

ABERDEEN - PLAT NO. 1

A PORTION OF A (P.U.D.) BEING THE FIFTH PLAT OF PARKWALK (P.U.D.) SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF LOTS 2, 3, 4, 5, 6, 7, 12 AND 13, BLOCK 47 AND THE SCHOOL TRACT LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK NO. 2, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA - JUNE, 1986

LE CHALET P.U.D. DENSITY INFORMATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
I	31	166 & 167	42.35	0	42.35	0	
II-A	31	176 & 177	24.87	57	67.22	57	0.847
II-B	31	217, 218, 219	40.56	103	107.78	160	1.484
IV-A	34	22 & 23	21.69	55	129.47	215	1.660
IV-B	37	57, 58, 59	105.66	175	234.936	390	1.660
V	44	60, 61, 62, 77 & 78	12.215	0	247.151	390	1.577

PARKWALK DENSITY TABULATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1	45	45, 46, 47, 48	68.00	92	263.415*	482	1.829
2	46	164, 165 & 166	39.34	106	302.753	588	1.942
3	47	62, 63 & 64	62.73	156	365.487	744	2.035
4	50	158, 159, 160 & 161	57.80	146	423.287	890	2.102

ABERDEEN DENSITY TABULATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
1			5.168	0	428.457	890	2.077

DESCRIPTION

LE CHALET BLVD. EXTENSION

ABERDEEN PLAT NO. 1

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:

BEING A REPLAT OF A PORTION OF LOTS 2, 3, 4, 5, 6, 7, 12 AND 13, BLOCK 47 AND THE SCHOOL TRACT LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK NO. 2, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JOG ROAD, AND LE CHALET BOULEVARD AS SHOWN ON PLAT NO. 5-LE CHALET, AS RECORDED IN PLAT BOOK 44, PAGE 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 59° 23' 54" WEST, ALONG THE CENTERLINE OF LE CHALET BLVD., A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 29° 46' 53" WEST, A RADIUS OF 2592.06 FEET, A CENTRAL ANGLE OF 01° 38' 32", AND AN ARC LENGTH OF 74.29 FEET TO A POINT, THENCE NORTH 15° 13' 10" WEST, A DISTANCE OF 34.84 FEET; THENCE NORTH 59° 23' 54" WEST, A DISTANCE OF 514.08 FEET; THENCE NORTH 58° 18' 18" WEST, A DISTANCE OF 262.05 FEET; THENCE NORTH 59° 23' 54" WEST, A DISTANCE OF 33.08 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 848.05 FEET, A CENTRAL ANGLE OF 17° 11' 19", AND AN ARC LENGTH OF 254.41 FEET TO A POINT OF COMPOUND CURVE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45° 40' 53", AND AN ARC LENGTH OF 765.40 FEET TO A POINT OF REVERSE CURVE; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 33° 16' 54", AND AN ARC LENGTH OF 487.94 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 58° 59' 12" WEST, A DISTANCE OF 241.92 FEET; THENCE WITH A BEARING OF NORTH 01° 00' 48" EAST, A DISTANCE OF 80.00 FEET; THENCE WITH A BEARING OF SOUTH 88° 59' 12" EAST, A DISTANCE OF 241.92 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 33° 16' 54" AND AN ARC LENGTH OF 441.47 FEET TO A POINT OF REVERSE CURVE; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 45° 40' 53", AND AN ARC LENGTH OF 829.18 FEET; THENCE WITH A BEARING OF SOUTH 76° 35' 13" EAST, A DISTANCE OF 33.08 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 933.05 FEET, A CHORD BEARING OF SOUTH 67° 59' 34" EAST, A CENTRAL ANGLE OF 17° 11' 19", AND AN ARC LENGTH OF 279.91 FEET; THENCE WITH A BEARING OF SOUTH 60° 29' 30" EAST, A DISTANCE OF 262.05 FEET; THENCE SOUTH 59° 23' 54" EAST, A DISTANCE OF 514.08 FEET; THENCE NORTH 76° 25' 23" EAST, A DISTANCE OF 34.84 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 31° 25' 21" WEST, A DISTANCE OF 74.29 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 5.168 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS ABERDEEN - PLAT NO. 1 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:

THE STREET SHOWN HEREON AS LE CHALET BOULEVARD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

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:

BY: Philip D. Weiss
PHILIP D. WEISS, EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF JUNE, 1986, BY PHILIP D. WEISS, EXECUTIVE VICE-PRESIDENT OF U D C 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: March 27, 1988
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS.

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 HEREON DESCRIBED PROPERTY; THAT AS OF October 7, 1986, AT 15/45/12, 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 1986 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: October 30 6
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
By: _____

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 3638, AT PAGE 1724, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF.

IN WITNESS WHEREOF, THE SAID MORTGAGEES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED OFFICERS SIGNING BELOW THIS 1st DAY OF June, 1986.

SUN BANK/MIAMI, N.A.
BY: E.H. O'Bannon Jr.
Vice President

BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION
BY: Alberto Vadia, Jr.
President

WITNESS Alberto Vadia
WITNESS Philip D. Weiss

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED E.H. O'Bannon Jr. AS Vice President 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 18th DAY OF June, 1986.

