARC OF A CURVE AND ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1524 THRU 1526, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $11^{\circ}06'25''$ , A RADIUS OF 1240.00 FEET AND WHOSE CHORD BEARS NORTH  $43^{\circ}45'20''$  EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 240.38 FEET TO A POINT; THENCE SOUTH  $37^{\circ}00'00''$  EAST, A DISTANCE OF 238.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF  $70^{\circ}59'30''$  AND A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.59 FEET TO A POINT OF CUSP; THENCE SOUTH  $17^{\circ}50'09''$  WEST, A DISTANCE OF 64.86 FEET TO A POINT ON THE ARC OF A CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF  $23^{\circ}52'20''$ , A RADIUS OF 490.00 FEET AND WHOSE CHORD BEARS SOUTH  $14^{\circ}29'02''$  EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.16 FEET TO A POINT; THENCE SOUTH  $79^{\circ}01'50''$  EAST, A DISTANCE OF 209.10 FEET TO A POINT ON THE ARC OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF  $101^{\circ}59'35''$  AND A RADIUS OF 99.99 FEET AND WHOSE CHORD BEARS SOUTH  $43^{\circ}40'05''$  EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND WEST LINE OF GOLF COURSE - TRACT "C" OF SAID ABERDEEN PLAT NO. 2, A DISTANCE OF 190.72 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF  $49^{\circ}59'41''$ , A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS SOUTH  $73^{\circ}18'40''$  EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 218.14 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF  $39^{\circ}41'36''$ , A RADIUS OF 175.00 FEET AND WHOSE CHORD BEARS SOUTH  $68^{\circ}09'37''$  EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 121.24 FEET TO A POINT; THENCE SOUTH  $01^{\circ}59'35''$  WEST, A DISTANCE OF 149.99 FEET; THENCE SOUTH  $77^{\circ}53'25''$  WEST, A DISTANCE OF 136.58 FEET; THENCE SOUTH  $10^{\circ}29'29''$  EAST, A DISTANCE OF 137.30 FEET; THENCE SOUTH  $17^{\circ}52'43''$  WEST, A DISTANCE OF 162.86 FEET; THENCE SOUTH  $61^{\circ}49'41''$  WEST, A DISTANCE OF 281.19 FEET; THENCE SOUTH  $37^{\circ}05'53''$  WEST, A DISTANCE OF 501.22 FEET; THENCE SOUTH  $54^{\circ}53'43''$  WEST, A DISTANCE OF 376.96 FEET; THENCE NORTH  $86^{\circ}57'03''$  WEST, A DISTANCE OF 49.42 FEET; THENCE NORTH  $03^{\circ}02'57''$  EAST ALONG THE EAST LINE OF SAID ABERDEEN PLAT NO. 12, A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF  $98^{\circ}43'15''$ , A RADIUS OF 75.00 FEET AND WHOSE CHORD BEARS NORTH  $37^{\circ}35'26''$  WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.23 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF  $28^{\circ}58'18''$ , A RADIUS OF 320.00 FEET AND WHOSE CHORD BEARS NORTH  $02^{\circ}42'57''$  WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.81 FEET TO A POINT OF TANGENCY; THENCE NORTH  $17^{\circ}12'06''$  WEST, A DISTANCE OF 336.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF  $113^{\circ}59'52''$  AND A RADIUS OF 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.22 FEET TO A POINT OF CUSP; THENCE NORTH  $48^{\circ}48'02''$  EAST, A DISTANCE 31.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $92^{\circ}18'02''$  AND A RADIUS OF 140.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 225.53 FEET TO A POINT OF TANGENCY; THENCE NORTH  $43^{\circ}50'00''$  WEST, A DISTANCE OF 178.82 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 27.57 ACRES MORE OR LESS.

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

- STREETS:**  
THE STREETS, AS SHOWN HEREON, EXCEPT FOR TRACT "A-1" (A PORTION OF THORNHILL BOULEVARD), ARE HEREBY DEDICATED TO THE ASHFORD 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.
- 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 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 ACCESS EASEMENT (A.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO THE LAKE FOR MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ASHFORD 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.  
TRACTS "0-1", "0-2", AND "0-3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASHFORD 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.  
TRACTS "0-4" AND "0-5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.  
TRACT "M-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN GOLF AND COUNTRY CLUB, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR GOLF COURSE MAINTENANCE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.  
TRACT "A-1" (A PORTION OF THORNHILL BOULEVARD), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER FACILITIES, AND GOLF COURSE ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 PARTNER AND THE GENERAL PARTNER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF MAY, 1990.

SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP

ATTEST:

By: *Boyd L. Gillilan*  
VICE-PRESIDENT-TREASURER

By: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER

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 SEAL THIS 11 DAY OF MAY, 1990.

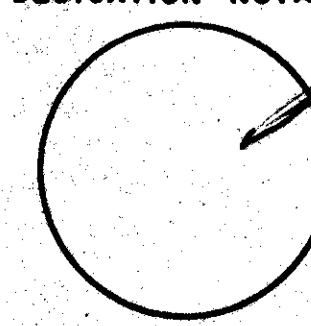
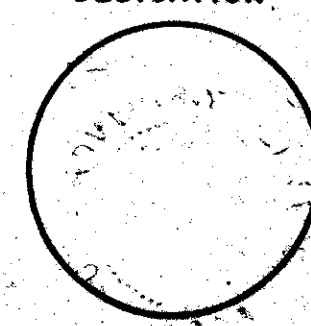
My commission expires: 11-24-90

NOTARY PUBLIC



DEDICATION

DEDICATION NOTARY



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

ABERDEEN - PLAT NO. 14

442  
I-75  
SUBDIVISION: Aberdeen Plat 14  
BOOK: 55  
PAGE: 11  
FLOOR: 1  
FLOOR PLAN: 185-A  
ZONING: R-15  
QUAD: 49  
SE: 80-1-153  
PUD NAME: 10-12-579

0270-016  
Pet. 80-153  
Allocation # 0001  
6/6/3