

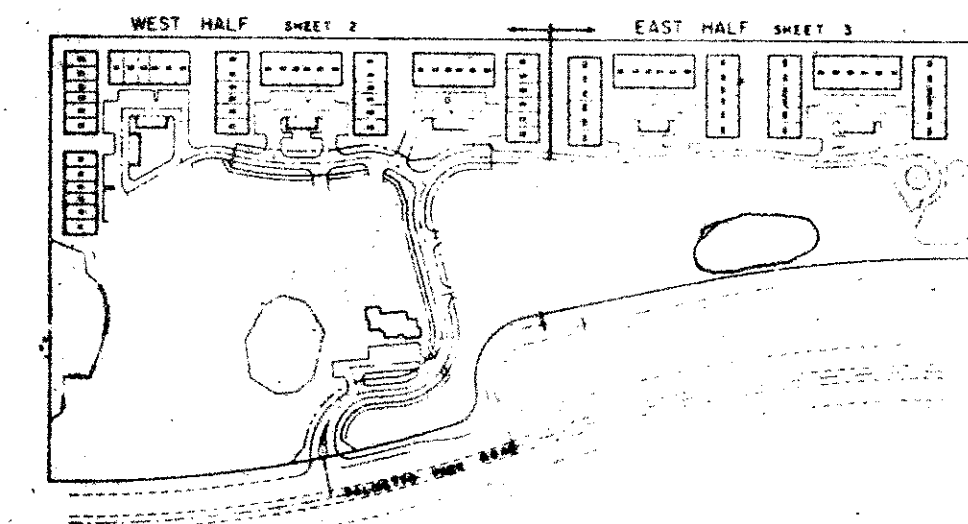
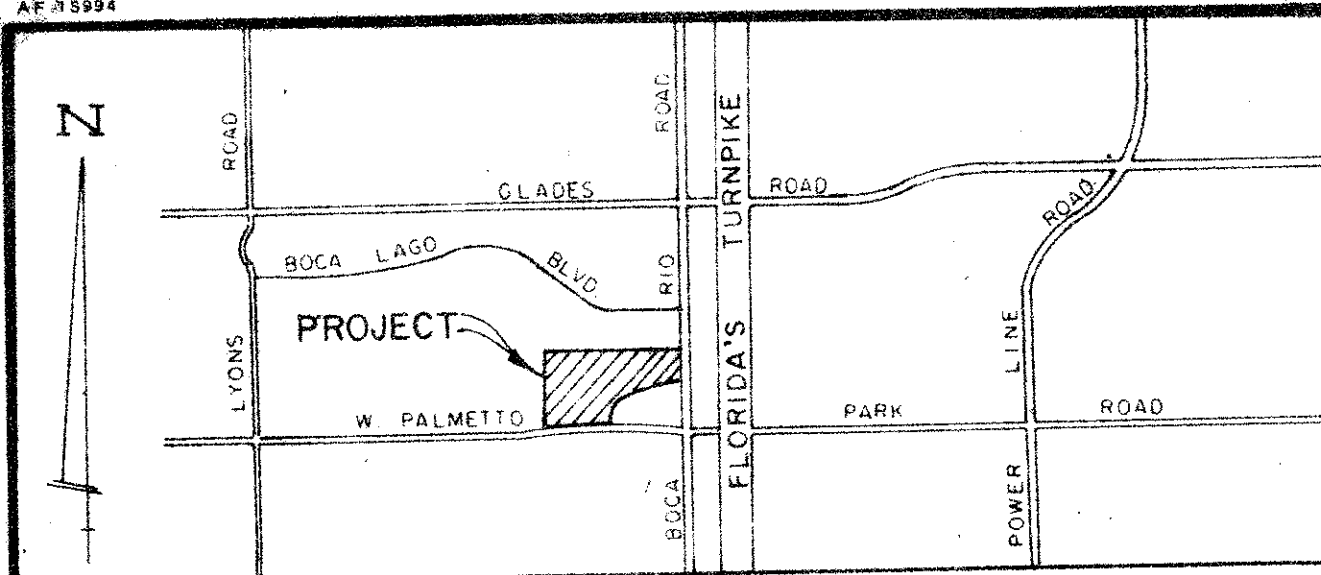
# ADDISON PLACE

## A PLANNED UNIT DEVELOPMENT - P.U.D.

BEING A REPLAT OF PORTIONS OF TRACTS 88, 89, 90, 91, 110, 111, 112 AND 113, BLOCK 79, PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PGS. 45 - 54, SITUATE IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

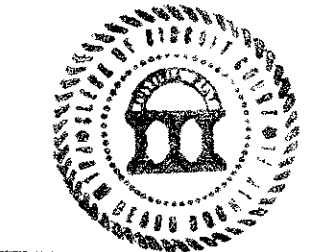
SHEET 1 OF 3

JAN. 1988



# 43

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 9:23 A.M.  
this 14th day of MARCH  
19 88, and duly recorded in Plat Book No.  
59 on page 43, 44, 45  
JOHN B. DUNKLE, Clerk, Circuit Court  
By *Carolina Q. Lead*, D.C.



