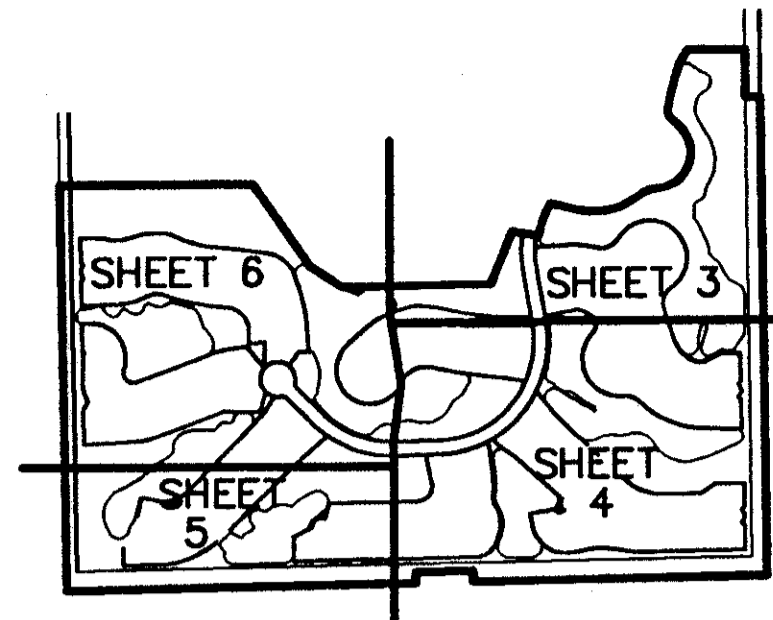
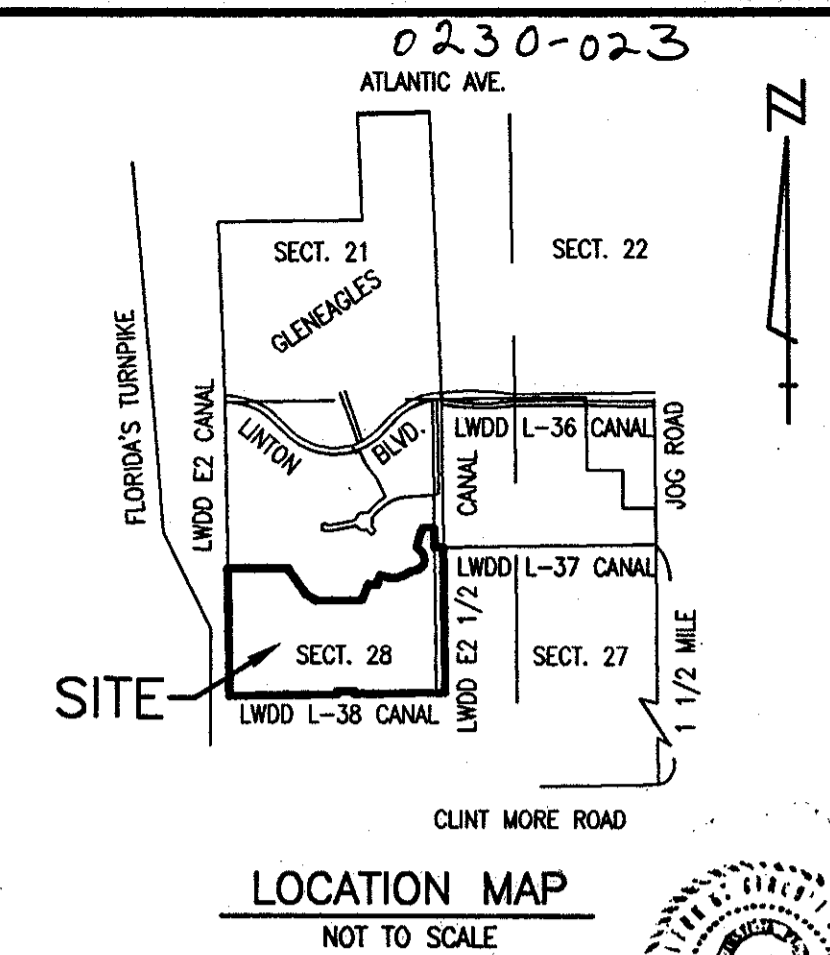


