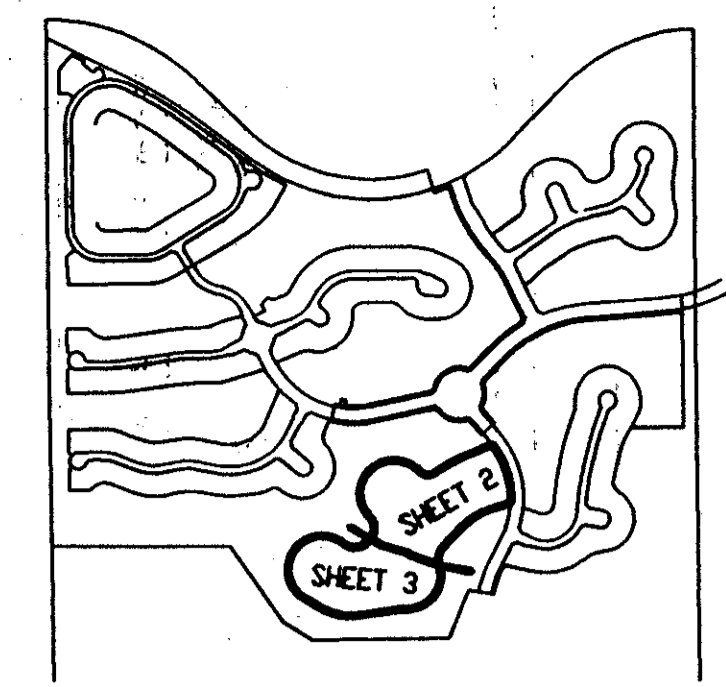


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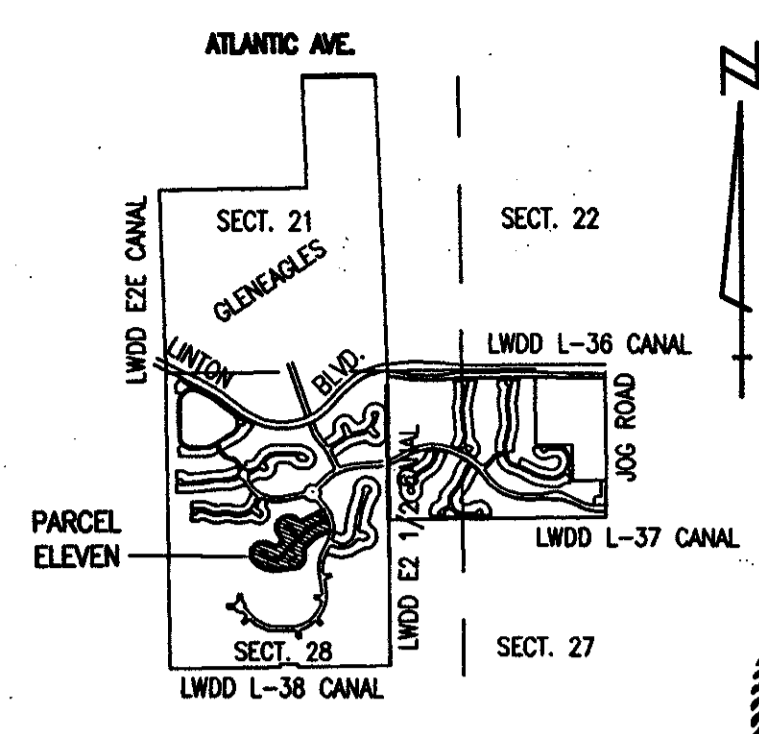
173

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 2:40 P.M.
THIS 25th DAY OF June
AD. 1997 AND DULY RECORDED
IN PLAT BOOK 173 ON PAGES
173 AND 175
DOROTHY H. WINKEL, CLERK
By: *[Signature]*, D.C.

CIRCUIT COURT SEAL



SHEET LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

ADDISON RESERVE PARCEL ELEVEN

PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
BEING A REPLAT OF TRACT 11
"ADDISON RESERVE PLAT THREE"
(P.B. 78, PGS. 5 - 12)
SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1996 SHEET 1 OF 3

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT TAYLOR WOODROW/KENCO, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ADDISON RESERVE PARCEL ELEVEN", PART OF GLENEAGLES/POLO CLUB WEST P.U.D., BEING A REPLAT OF TRACT 11, "ADDISON RESERVE PLAT THREE", AS RECORDED IN PLAT BOOK 78, PAGES 5 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 11, "ADDISON RESERVE PLAT THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 5 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF THE AFOREMENTIONED PALM BEACH COUNTY, FLORIDA,

CONTAINING 18.037 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR ISLA VERDE PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ISLA VERDE PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPING AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.
- THE LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, TWKC, INC., AS GENERAL PARTNER OF TAYLOR WOODROW/KENCO, LTD. A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF May, 1997.