LOCATION MAP  
NOT TO SCALE

### DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PORTIONS OF TRACTS 88, 89, 90, 91, 110, 111, 112 AND 113, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 110 OF SAID BLOCK 79; THENCE NORTH 00°01'30" WEST ALONG THE WEST LINE OF SAID TRACT 110, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'30" WEST ALONG THE WEST LINE OF SAID TRACT 110 AND 91, A DISTANCE OF 760.0 FEET; THENCE RUN ON A BEARING OF DUE EAST ON A LINE WHICH IS THE NORTHERLY LINE OF THE SOUTHERLY 240.0 FEET OF SAID TRACTS 91, 90, 89 AND 88, A DISTANCE OF 1641.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BOCA RIO ROAD AS RECORDED IN O.R. BOOK 1865, PAGES 12 AND 14, PALM BEACH COUNTY RECORDS; THENCE SOUTH 0°42'52" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 343.74 FEET; THENCE SOUTH 44°17'08" WEST, A DISTANCE OF 35.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD AS RECORDED IN O.R. BOOK 4408, PAGES 726, PALM BEACH COUNTY RECORDS; THENCE SOUTH 89°17'08" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 69.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 2321.83 FEET AND A DELTA OF 10°47'54"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 437.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°25'14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 294.31 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 1054.0 FEET AND A DELTA OF 89°15'23"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 163.57 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 50.0 FEET AND A DELTA OF 85°05'; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 72.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 2221.83 FEET AND A DELTA OF 17°42'54"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 688.90 FEET TO A POINT OF TANGENCY; THENCE RUN ON A BEARING OF DUE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, A DISTANCE OF 36.11 FEET TO THE POINT OF BEGINNING SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 20.913 ACRES, MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT M. K. Associates, a Florida General Partnership, owner of the lands here same to be surveyed hereon as Addison Place PUD, has hereby dedicated as follows: and platted as shown hereon and

### STREETS

The Tract "A" as shown hereon is hereby dedicated to ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, its successors or assigns, for ingress and egress to the property and drainage and utility purposes and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

### UTILITIES

Utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities, including cable television systems.

### DRAINAGE EASEMENTS

The drainage easements as shown hereon are hereby dedicated for the construction, operation and maintenance of drainage facilities and are the perpetual maintenance obligation of ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, its successors or assigns, for the purpose of drainage and utility purposes and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

### WATER MANAGEMENT TRACTS

The Water Management Tract shown hereon as Tract W-1 is hereby dedicated to ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, its successors or assigns, for water management purposes, as a drainage easement and other proper purposes and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

### LIMITED ACCESS EASEMENT

The limited access easements as shown hereon are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

### PARKING AND ACCESS

Tract "P" as shown hereon is hereby dedicated to ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, its successors or assigns, as an access and parking tract and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

### RECREATION TRACT

Tract "R" as shown hereon is hereby dedicated to ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, for recreational purposes and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

### COMMON SPACE

Tract "C" as shown hereon is hereby dedicated to ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, as a common area and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

### PRESERVATION TRACTS

Tract "W-2" as shown hereon is hereby dedicated to ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, as a tree preserve and water retention area, and it is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

Tract "W-3" as shown hereon is hereby dedicated to ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, as a tree preserve and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

### ROAD RIGHT-OF-WAY

The 20.00 foot additional road right-of-way for Boca Rio Road as shown hereon is dedicated to the Board of County Commissioners of Palm Beach County, Florida.

### RESIDENTIAL AREA

Tract "D" as shown hereon is hereby reserved by M.K. Associates, a Florida General Partnership, for itself, its successors and assigns, for all lawful purposes, without recourse to Palm Beach County.

### ACCESS EASEMENT

The Access Easement shown hereon is dedicated to ADDISON PLACE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, for access purposes and is the perpetual maintenance obligation of same without recourse to Palm Beach County.

### LIFT STATION

The Lift Station easement shown hereon is dedicated to Palm Beach County Water Utilities and is the perpetual maintenance responsibility of same.

### PUD BUFFER

The P.U.D. Buffer is dedicated to the Addison Place Community Association Inc., a Florida Not-For-Profit Corporation for proper purposes and is the perpetual maintenance obligation of said Association without recourse to Palm Beach County.

