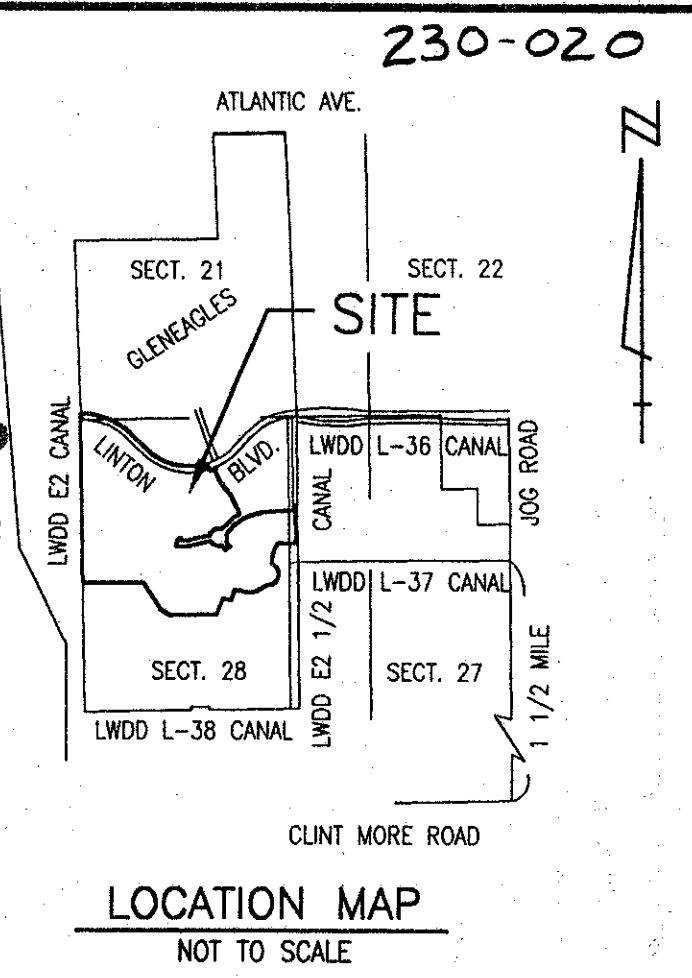


ADDISON RESERVE PLAT THREE

PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
SITUATE IN SECTIONS 21 & 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST
AND BEING A PORTION OF "THE PALM BEACH FARMS COMPANY
PLAT NO. 1" (P.B. 2, PGS. 26-28)
PALM BEACH COUNTY, FLORIDA
APRIL, 1996 SHEET 1 OF 8