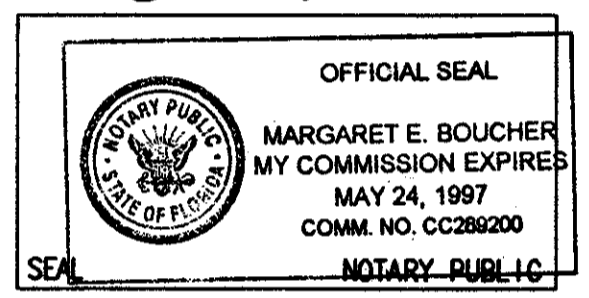
TAYLOR WOODROW/KENCO, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: TWKC, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER

ATTEST: *[Signature]* BY *[Signature]*
KATHRYN B. CLAYTON JOHN R. PESKIN
VICE PRESIDENT PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JOHN R. PESKIN AND KATHRYN B. CLAYTON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF TWKC, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF TAYLOR WOODROW/KENCO, LTD., A FLORIDA 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 1st DAY OF May, 1997.
MY COMMISSION EXPIRES: 5-21-97 DATE *[Signature]*
NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20 DAY OF APRIL, 1997.

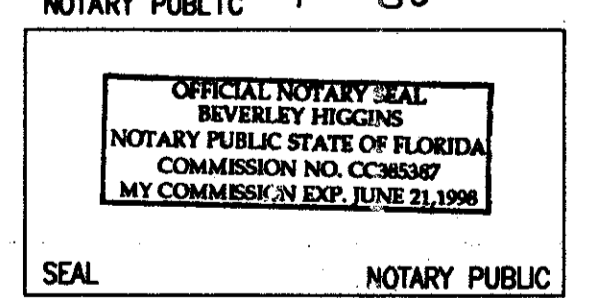
ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: *[Signature]* BY *[Signature]*
AARON CHOROST CRAIG A. PERNA
VICE PRESIDENT PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA AND AARON CHOROST WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 30th DAY OF April, 1997.
MY COMMISSION EXPIRES: 6/21/98 DATE *[Signature]*
NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
ISLA VERDE PROPERTY OWNERS ASSOCIATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30 DAY OF April, 1997.

ISLA VERDE PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION

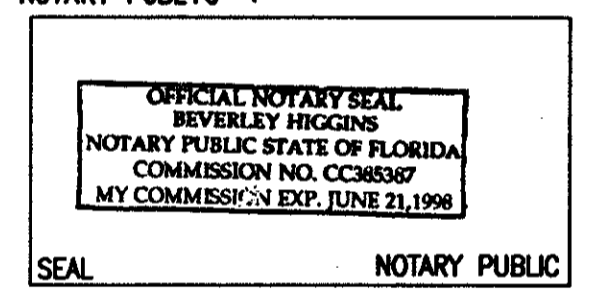
WITNESS: *[Signature]* BY: *[Signature]*
PRESIDENT
CRAIG A. PERNA

WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ISLA VERDE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30th DAY OF April, 1997.
MY COMMISSION EXPIRES: 6/21/98 DATE *[Signature]*
NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, MARC SPENCER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TAYLOR WOODROW/KENCO, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: April 24, 1997 BY: *[Signature]*

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 49°04'06" WEST ALONG THE SOUTHERMOST EASTERLY LINE OF "ADDISON RESERVE PLAT TWO", AS RECORDED IN PLAT BOOK 77 AT PAGES 3 THROUGH 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE ROTATION NOTE SHEET 3 OF 7).
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

I HEREBY 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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 21 DAY OF May, 1997 *[Signature]*
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

APPROVALS

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 27 DAY OF June, 1997.
BY: *[Signature]*
GEORGE T. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

GLENEAGLES/POLO CLUB WEST P.U.D. PETITION NO. 80-215H	
AREA	PARCEL ELEVEN
ROADS	18.04 ACRES
OPEN SPACE	2.72 ACRES
DENSITY	0.30 ACRES
NUMBER OF UNITS	1.50 DU/AC
	27

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE: N/A
P.A. NO.: 94182.11
DATE: NOVEMBER, 1996
DRAWING NO.: 46-42-28-127

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, Fax 478-7248

ADDISON RESERVE
PARCEL ELEVEN
PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
BEING A REPLAT OF TRACT 11
"ADDISON RESERVE PLAT THREE"
(P.B. 78, PGS. 5 - 12)
SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

SUBDIVISION: ADDISON RESERVE
BOOK: 79
FLOOD ZONE: 2.154
FLOOD MAP #: B
PAGE: 173
ZONING: R1S
ORD #: 52
SEE 80-215
ZIP CODE: 33446
PUD NAME: PART OF GLENEAGLES/POLO CLUB WEST P.U.D.

SEAL TWKC, INC.

SEAL ADDISON RESERVE MASTER PROPERTY OWNERS ASSOC., INC.

SEAL ISLA VERDE PROPERTY OWNERS ASSOC., INC.

SEAL COUNTY ENGINEER

SEAL PROFESSIONAL SURVEYOR AND MAPPER

0230-024

79/173