IN WITNESS WHEREOF, M.K. Associates, a Florida General Partnership, has caused these presents to be signed by its managing General Partner, this 26th day of January, 1988.

M.K. ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP

By: *James M. Haag*  
JAMES M. HAAG  
EXEC. VICE PRESIDENT

By: *R. Ross*  
R. ROSS  
Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared JAMES HAAG and R. ROSS and to me well known and known to me to be the individuals described in and who executed the foregoing instrument as EXEC. VICE PRESIDENT and of S.F.B. Capital Corporation, a Florida Corporation, on behalf of the Corporation, as managing General Partner of M.K. Associates, a Florida General Partnership.

WITNESS my hand and official seal, this 26th day of January, A.D. 1988.

By: \_\_\_\_\_  
Notary Public  
My Commission Expires: 8-3-1991

### MORTGAGEE'S CONSENT

STATE OF NEW JERSEY  
COUNTY OF MORRIS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION IS THE HOLDER OF THOSE CERTAIN TWO MORTGAGES RECORDED IN OFFICIAL RECORD BOOK, 4123 AT PAGE 1246 AND OFFICIAL RECORD BOOK 4216 AT PAGE 1645, AS MODIFIED BY THAT CERTAIN MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 4216 AT PAGE 1656, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF JANUARY, A.D. 1987.

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: *Robert A. Hughes*  
ROBERT A. HUGHES, PRESIDENT

Attest: *Mary R. Bycroft*  
MARY R. BYCROFT, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF NEW JERSEY  
COUNTY OF MORRIS

BEFORE ME PERSONALLY APPEARED ROBERT A. HUGHES AND MARY R. BYCROFT TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AND THEY 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 CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 26th DAY OF JANUARY, A.D. 1987.

By: *Clarence S. Ross*  
CLARENCE S. ROSS, NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_  
Notary Public

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, Chicago Title of Palm Beach County, a Title Insurance Company, duly licensed in the State of Florida, do hereby certify that we have examined the Title to the heron described property; that we find the title to the property is vested to M.K. Associates, a Florida General Partnership, that the property is encumbered by the mortgages shown hereon; and that we find all mortgages are shown and are true and correct. There are no other encumbrances of record.

CHICAGO TITLE INSURANCE CO.

DATE: 1/11/88 By: *E. White*  
E. White  
Title Officer

IMPACT FEE  
NONE DUE

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF MARCH, A.D., 1987.

By: *Carol A. Roberts*  
CAROL A. ROBERTS, CHAIR  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF MARCH, A.D., 1987.

By: *Herbert F. Kahler*  
HERBERT F. KAHLER, ENGINEER  
PALM BEACH COUNTY, FLORIDA

ATTEST: JOHN B. DUNKLE, CLERK, CIRCUIT COURT

By: *Richard A. Compton*  
RICHARD A. COMPTON, DEPUTY CLERK

### NOTES

PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THUS: □

PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS: ○

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT 110, BLOCK 79, PALM BEACH FARMS COMPANY, PLAT NO. 3 (PLAT BOOK 2, PAGES 45-52) BEING NORTH 00°01'30" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THEREON.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE, MAINTENANCE, & ACCESS EASEMENTS, OR UTILITY EASEMENTS FOR WATER & SEWER.

IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR WATER & SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

U.E.: Denotes Utility Easement  
D.E.: Denotes Drainage Easement

There shall be no buildings, trees or shrubs place on Tract "W-1".

### 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, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE COUNTY OF PALM BEACH.

DATE: 9-28-87 By: *Ward L. Mitzelfeld*  
WARD L. MITZELFELD P.L.S.  
FLORIDA CERT. NO. 1632

THIS INSTRUMENT WAS PREPARED BY WARD L. MITZELFELD, ROBERT E. OWEN & ASSOCIATES, INC., ENGINEERS, SURVEYORS & PLANNERS, 2300 FLA-MANGO ROAD, WEST PALM BEACH, FLORIDA.

P.U.D. TABULATION

AREA OF THIS PLAT 20.913 ACRES  
NUMBER OF D.U.'S 166 DWELLING UNITS  
DENSITY 7.94 D.U.'S/ACRES

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

## ADDISON PLACE

PALM BEACH COUNTY, FLORIDA

Notary	Metropolitan Federal Savings and Loan Assoc.	Notary	S.F.B. CAPITAL CORP.	County, Engineer	County	Clerk, Circuit Court	Surveyor's Seal	Field Book No. A 77 Pg. 4 Design Drawn Checked	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	Job No. 87 1040 Date JULY 1987 Sheet 3 File No. BF-2417
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# 59/43