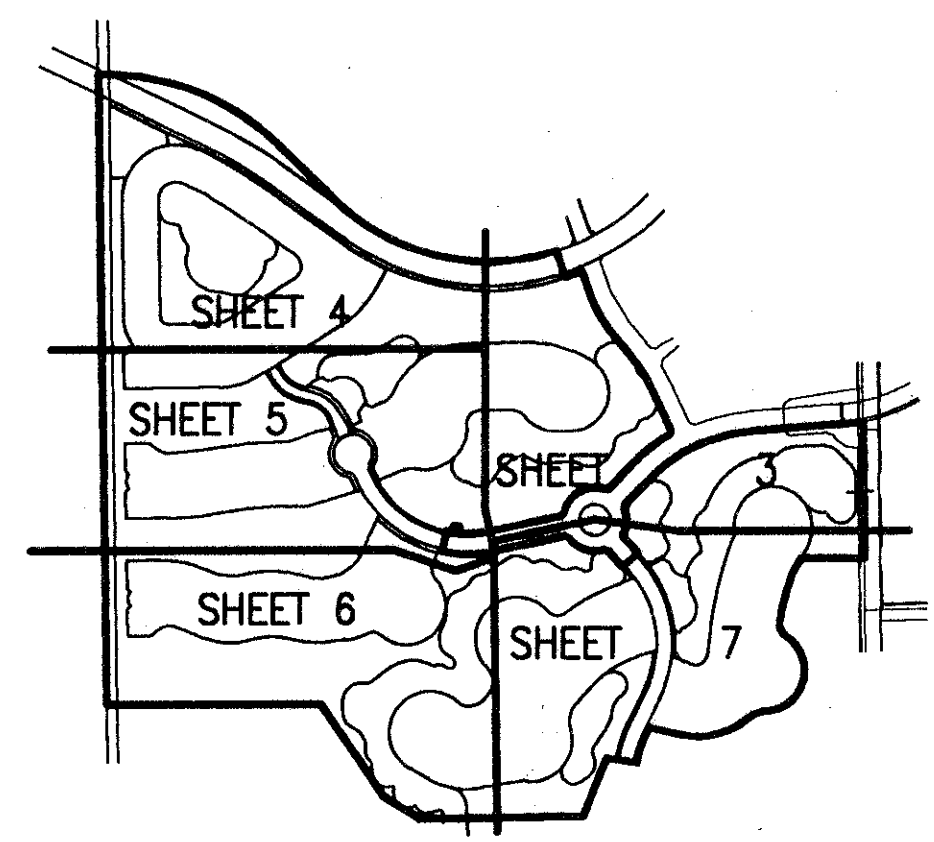
Pet 80-215



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD *12:25 PM*
THIS *17th* DAY OF *SEP*
AD, 1996 AND DULY RECORDED
IN PLAT BOOK *18* ON PAGES
5 AND *12*
DOROTHY H. WILKEN, CLERK
BY: *Dorothy H. Wilken*
CIRCUIT COURT SEAL

REV. 07/09/96
CAD FILE:
TWKCADADDIRP01



SHEET LOCATION MAP
NOT TO SCALE

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 SECTIONS 21 AND 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 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 THREE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "ADDISON RESERVE PLAT TWO", AS RECORDED IN PLAT BOOK 77, PAGES 3 THROUGH 8, INCLUSIVE, OF THE AFOREMENTIONED PUBLIC RECORDS, THENCE SOUTH 18°01'56" EAST, ALONG THE WESTERLY BOUNDARY OF SAID "ADDISON RESERVE PLAT TWO", SAID LINE BEING RADIAL TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1285.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°56'32", AN ARC DISTANCE OF 88.42 FEET; THENCE SOUTH 65°40'14" EAST, A DISTANCE OF 9.42 FEET; THENCE SOUTH 19°30'36" EAST, A DISTANCE OF 95.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°33'00", AN ARC DISTANCE OF 272.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40°03'36" EAST, A DISTANCE OF 130.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 720.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'05", AN ARC DISTANCE OF 186.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44°18'20" WEST, A DISTANCE OF 171.31 FEET; THENCE NORTH 72°00'05" WEST, A DISTANCE OF 253.77 FEET; THENCE SOUTH 17°09'54" WEST, A DISTANCE OF 22.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 960.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 30°47'36" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°56'04", AN ARC DISTANCE OF 250.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44°18'20" WEST, A DISTANCE OF 171.31 FEET; THENCE NORTH 72°00'05" WEST, A DISTANCE OF 253.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 165.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 19°06'25" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°25'29", AN ARC DISTANCE OF 280.56 FEET; THENCE SOUTH 44°08'55" WEST, A DISTANCE OF 18.95 FEET; THENCE SOUTH 78°14'48" WEST, A DISTANCE OF 382.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 545.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°53'53", AN ARC DISTANCE OF 160.73 FEET; THENCE NORTH 07°47'29" EAST, A DISTANCE OF 34.56 FEET; THENCE NORTH 82°32'31" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 07°27'29" WEST, A DISTANCE OF 34.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 545.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 08°30'34" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°53'53", AN ARC DISTANCE OF 160.73 FEET; THENCE SOUTH 11°59'30" WEST, ALONG A LINE RADIAL TO THE LAST AND FOLLOWING DESCRIBED CURVES, A DISTANCE OF 110.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 655.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°44'42", AN ARC DISTANCE OF 271.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 78°14'48" EAST, A DISTANCE OF 382.10 FEET; THENCE SOUTH 67°39'19" EAST, A DISTANCE OF 18.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 165.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 54°48'40" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°18'26", AN ARC DISTANCE OF 208.23 FEET; THENCE SOUTH 75°01'48" EAST, A DISTANCE OF 18.95 FEET; THENCE SOUTH 40°55'54" EAST, A DISTANCE OF 110.71 FEET; THENCE NORTH 49°04'06" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 40°55'54" WEST, A DISTANCE OF 110.71 FEET; THENCE NORTH 06°50'01" WEST, A DISTANCE OF 18.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 165.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 64°22'03" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°11'42", AN ARC DISTANCE OF 133.03 FEET; THENCE NORTH 11°03'41" EAST, A DISTANCE OF 18.56 FEET; THENCE NORTH 44°16'20" EAST, A DISTANCE OF 171.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'02", AN ARC DISTANCE OF 603.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 85°26'22" EAST, A DISTANCE OF 476.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 960.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'54", AN ARC DISTANCE OF 107.76 FEET TO A POINT ON THE WEST LINE OF "ADDISON RESERVE PLAT ONE", AS RECORDED IN PLAT BOOK 78, PAGES 143 THROUGH 149, INCLUSIVE, OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT 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 SAID PUBLIC RECORDS; THENCE SOUTH 00°42'46" EAST, DEPARTING THE AFOREMENTIONED BOUNDARY OF "ADDISON RESERVE PLAT TWO", AND ALONG SAID WEST LINES, A DISTANCE OF 704.88 FEET; THENCE NORTH 90°00'00" WEST, DEPARTING SAID WEST LINES, A DISTANCE OF 330.86 FEET; THENCE SOUTH

