NOT TO SCALE

ADDISON RESERVE PLAT ONE

PART OF THE GLENEAGLES/POLO CLUB WEST P. U. D. SITUATE IN SECTIONS 27 AND 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA FEBRUARY, 1995 SHEET 1 OF &7

and those antities listed on Street 2 of 7

#### DEDICATION

KNOW 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 SECTIONS 27 AND 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ADDISON RESERVE PLAT ONE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTIONS 27 AND 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), SOUTH 89°01'19" WEST, A DISTANCE OF 1350, 92 FEET; THENCE SOUTH 89° 17' 14' WEST, A DISTANCE OF 85.00 FEET TO INTERSECT THE WEST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E 2 1/2 CANAL, 80 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORD BOOK 3665 AT PAGE 1706 AND OFFICIAL RECORD BOOK 4197 AT PAGE 697 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE OF THE E 2 1/2 CANAL, NORTH 00°42'46" WEST, A DISTANCE OF 2714.36 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF LINTON BOULEVARD, 120 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORD BOOK 7034, AT PAGE 433 OF AFOREMENTIONED PUBLIC RECORDS AT A POINT ALONG A CURVE HAVING A RADIUS OF 1163. 31 FEET FROM WHICH A RADIAL LINE BEARS, SOUTH 05° 05′ 48" EAST; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 03°56'40", A DISTANCE OF 80.09 FEET; THENCE SOUTH 00°42'47" EAST, A DISTANCE OF 90.03 FEET TO THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-36 CANAL, 90 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORD BOOK 6226 AT PAGE 445, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE OF THE L-36 CANAL, SOUTH 81\*42'22" EAST, A DISTANCE OF 453.85 FEET; THENCE SOUTH 88°28'31"EAST, A DISTANCE OF 461.53 FEET; THENCE NORTH 83°38'16" EAST, A DISTANCE OF 461.79 FEET; THENCE NORTH 89°19'27" EAST, A DISTANCE OF 1209.66 FEET; THENCE SOUTH 88°50'35" EAST, A DISTANCE OF 123.41 FEET; THENCE DEPARTING FROM SAID SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-36 CANAL, SOUTH 00°33'20" EAST, A DISTANCE OF 1214.86 FEET; THENCE NORTH 89°19'33" EAST, A DISTANCE OF 662. 48 FEET; THENCE SOUTH 00°17'53" EAST, A DISTANCE OF 682.85 FEET; THENCE NORTH 89°21'44" EAST, A DISTANCE OF 619.33 FEET TO INTERSECT THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, 120 FEET IN WIDTH, AS PER OFFICIAL RECORD BOOK 5873 AT PAGE 1285; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF JOG ROAD, SOUTH OO"34'58" EAST, A DISTANCE OF B2.49 FEET TO INTERSECT THE WEST LINE OF A PARCEL OF LAND FOR ADDITIONAL RIGHT-OF-WAY FOR JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 8661 AT PAGE 1901 OF SAID PUBIC RECORDS; THENCE ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, SOUTH 12°54'47" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°34'58" EAST, A DISTANCE OF 318.02 FEET; THENCE SOUTH 05°12'10" EAST, A DISTANCE OF 148.98 FEET TO INTERSECT A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 27; THENCE ALONG SAID PARALLEL LINE, SOUTH 00° 34' 58" EAST, A DISTANCE OF 76.61 FEET TO INTERSECT THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 27; THENCE ALONG SAID SOUTH LINE, SOUTH 89°18'36° WEST, A DISTANCE OF 2618, 07 FEET TO THE POINT OF BEGINNING.

CONTAINING 194.305 ACRES OF LAND, 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 ADDISON RESERVE MASTER 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.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED BY TAYLOR WOODROW/KENCO LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS. FOR SALES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

3. TRACTS 1, 2, 3, 4, AND 5, AS SHOWN HEREON, ARE HEREBY RESERVED BY TAYLOR WOODROW/KENCO, LTD., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND MUST BE REPLATTED PRIOR TO DEVELOPMENT. SAID MAINTENANCE OBLIGATION SHALL BE READDRESSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING ORDINANCE AT THE TIME OF REPLATTING.

