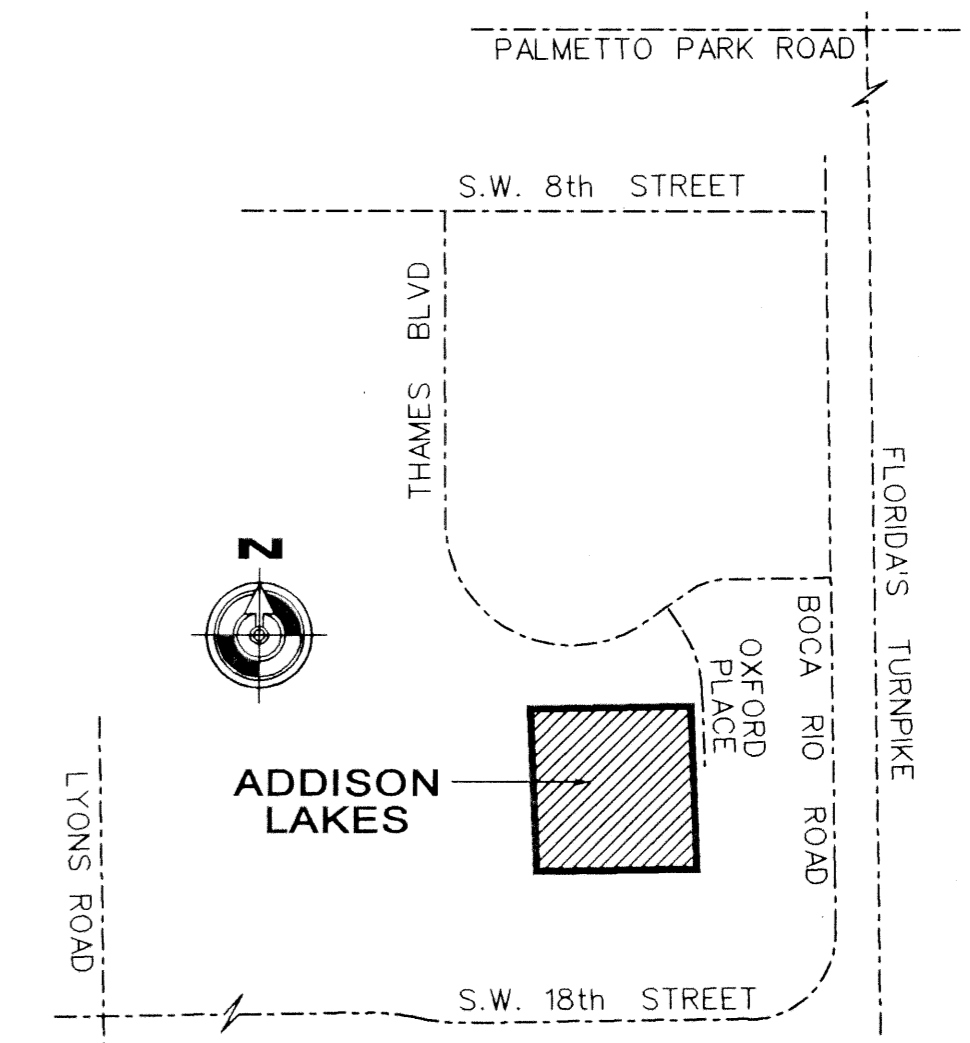


This Instrument Prepared by  
 Thomas R. Palbicke of  
**HAGER PALBICKE AND ASSOCIATES, INC.**  
 Professional Land Surveyors  
 Certificate of Authorization No. 6772  
 3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431  
 Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwpal@bellsouth.net  
 May 2001

# ADDISON LAKES

A Subdivision of the West Half (W. 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the East Half (E. 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 47 South, Range 42 East, Palm Beach County, Florida.



