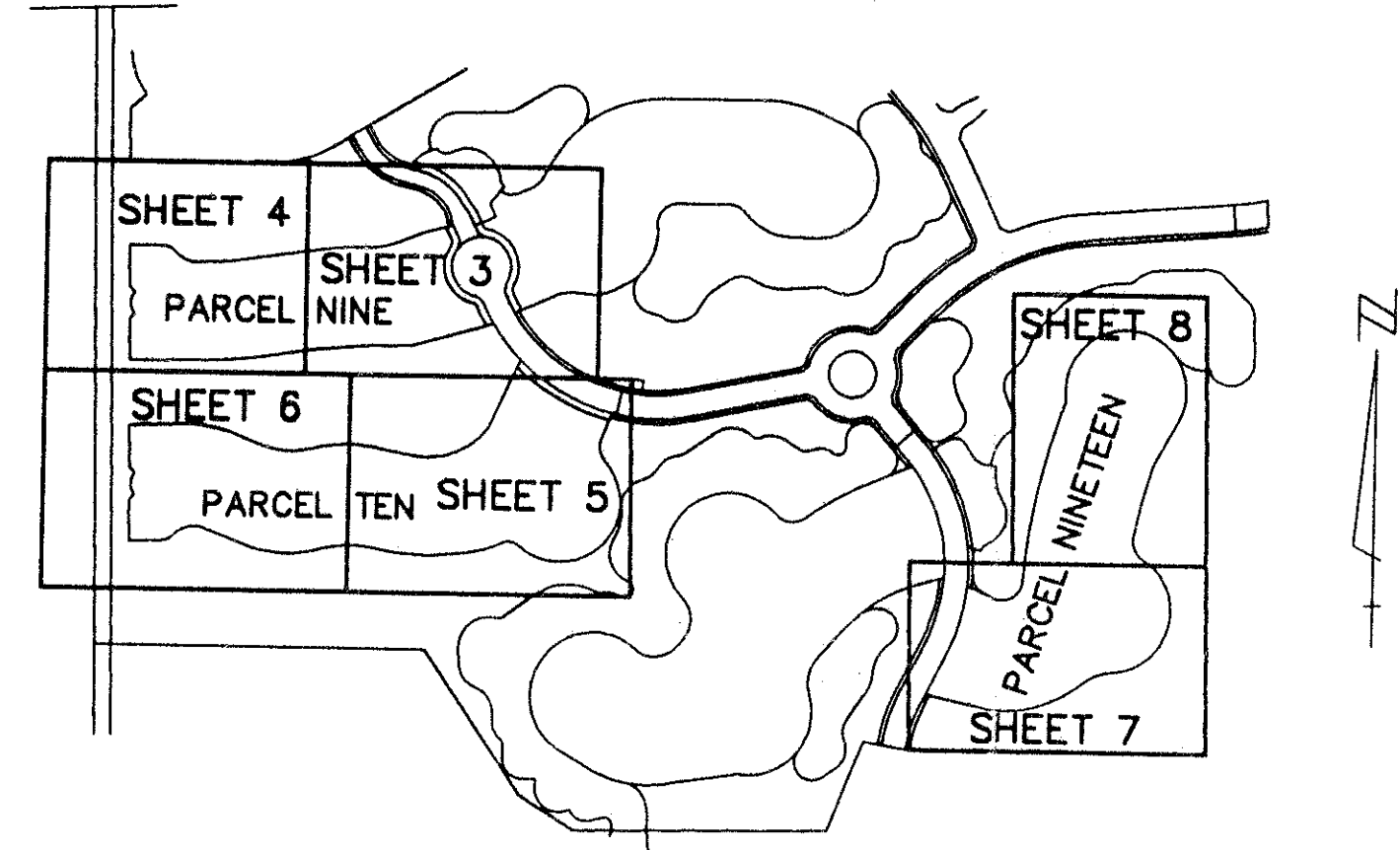
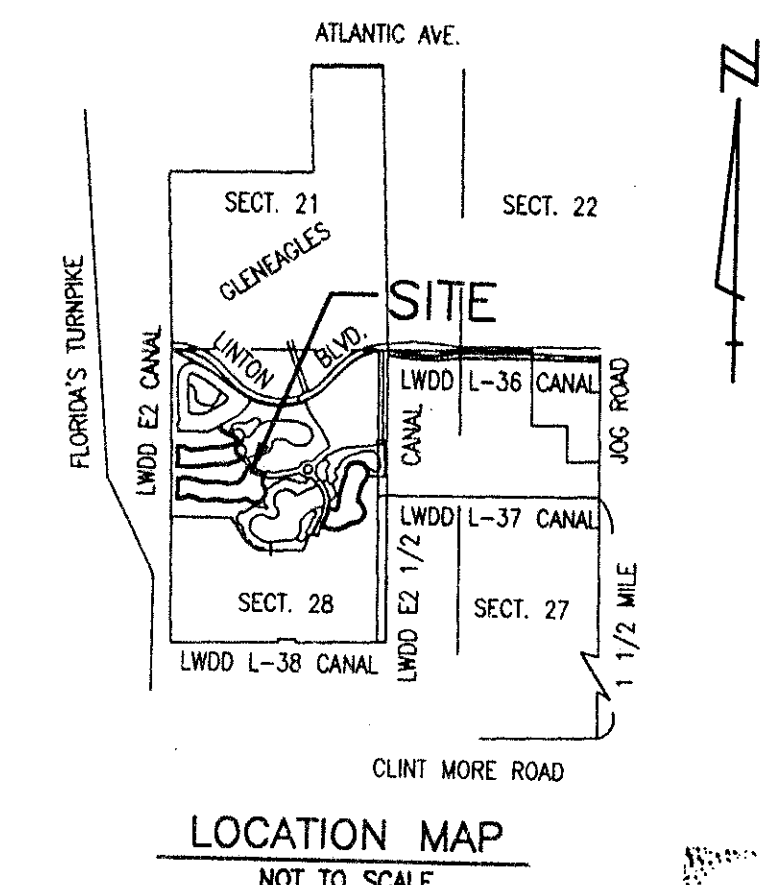