4. TRACTS C, D, E, F, H, AND M, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

TRACT G, AS SHOWN HEREON, IS HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. TRACTS LK-1, LK-2, LK-3, LK-4, LK-5, LK-6, LK-7, LK-8, LK-9, LK-10, AND LK-11, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS. FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACTS L-2, L-3, L-5, L-7, L-8, AND L-11, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF THE PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR

TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF

THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

10. TRACTS J, K, AND L, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

 TRACTS N. O. AND P. LAKE WORTH DRAINAGE DISTRICT E 2 1/2 CANAL TRACTS. AS SHOWN HEREON, PER OFFICIAL RECORD BOOK 3665 AT PAGE 1706 AND OFFICIAL RECORD BOOK 4197 AT PAGE 697. TRACTS N AND O ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE WORTH DRAINAGE DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AND TRACT P IS THE PERPETUAL MAINTENANCE OBLIGATION OF ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM

12. THE P. U. D. BUFFER AND THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. 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.

14. 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

15. THE LIFT STATION EASEMENT, LS-1, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

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.

17. 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, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

18. THE GOLF CART EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR ADDISON RESERVE COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 SECRETALLY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF JUNE, 1995.

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

BY:

JOHN R. PESHKIN,

DDECIDENT Jathi Melay MATHIE MAIDNEY DECRETARY PRESIDENT

# ACKNOWLEDGEMENT

STATE OF FLORIDA 1 COUNTY OF PALM BEACH ) SAICASOTE

BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN AND KHTHIE MALDUE WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY
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 26th DAY OF JUNE, 1995.

Margaret E. Ducker MY COMMISSION EXPIRES: For additional Dadication OFFICIAL SEAL Acknowledgements See Sheet 2 of 7 MARGARET E. BOUCHER MY COMMISSION EXPIRES MAYSEAL1997 COMM: NOTAPAGEDEL ADDISON RESERVE COUNTRY CLUB,

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 DAY OF 1995.

PRESIDENT

ADDISON RESERVED MASTER PROPERTY OWNERS ASSOCIATION INC. A FLORIDA CORPORATION NOT FOR PROFIT CHATO A. PERNA

### ACKNOWLEDGEMENT

VICE PRESIDENT

COUNTY OF PALM BEACH | SARASOTA

BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN AND CRAIG A. PERNA 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. 7 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 20 DAY OF TURE 1995. DATE NOTARY PURITO

ACCEPTANCE OF RESERVATIONS

ADDISON RESERVE COUNTRY CLUB, INC., HEREBY ACCEPTS THE DEDICATIONS OF RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF 1995.

ADDISON RESERVE COUNTRY CLUB. INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: CRAHE A. PERNA

# **ACKNOWLEDGEMENT**

VICE PRESIDENT

COUNTY OF PALM BEACH )

STATE OF FLORIDA )
COUNTY OF PALM-BEACH J SARASOTA

BEFORE ME PERSONALLY APPEARED JOHN A. PESHKIN AND CRAIG A. PERNA WHO ARE PERSONALLY KNOWN TO ME, OR HAVE AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF ADDISON RESERVE COUNTRY CLUB, 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF JUNE 1995 MY COMMISSION EXPIRES: DATE NOTARY PUBLIC BUCKEL

\*\*\* See Sheet 2 of 7 TITLE CERTIFICATION

STATE OF FLORIDA

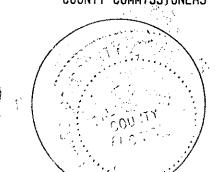
OFFICIAL SEAL MARGARET E. BOUCHER MY COMMISSION EXPIRES MAY 24, 1997 COMM. NO. CC289200

COUNTY OF PALM BEACH I, GARY S. DUNAY, A DULY LICENSED ATTORNEY IN THE STATE OF FYORIDA, 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/KENDO, 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 PROHIBLY THE CREATION OF THE STROLY IS ION DEPLICATION OF THE STROLY IS ION DEPLICATION. OF THE SUBDIVISION DEPICTED BY THIS PLATE TO

COUNTY ENGINEER

PROFESSIONAL LAND SURVEYOR

BOARD OF COUNTY COMMISSIONERS



ATLANTIC AVE. SECT. 21 SECT. 22 LWDD L-36 (ANAL) > | LWDD |L-37 CANAL | SECT. 27 PERMANENT REFERENCE MONUMENT FOUND PERMANENT REFERENCE MONUMENT SET LWDD L-38 CANAL CLINT MORE ROAD