29°51'32" WEST, A DISTANCE OF 93.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1525.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 70°42'26" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°31'56", AN ARC DISTANCE OF 253.72 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 78.00 FEET; THENCE SOUTHEASTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 203.00 FEET; THENCE SOUTHERLY 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 SOUTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY 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 NORTHWESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY 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 TANGENCY; THENCE NORTH 77°22'39" WEST, A DISTANCE OF 171.88 FEET; THENCE SOUTH 26°50'37" WEST, A DISTANCE OF 29.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 545.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'34", AN ARC DISTANCE OF 167.03 FEET; THENCE NORTH 80°42'54" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 157.31 FEET; THENCE SOUTH 21°56'56" WEST, A DISTANCE OF 323.06 FEET; THENCE SOUTH 89°05'28" WEST, A DISTANCE OF 850.81 FEET; THENCE NORTH 58°06'10" WEST, A DISTANCE OF 220.00 FEET; THENCE NORTH 34°21'24" WEST, A DISTANCE OF 180.06 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1113.55 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED SECTION 28, SAID POINT ALSO BEING ON THE WEST LINE OF LAKE WORTH DRAINAGE DISTRICT E 2 E CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 3665, PAGE 1706 AND OFFICIAL RECORD BOOK 4197, PAGE 699 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°53'09" WEST, ALONG SAID WEST LINES, A DISTANCE OF 3126.83 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 28; THENCE NORTH 00°53'09" WEST, A DISTANCE OF 253.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1336.41 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 00°56'29" EAST, SAID POINT ALSO BEING ALONG THE SOUTH BOUNDARY OF GLENEAGLES PLAT SIX, AS RECORDED IN PLAT BOOK 53 AT PAGES 20 THROUGH 23 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'01", AN ARC DISTANCE OF 1041.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 46°18'28" EAST, A DISTANCE OF 418.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1140.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°43'27", AN ARC DISTANCE OF 1228.11 FEET TO A POINT ON A RADIAL LINE; THENCE SOUTH 18°01'55" EAST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 120.00 FEET; POINT OF BEGINNING.

CONTAINING 213.089 ACRES, MORE OR LESS.

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

- 1. TRACTS A AND B, AS SHOWN HEREON, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACTS D, E, F, G, H, I, J, K, O AND P, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACT Q, AS SHOWN HEREON, IS HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE WEST 100.00 FEET OF TRACT Q IS SUBORDINATE TO THE LWD EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6076, PAGE 1764 AND NO LANDSCAPING WILL BE ALLOWED WITHIN THIS WEST 100.00 FEET.
- 4. TRACT L AND TRACT N AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR STREET PURPOSES.
- 5. TRACTS M AND N, AS SHOWN HEREON, ARE LAKE WORTH DRAINAGE DISTRICT CANAL TRACTS, AS SHOWN HEREON, PER OFFICIAL RECORD BOOK 3665 AT PAGE 1706 AND OFFICIAL RECORD BOOK 4197 AT PAGE 699. TRACTS M AND N ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE WORTH DRAINAGE DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. TRACTS GC-1, GC-2, GC-3, GC-4, GC-5, AND GC-6, 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.