ADDISON RESERVE PLAT FOUR

PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST
AND BEING A REPLAT OF A PORTION OF "THE PALM BEACH FARMS COMPANY
PLAT NO. 1" (P.B. 2, PGS. 26-28)
PALM BEACH COUNTY, FLORIDA
OCTOBER, 1996 SHEET 1 OF 6



SHEET LOCATION MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)



76

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 2:22 PM
THIS 1 DAY OF April
AD, 1997 AND DULY RECORDED
IN PLAT BOOK 76 ON PAGES
76 78 81
DOROTHY H. WILKIN, CLERK
BY: George T. Webb, P.E.

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 AND BEING PART OF GLENEAGLES/POLO CLUB WEST P.U.D., ALSO BEING A REPLAT OF A PORTION OF "THE PALM BEACH FARMS COMPANY PLAT NO. 1", AS RECORDED IN PLAT BOOK 2 AT PAGES 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND SHOWN HEREON AS "ADDISON RESERVE PLAT FOUR", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT N, "ADDISON RESERVE PLAT ONE", AS RECORDED IN PLAT BOOK 75, PAGES 143 THROUGH 149, INCLUSIVE, OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 89°17'14" EAST, ALONG A PORTION OF THE SOUTH LINE OF SAID "ADDISON RESERVE PLAT ONE", A DISTANCE OF 85.00 FEET TO INTERSECT THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE AFOREMENTIONED SECTION 28; THENCE SOUTH 00°42'46" EAST, ALONG SAID EAST LINE A DISTANCE OF 2718.52 FEET TO INTERSECT THE SOUTH LINE OF SAID SECTION 28; THENCE SOUTH 88°58'28" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1688.86 FEET; THENCE NORTH 00°53'43" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 88°58'28" WEST, A DISTANCE OF 331.33 FEET; THENCE SOUTH 00°53'55" EAST, A DISTANCE OF 60.00 FEET TO INTERSECT THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 28; THENCE SOUTH 88°58'28" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 2007.11 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 00°53'09" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2316.85 FEET TO THE SOUTHWEST CORNER OF "ADDISON RESERVE PLAT THREE", AS RECORDED IN PLAT BOOK 78, PAGES 5 THROUGH 12, INCLUSIVE, OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID "ADDISON RESERVE PLAT THREE", A DISTANCE OF 1113.55 FEET; THENCE SOUTH 34°21'24" EAST, A DISTANCE OF 580.06 FEET; THENCE SOUTH 58°06'10" EAST, A DISTANCE OF 220.00 FEET; THENCE NORTH 89°05'26" EAST, A DISTANCE OF 850.81 FEET; THENCE NORTH 21°58'56" EAST, A DISTANCE OF 323.06 FEET; THENCE SOUTH 80°42'54" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 157.31 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 545.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'34", AN ARC DISTANCE OF 167.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 26°50'40" EAST, A DISTANCE OF 29.43 FEET; THENCE SOUTH 77°22'39" EAST, A DISTANCE OF 171.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°49'27", AN ARC DISTANCE OF 361.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°10'24", AN ARC DISTANCE OF 122.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 203.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 143°30'31", AN ARC DISTANCE OF 508.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 78.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°17'50", AN ARC DISTANCE OF 91.62 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1525.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°31'56", AN ARC DISTANCE OF 253.72 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 29°51'32" EAST, A DISTANCE OF 93.60 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 330.86 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED "ADDISON RESERVE PLAT ONE", SAID LINE ALSO BEING ON THE WEST LINE OF LAKE WORTH DRAINAGE DISTRICT E 2 1/2 CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 4197, PAGE 697 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTH 00°42'46" EAST, ALONG SAID WEST LINE, A DISTANCE OF 270.98 TO THE POINT OF BEGINNING.