199

State of Florida }  
 County of Palm Beach } SS  
 This Plat was Filed for Record  
 at 9:30 a.m. this 11th day  
 of January 2002  
 and Duly Recorded in Plat Book  
 92 on Pages 199  
 and 200

Dorothy H. Wilken, Clerk  
 By: *[Signature]*

Sheet 1 of 2 Sheets



**SITE DATA:**

Petition No.:  
 Gross Acreage: 10.398 Acres  
 Recreation Area: 0.317 Acres  
 Lake Area: 2.065 Acres  
 Dwelling Units: 40 D.U.  
 Housing Type(2): Townhome/Attached  
 Density: 3.85 D.U./Acre

**DEDICATION AND RESERVATIONS**

KNOW ALL MEN BY THESE PRESENTS that CENTEX HOMES, a Nevada General Partnership, licensed to do business in the State of Florida, owners of the lands shown hereon as "ADDISON LAKES", a Subdivision of the West Half (W. 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the East Half (E. 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

**PARCEL 1:**

COMMENCING at the Northeast corner of said Section 32; thence S.88°58'58"W., along the North line of said Section 32, a distance of 1000.31 feet to the POINT of BEGINNING of the hereinafter described Parcel of Land; thence S.02°26'05"E., along the East Line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 32, a distance of 680.01 feet; thence S.89°03'19"W., along the South Line of the North 1/4 of the Northeast 1/4 of said Section 32, a distance of 666.44 feet; thence N.02°29'04"W., along the West Line of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 32, a distance of 679.18 feet; thence N.88°58'58"E., along the North Line of said Section 32, a distance of 667.01 feet to the POINT of BEGINNING.

Said lands contain 10.3983 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "A" (Private Street), as shown hereon, is hereby reserved for the ADDISON LAKES HOMEOWNERS 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", (Landscape Buffer), as shown hereon, is hereby reserved for the ADDISON LAKES HOMEOWNERS ASSOCIATION, INC., its Successors and Assigns, for Buffer purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACTS "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "C-7" and "C-8" (Open Space), as shown hereon, are hereby reserved for the ADDISON LAKES HOMEOWNERS ASSOCIATION, INC., its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACT "L" (Water Management Tract), as shown hereon, is hereby reserved for the ADDISON LAKES HOMEOWNERS ASSOCIATION, INC., its Successors and Assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County. Subject to existing Littoral Zone Restrictive Covenant Agreement as Recorded in Official Records Book 12697 at Pages 161-166, Public Records of Palm Beach County, Florida.
- TRACT "D" (Recreation Tract), as shown hereon, is hereby reserved for the ADDISON LAKES HOMEOWNERS ASSOCIATION, INC., its Successors and Assigns, for Recreational purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements as shown hereon are hereby reserved for the ADDISON LAKES HOMEOWNERS ASSOCIATION, INC., its Successors and Assigns, for access to storm water management and drainage facilities located within the associated water management tract 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.
- LAKE ACCESS EASEMENT: The Lake Access Easement as shown hereon, are hereby reserved for the ADDISON LAKES HOMEOWNERS ASSOCIATION, INC., its Successors and Assigns, for access to storm water management and drainage facilities located within the associated water management tract 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.
- DRAINAGE EASEMENTS: 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 the ADDISON LAKES HOMEOWNERS 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 Easements, Drainage Tracts, Lake Maintenance and Lake Access Easements, Private Streets and Residential Access Streets associated with said Drainage System.

**DEDICATION AND RESERVATIONS (Cont.)**

- UTILITY EASEMENTS: 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 LANDSCAPE BUFFER EASEMENTS, as shown hereon, is hereby reserved for the ADDISON LAKES HOMEOWNERS ASSOCIATION, INC., its Successors and Assigns, for Buffering and Landscaping purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, CENTEX HOMES, the above named General Partnership, has caused these presents to be signed by its Managing General Partner, CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, licensed to do business in the State of Florida, this 18th day of October, 2001.

CENTEX HOMES, a Nevada General Partnership, licensed to do business in the State of Florida.

BY: CENTEX REAL ESTATE CORPORATION, a Nevada Corporation  
 licensed to do business in the State of Florida, Managing General Partner.

BY: *[Signature]*  
 Trent Bass, Division President

WITNESS: *[Signature]*  
 Print Name: MICHAEL J. NISENBAUM

WITNESS: *[Signature]*  
 Print Name: KEVIN M. BORKENWAGEN

**ACKNOWLEDGEMENT**

State of Florida }  
 County of Palm Beach } SS

BEFORE ME personally appeared Trent Bass, who is personally known to me and who executed the foregoing instrument as Division President of CENTEX REAL ESTATE CORPORATION, Managing General Partner, 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 18th day of October, 2001.

