

ADDISON COURT PLAT 1

176

SITUATE IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2 MAY 1997

5 000 - 314

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ADDISON COURT PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON SITUATE IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SHOWN HEREON AS ADDISON COURT PLAT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 36, THENCE RUN SOUTH 89° 40' 13" EAST (ON AN ASSUMED BEARING) 53.00 FEET ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF BOCA TECH - PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 142 AND 143, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 40' 13" EAST ALONG SAID PROLONGATION AND SAID NORTHERLY BOUNDARY, 604.48 FEET; THENCE RUN NORTH 00° 19' 47" EAST ALONG THE WESTERLY BOUNDARY OF TRACT X-1, BOCA GOLF AND TENNIS CLUB - SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 144 AND 145, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 440.00 FEET; THENCE RUN NORTH 89° 40' 13" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT X-1, 607.02 FEET; THENCE RUN DUE SOUTH 440.01 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS SHOWN IN OFFICIAL RECORDS BOOK, PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE POINT OF BEGINNING.

SAID LAND LYING IN PALM BEACH COUNTY, FLORIDA CONTAINING 6.12 ACRES, MORE OR LESS.

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

1. CONSERVATION EASEMENT: AS SHOWN HEREON, IS HEREBY RESERVED AS A NATURAL PRESERVE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ADDISON COURT PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. LANDSCAPE BUFFER EASEMENTS: AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ADDISON COURT PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM ENCROACHMENT OF 5 FEET BY ANY EASEMENT MAY BE PERMITTED.
3. DRIVEWAY EASEMENTS: INGRESS-EGRESS EASEMENT No. 1 AND INGRESS-EGRESS EASEMENT No. 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ADDISON COURT PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF TRACT "C" FOR DRIVEWAY, INGRESS-EGRESS 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.
4. LIMITED ACCESS EASEMENT: THE LIMITED ACCESS EASEMENTS 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.
5. UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
6. PARCEL "A", PARCEL "B" AND PARCEL "C" AS SHOWN HEREON ARE HEREBY RESERVED TO ADDISON COURT PARTNERSHIP, A FLORIDA PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ADDISON COURT INC., A FLORIDA CORPORATION, THIS 17th DAY OF MAY 1997.

ADDISON COURT INC.
A FLORIDA CORPORATION,
GENERAL PARTNER
WITNESS: *Robert A. Levy* BY: *Robert A. Levy*
ROBERT A. LEVY, PRESIDENT
WITNESS: *Alpina Siosconaco*

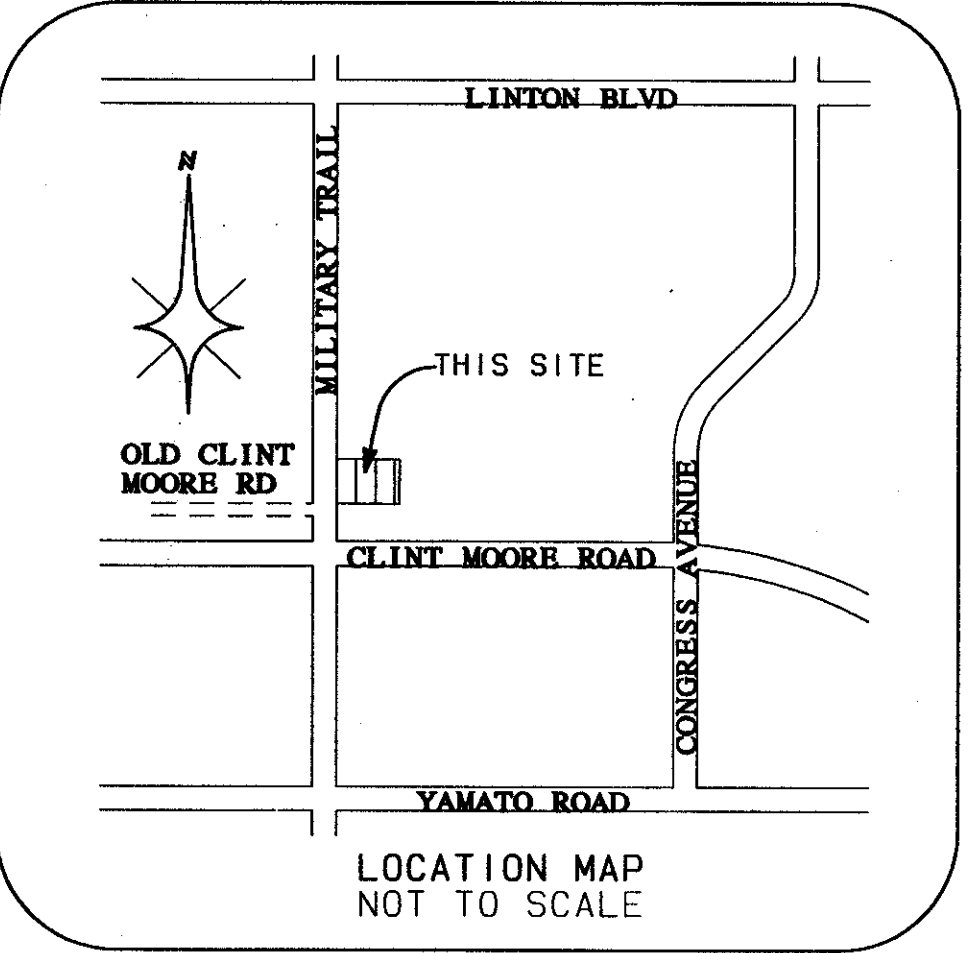
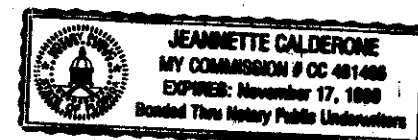
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. LEVY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ADDISON COURT INC., A FLORIDA CORPORATION, AND 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 19th DAY OF MAY 1997.

