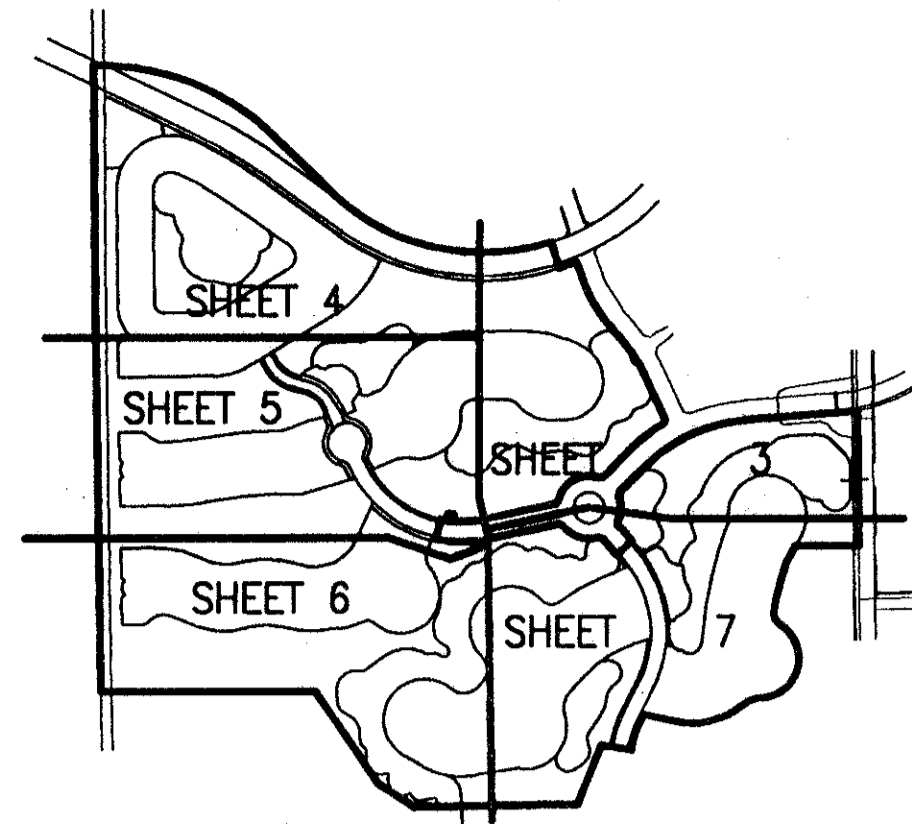
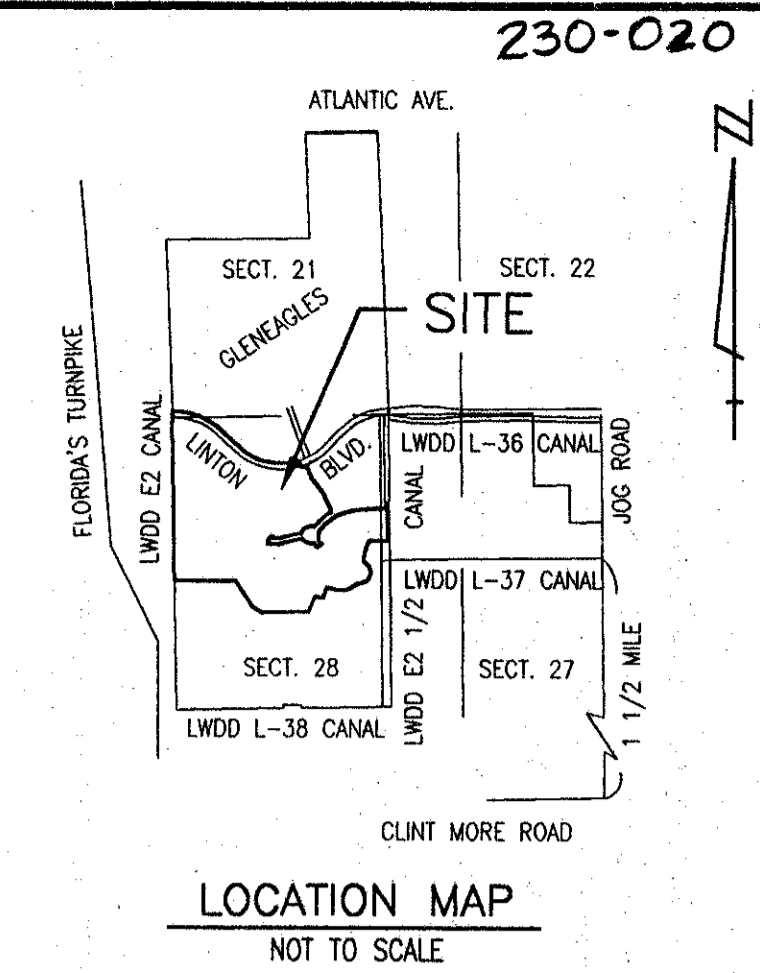