LOCATION MAP

NOT TO SCALE

230-013

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 7:3/ A.M.
THIS 3AD DAY OF August AD, 1995 AND DULY RECORDED 

CIRCUIT COURT SEAL

# SURVEYOR'S NOTES

LEGEND

UTILITY EASEMENT

RIGHT-OF-WAY

PLAT BOOK

MAIN. EASE. MAINTENANCE EASEMENT

ARC LENGTH

P. U. D.

OFF 3EAL

MARGARET & SICHER

MAY 24, 1955

COMM. NO. CC289203

MY COMMISSION PIRES

DRAINAGE EASEMENT

OFFICIAL RECORD BOOK

L. W. D. D. LAKE WORTH DRAINAGE DISTRICT

POINT OF BEGINNING POINT OF COMMENCEMENT

DELTA ANGULAR VALUE RADIUS LENGTH

PLANNED UNIT DEVELOPMENT

PERMANENT CONTROL POINT

(P. C. P.) P. L. S. NO. 4763

(P. R. M.) P. L. S. NO. 4763

NON-RADIAL LINE

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 89°19'27" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE SAME BEARING BASE OF "GLENEAGLES PLAT ONE", AS RECORDED IN PLAT BOOK 50 AT PAGES 63 THROUGH 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRAVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE ROTATION NOTE SHEETS 3 OF 6 AND 5 OF 6)

3. 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.

4. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. 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 29 DAY OF JUNA 1995 Many Harra Clother MARY HANNA CLODFELTER PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 4763

# **APPROVALS**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF TOLY 1995.

BY: Sevy T. Well
GEORGE WEBB, P.E., COUNTY ENGINEER

GEORGE WEBB, P.E., COUNTY ENGINEER

GEORGE WEBB, P.E., COUNTY ENGINEER

P. U. D. TABULAR DATA

TOTAL AREA 194. 305 ACRES LWDD CANALS 7. 267 ACRES 29. 962 ACRES HOADS 10.581 ACRES OPEN SPACE/RECREATON 88, 229 ACRES

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

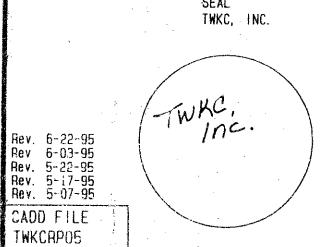
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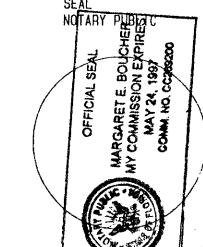
SHEET 1 OF & MOCK, ROOS & ASSOCIATES, 5720 CORPORATE WAY, WEST PALM REACH EL 33407 [407] 683-3113

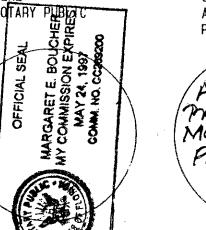
ADDISON RESERVE PLAT ONE FEBRUARY. PART OF "GLENEAGLES/POLO CLUB WEST, P. U. D" DWG. NO. SECTIONS 27 & 28; TOWNSHIP 46 SOUTH; 46-42-27-3 HANGE 42 EAST

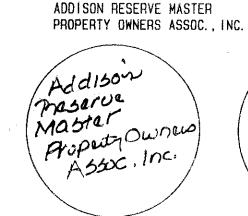
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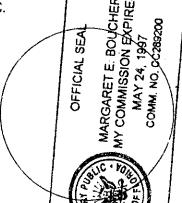
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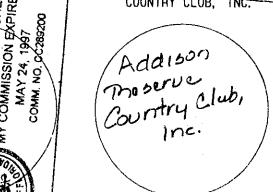


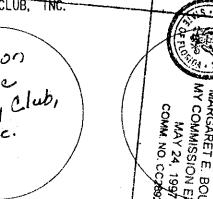


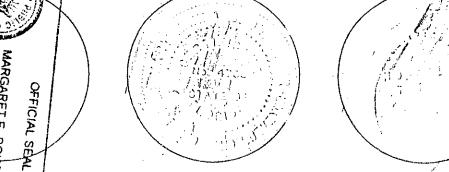


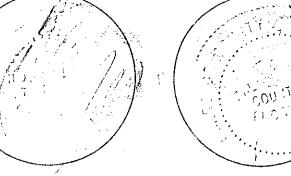












0230-013