7. TRACTS PK-1 AND PK-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACTS LK-12, LK-13, LK-14, LK-17, LK-18, LK-19, AND LK-20, 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.

9. 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 DESIGN 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.

10. TRACTS L-12, L-13, L-14, L-19A, L-19B, L-19C, L-19D, L-19E, L-19F AND L-20 AS SHOWN HEREON, ARE HEREBY RESERVED 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.

11. TRACTS 7, 8, 9, 10, 11, 12, C AND R 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 SHALL BE REPLATTED PRIOR TO DEVELOPMENT. SAID MAINTENANCE OBLIGATION SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING ORDINANCE AT THE TIME OF REPLATTING.

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 UTILITIES.

15. 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.

16. 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.

17. THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL BOOK 9008, PAGE 1159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT. (SEE SHEET 8 OF 8).

18. THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS *17th* DAY OF *July*, 1996.

TAYLOR WOODROW/KENCO, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: TWKC, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER
ATTEST: *Kathie Maloney* Secretary
BY: *John R. Peshkin* President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SARASOTA
BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN AND *Kathie Maloney* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE 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 *16th* DAY OF *July*, 1996.

MY COMMISSION EXPIRES: *7/16/96* DATE
Rhonda L. Fleming Hill
NOTARY PUBLIC
Rhonda L. Fleming Hill

APPROVALS

COUNTY ENGINEER: *Rhonda L. Fleming Hill*
April 19, 2000
EXPIRES: APRIL 19, 2000
EXPIRES: APRIL 19, 2000

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 *10th* DAY OF *Sept*, 1996.

BY: *George W. Webb*
GEORGE WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

GLENEAGLES/POLO CLUB WEST P.U.D. PETITION NO. 80-215H

TOTAL AREA	213.089 ACRES
ROADS	4.540 ACRES
LWD CANALS	4.089 ACRES
OPEN SPACE/RECREATION	75.026 ACRES
RESIDENTIAL TRACTS	87.046 ACRES
PARKS	2.106 ACRES
LINTON BOULEVARD	
RIGHT-OF-WAY	7.338 ACRES
WATER MANAGEMENT TRACTS	35.040 ACRES

78/5

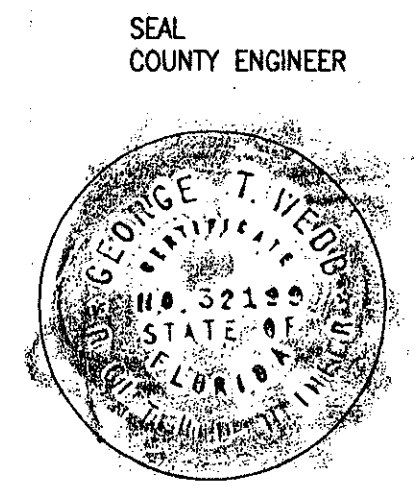
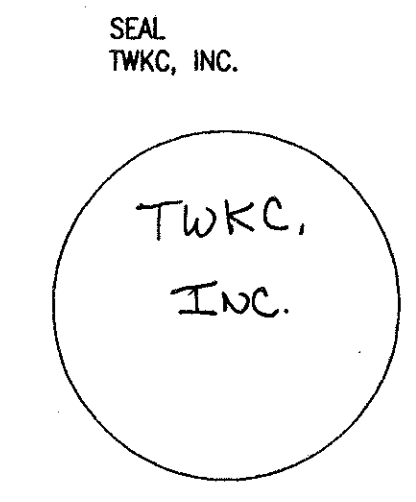
THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SHEET 1 OF 8

SCALE:	N/A
P.A. NO.:	94182.26
DATE:	APRIL 1996
DRAWING NO.:	46-42-28-77

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

ADDISON RESERVE PLAT THREE
PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
SITUATE IN SECTIONS 21 & 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND BEING A PORTION OF "THE PALM BEACH FARMS COMPANY PLAT NO. 1" (P.B. 2, PGS. 26-28) PALM BEACH COUNTY, FLORIDA



0230-020

ADDISON Reserve Plat Three
BOOK 78 PAGE 5
FLOOD MAP #25A
ZONING RT5
USE 80-215
PUD CODE 33444
GLENEAGLES/POLO CLUB WEST

Revised 11/20/96