# ADDISON RESERVE PLAT THREE

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 2 OF 8



SHEET LOCATION MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

6

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
 RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AD, 1996 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON PAGES  
 \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN, CLERK  
 BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL

Pet 80-215

**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 12 DAY OF July, 1996.

ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION INC. A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: Aaron Chorost BY: Craig A. Perna  
 AARON CHOROST VICE PRESIDENT CRAIG A. PERNA PRESIDENT

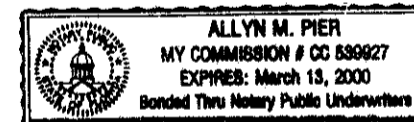
**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA AND AARON CHOROST 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 ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, 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 SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF July, 1996.

MY COMMISSION EXPIRES: 3/13/00  
 DATE NOTARY PUBLIC



**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

ADDISON RESERVE COUNTRY CLUB, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12 DAY OF July, 1996.

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

ATTEST: Aaron Chorost BY: Craig A. Perna  
 AARON CHOROST VICE PRESIDENT CRAIG A. PERNA PRESIDENT

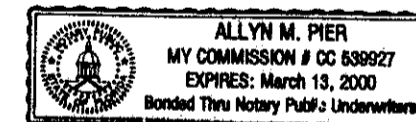
**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

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WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF July, 1996.

MY COMMISSION EXPIRES: 3/13/00  
 DATE NOTARY PUBLIC



**SURVEYOR'S NOTES**

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 00°53'09" EAST ALONG THE WEST LINE OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE SAME BEARING BASE AS "ADDISON RESERVE PLAT TWO", AS RECORDED IN PLAT BOOK 77 AT PAGES 3 THROUGH 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE ROTATION NOTE SHEETS 6 OF 8 AND 7 OF 8).
  - 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.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
  - THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - 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 16 DAY OF JULY, 1996 Mary Hanna Ciofelter  
 MARY HANNA CIOFELTER  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 4763

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

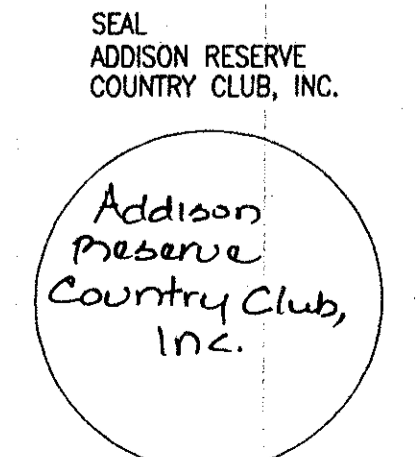
I, GARY S. DUNAY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TAYLOR WOODROW/KENCO, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 15, 1996 BY: Gary S. Dunay

SUBDIVISION # ADDISON RESERVE  
 BOOK 78 PAGE 6  
 FLOOD MAP # 4715A  
 ZONING RT5  
 QUAD # 52  
 SE 80-215  
 ZIP CODE 33444  
 PUD NAME Gleneagles/Polo Club West

Recorded  
 11/22/96

REV. 05/24/96  
 CAD FILE:  
 TWKADD\ADDIRP01



0230-020

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.  
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 PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 8

78/6

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