*[Signature]*  
 Notary Public - State of Florida

My Commission Expires:

**ACCEPTANCE OF RESERVATIONS**

State of Florida }  
 County of Palm Beach } SS

The ADDISON LAKES HOMEOWNERS 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 18th day of October, 2001.

ADDISON LAKES HOMEOWNERS ASSOCIATION, INC.

BY: *[Signature]*  
 Print Name: DAVE ABRAMS President

WITNESS: *[Signature]*  
 Print Name: MICHAEL J. NISENBAUM

WITNESS: *[Signature]*  
 Print Name: KEVIN M. BORKENWAGEN

**ACKNOWLEDGEMENT**

State of Florida }  
 County of Palm Beach } SS

BEFORE ME personally appeared David Abrams who is personally known to me and who executed the foregoing instrument as President of ADDISON LAKES HOMEOWNERS ASSOCIATION, INC., and severally acknowledged to and before me that he executed such as President 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 18th day of October, 2001.

*[Signature]*  
 Notary Public - State of Florida

My Commission Expires:

**SURVEYOR'S CERTIFICATE**

This is to 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) and Monuments according to Section 177.091 (9), Florida Statutes, will be set under the 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.

*[Signature]*  
 Thomas R. Palbicke, Professional Land Surveyor, Florida Registration No. 5061

**TITLE CERTIFICATION**

State of Florida }  
 County of Palm Beach } SS

We Meridian Title Company, a Title Insurance Company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to CENTEX HOMES, a Nevada General Partnership; that 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.

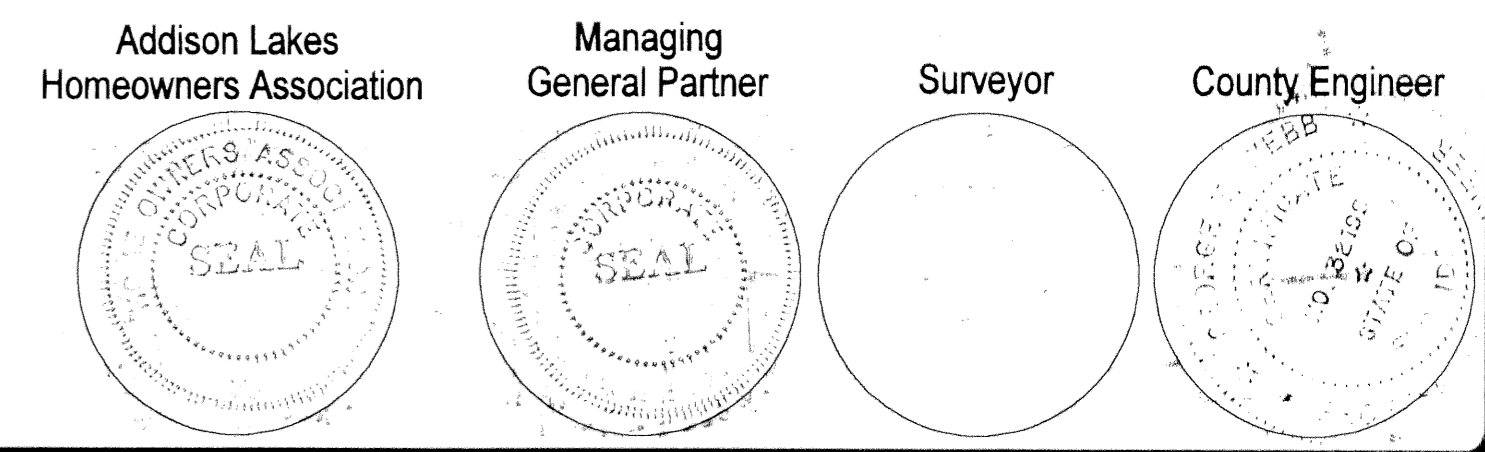
BY: *[Signature]* Rebecca B. Winters Executive Pres  
 Print Name: Rebecca B. Winters Title:

Dated: Oct 22, 2001

**COUNTY APPROVAL  
 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), Florida Statutes, this 18th day of JAN, 2002, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

*[Signature]*  
 George T. Webb, P.E., County Engineer



SUBDIVISION ADDISON LAKES  
 BOOK 97  
 PAGE 199  
 FLOOD MAP # 240B  
 ZONING RS  
 CUB # 54  
 SB 98-68  
 FLZ 789  
 FUD NAME