MY COMMISSION EXPIRES: April 18, 1988
NOTARY PUBLIC, STATE OF FLORIDA

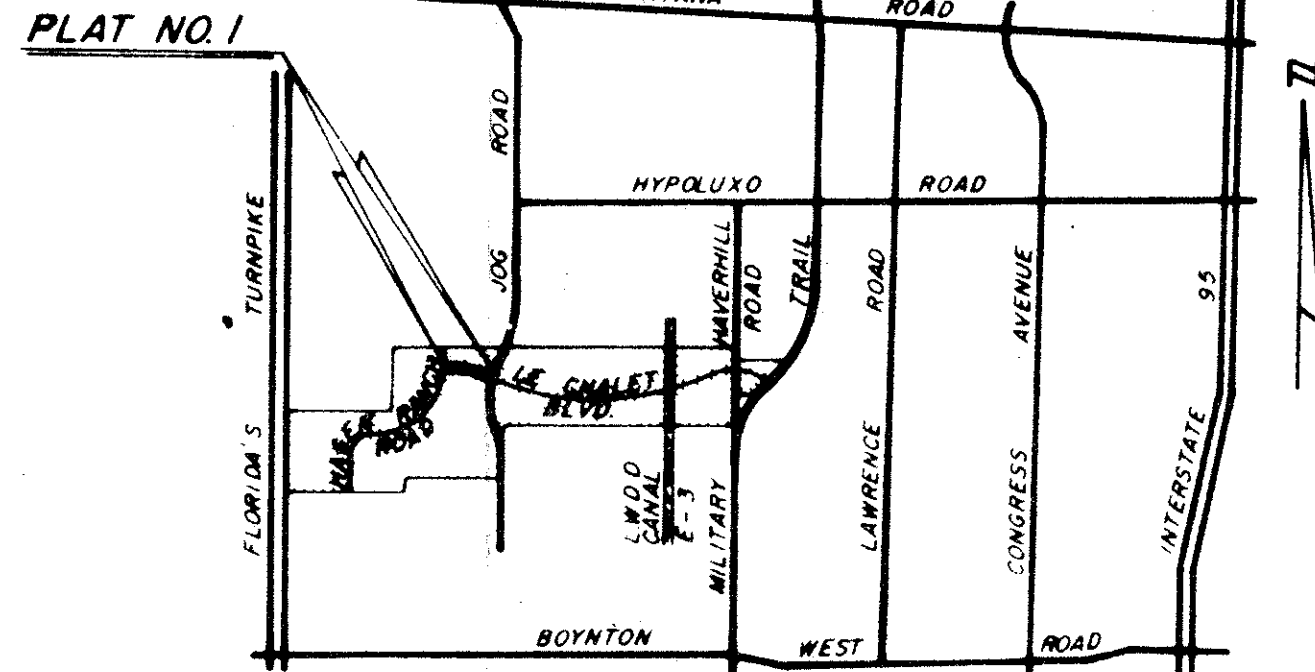
ACKNOWLEDGEMENT

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 17th DAY OF June, 1986.

MY COMMISSION EXPIRES: May 5, 1989
NOTARY PUBLIC, STATE OF FLORIDA



VICINITY SKETCH

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF November, A.D., 1986.

BY: John B. Dunkle
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF November, A.D., 1986.

BY: H.F. Kahler
H.F. KAHLERT, COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: \ominus
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: \odot
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- 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.
- 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.
- 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 HAVE BEEN 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 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: June 26th 1986
BY: Joseph M. Tucker
JOSEPH M. TUCKER

15/45/12

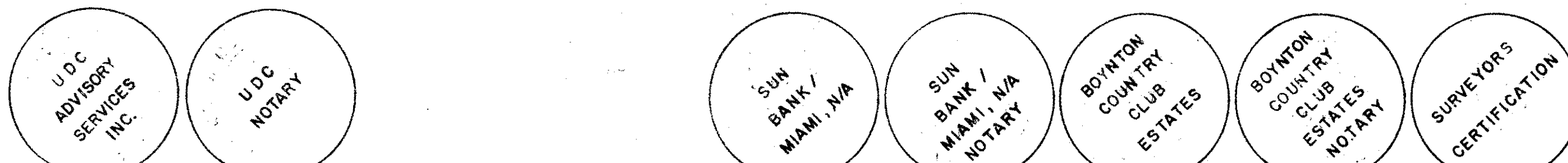
SUBDIVISION * Aberdeen
BOOK 55 PAGE 9
FLOOD ZONE B FLOOD MAP # 1831
QUAD # 34 ZONING
SE ZIP CODE 33437
PUD NAME Plot 1

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

0270-003
ABERDEEN PLAT NO. 1
IN 2 SHEETS SHEET NO. 1

Date	JUNE, 1986	Designed	T. J. CURBELO	Scale	1" = 50'	Sheet	1 of 2
Approved		Drawn	T. J. CURBELO	Job No.	4231-85		
		Checked		File No.	5-1318-00		



DRAWING NUMBER 55/9

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07548