CONTAINING 197.971 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 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.
- TRACTS GC-1, GC-2, GC-3, GC-4, GC-5, GC-6 AND GC-7, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND RECREATION PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, AS SHOWN HEREON, IS A LAKE WORTH DRAINAGE DISTRICT CANAL TRACT, PER OFFICIAL RECORD BOOK 3685 AT PAGE 1706, OFFICIAL RECORD BOOK 4197 AT PAGE 693, OFFICIAL RECORD BOOK 4197 AT PAGE 697 AND OFFICIAL RECORD BOOK 4197 AT PAGE 699. TRACT B IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE WORTH DRAINAGE DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, D, E, F, G AND H, AS SHOWN HEREON, ARE 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.
- TRACT PK-3, 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.
- TRACTS LK-19, LK-21, LK-22, LK-23/24, LK-25, LK-26, AND LK-27, 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.
- TRACTS L-19G, L-19H, L-19I, L-21A, L-21B, L-21C, L-21D, L-23/24A, L-23/24B AND L-23/24C, L-25A, L-25B, L-25C, L-26A, L-26B, L-26C AND L-27, 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.
- TRACTS 12, 13, 14, 15, 16, 17 AND 18, AS SHOWN HEREON, ARE HEREBY RESERVED BY TAYLOR WOODROW/KENCO, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 SUBDIVIDING. SAID MAINTENANCE OBLIGATION SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING ORDINANCE AT THE TIME OF REPLATTING.

- 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.
- 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, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- TRACT LS-3, THE LIFT STATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

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 SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF February, 1997.

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

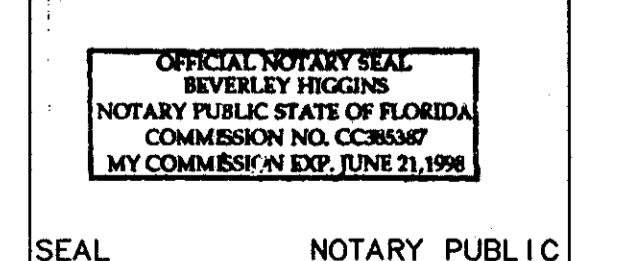
ATTEST: Kathryn B. Clayton Vice President
John R. Peshkin PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN AND Kathryn B. Clayton WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED NA 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.

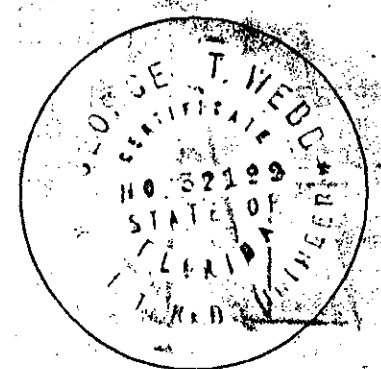
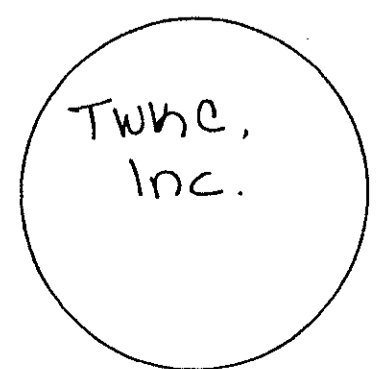
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF February, 1997.

MY COMMISSION EXPIRES: 6/21/98
DATE



SEAL
TWKC, INC.

SEAL
COUNTY ENGINEER



0230-023

SCALE: N/A
P.A. NO.: 94182.27
DATE: OCTOBER 1996
DRAWING NO.: 46-42-28-115

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407
(407) 683-3113, fax 478-7248

ADDISON RESERVE PLAT FOUR
PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST
AND BEING A REPLAT OF A PORTION OF "THE PALM BEACH FARMS COMPANY PLAT NO. 1" (P.B. 2, PGS. 26-28)
PALM BEACH COUNTY, FLORIDA

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.

PET. 80-215

79/76

PROPERTY #
BOOK 7
PAGE 7
FLOOD ZONE
QUAD
SE 80-215
ZIP CODE
PUD NAME