MY COMMISSION EXPIRES _____
WITNESS: *Jeanette Calderone*
NOTARY PUBLIC - STATE OF FLORIDA



STATISTICAL DATA:

PETITION NUMBER: CB 95-17(A)
CLASSIFICATION: M. U. D. *
TOTAL PLAT AREA: = 6.12 ACRES
CONSERVATION AREA: 0.22 ACRES
PARCEL "A": 1.41 ACRES
PARCEL "B": 1.64 ACRES
PARCEL "C": 3.07 ACRES

* - MULTIPLE USE DEVELOPMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT 2:55 P.M. THIS 25th DAY OF June, AD, 1997 AND DULY RECORDED IN PLAT BOOK 79 ON PAGES 176 AND 177.



DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: *Dorothy H. Wilken* DC

PET. 81-6
5/3/3/K

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING DUE SOUTH ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO, UNLESS NOTED AS GRID BEARING. (SEE NOTE #6.)
2. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE 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 USE RIGHTS GRANTED.
4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. THIS INSTRUMENT WAS PREPARED BY: RICHARD A. PEDRAZA, IN THE OFFICES OF: ATLANTIC CARIBBEAN MAPPING, INC. 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
6. COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000359
GRID DISTANCE: (GROUND DISTANCE) x (SCALE FACTOR)
BEARING ROTATION (PLAT TO GRID) = 01° 08' 06" COUNTERCLOCKWISE
EXAMPLE: (PLAT BEARING) - (GRID ROTATION)
500° 00' 00" E - 501° 08' 06" E

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ADDISON COURT PROPERTY OWNERS' ASSOCIATION, INC. DOES HEREBY ACCEPT 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 17th DAY OF MAY 1997.

ADDISON COURT PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Robert A. Levy* BY: *Robert A. Levy*
ROBERT A. LEVY, PRESIDENT
WITNESS: *Alpina Siosconaco*

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT A. LEVY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ADDISON COURT PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, AND 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 19th DAY OF MAY 1997.

MY COMMISSION EXPIRES _____
WITNESS: *Jeanette Calderone*
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, WILLIAM R. BOOSE III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE ADDISON COURT PARTNERSHIP; THAT ALL CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED THIS 22nd DAY OF May 1997 BY: *William R. Boose III*
WILLIAM R. BOOSE III
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

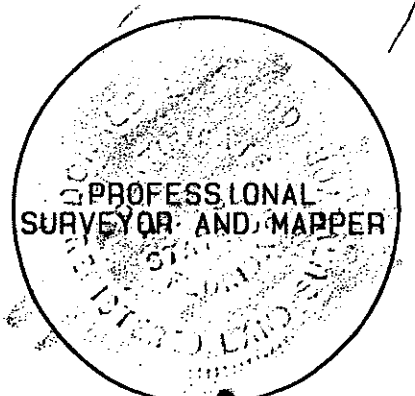
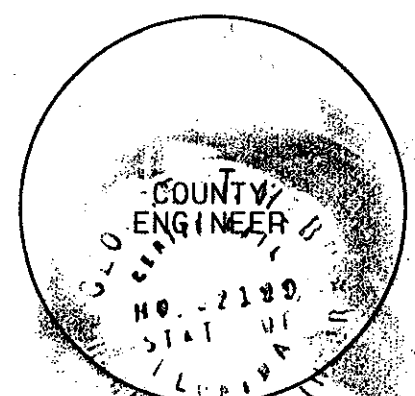
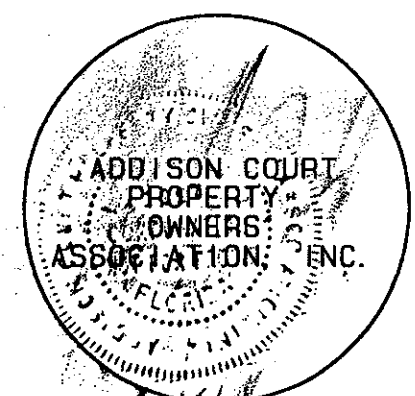
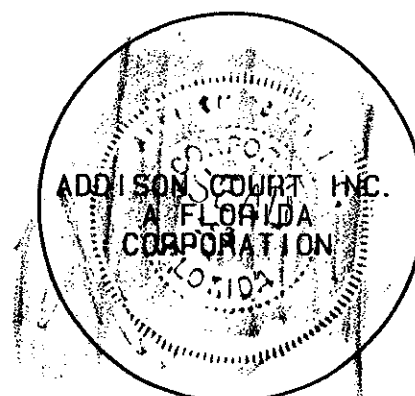
PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
OF PALM BEACH COUNTY, FLORIDA
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 25th DAY OF June, A.D. 1997.
BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
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, 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.
DATED THIS 5th OF JUNE 1997.
WITNESS: *Donald J. Webb*
DONALD J. WEBB
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4386

SUBDIVISION - ADDISON COURT
BOOK 79 PAGE 176
FLOOD ZONE 2206 FLOOD MAP # B
ROAD # 37 ZONING RS
SE 81-6 ZIP CODE 33487
PUD NAME Addison Court



NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

PLAT: ADDISON COURT PLAT 1 PROJ #: 94-13 SHEET 1 OF 2

ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7884 FAX (561) 964-1965

5000-314