ADDISON RESERVE PARCELS NINE, TEN & NINETEEN

PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
BEING A REPLAT OF TRACT 9, TRACT 10 AND TRACT 19,
"ADDISON RESERVE PLAT THREE"
(P.B. 78, PGS. 5 - 12)
SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
AUGUST, 1996 SHEET 1 OF 8

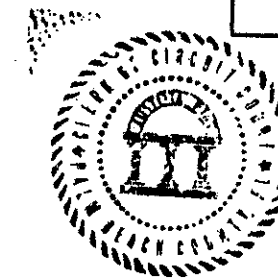


SHEET LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:37 AM
THIS 19 DAY OF December
AD, 1996 AND DULY RECORDED
IN PLAT BOOK 78 ON PAGES
137 THROUGH 144
DOROTHY H. WILKIN, CLERK
By: [Signature] D.C.



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 SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ADDISON RESERVE PARCELS NINE, TEN & NINETEEN", BEING A PART OF GLENEAGLES/POLO CLUB WEST P.U.D., BEING A REPLAT OF TRACT 9, TRACT 10 AND TRACT 19, "ADDISON RESERVE PLAT THREE" AS RECORDED IN PLAT BOOK 78, PAGES 5 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THREE PARCELS OF LAND SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING TRACT 9, TRACT 10 AND TRACT 19, "ADDISON RESERVE PLAT THREE" AS RECORDED IN PLAT BOOK 78, PAGES 5 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

THE ABOVE THREE PARCELS CONTAINING 36.81 ACRES OF LAND, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR L'AQUILA 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.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR L'AQUILA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR TALAVERA 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.
- TRACTS E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR TALAVERA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT G, AS SHOWN HEREON, IS HEREBY RESERVED FOR MADDALENA 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.
- TRACTS H AND I, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MADDALENA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

12. THE GOLF CART EASEMENT, AS SHOWN, HEREON, IS HEREBY RESERVED FOR ADDISON RESERVE COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. THE ACCESS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE FOR ACCESS AND MAINTENANCE PURPOSES AND ARE IN FAVOR OF THE OWNER OF THE ADJOINING LOT, 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 30th DAY OF October, 1996.

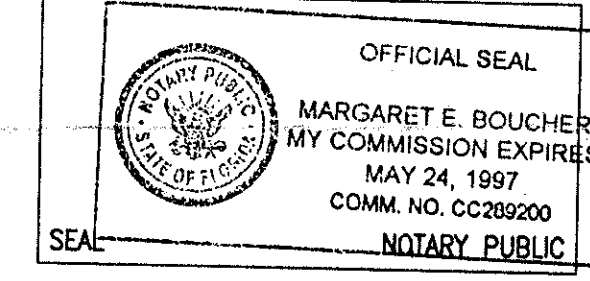
TAYLOR WOODROW/KENCO, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: TWKC, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER
ATTEST: [Signature] KATHIE MALONEY SECRETARY
[Signature] JOHN R. PESHKIN PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S A R A S O T A

BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN AND KATHIE MALONEY, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED N/A 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 30th DAY OF October, 1996.
MY COMMISSION EXPIRES: 5/24/97 DATE
[Signature] Margaret E. Boucher
NOTARY PUBLIC



APPROVALS

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), F.S., THIS 19 DAY OF Dec, 1996.

BY: [Signature] George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

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

AREA	PARCEL NINE	PARCEL TEN	PARCEL NINETEEN	TOTAL
AREA	8.99 ACRES	14.80 ACRES	13.02 ACRES	36.81 ACRES
ROADS	1.20 ACRES	2.56 ACRES	2.00 ACRES	5.76 ACRES
OPEN SPACE	0.34 ACRES	0.21 ACRES	0.23 ACRES	0.78 ACRES
DENSITY	4.23 DU/AC	3.04 DU/AC	2.00 DU/AC	
NUMBER OF UNITS	38	45	26	109

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 27th DAY OF October, 1996.

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

ATTEST: [Signature] AARON CHOROST VICE PRESIDENT
[Signature] CRAIG A. PERNA PRESIDENT

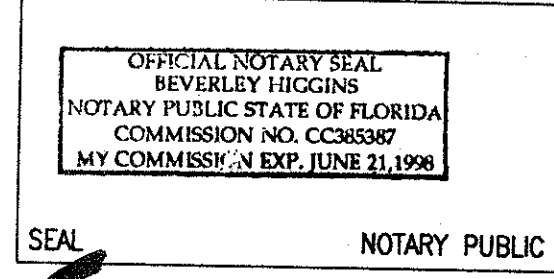
ACKNOWLEDGEMENT

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 N/A 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.

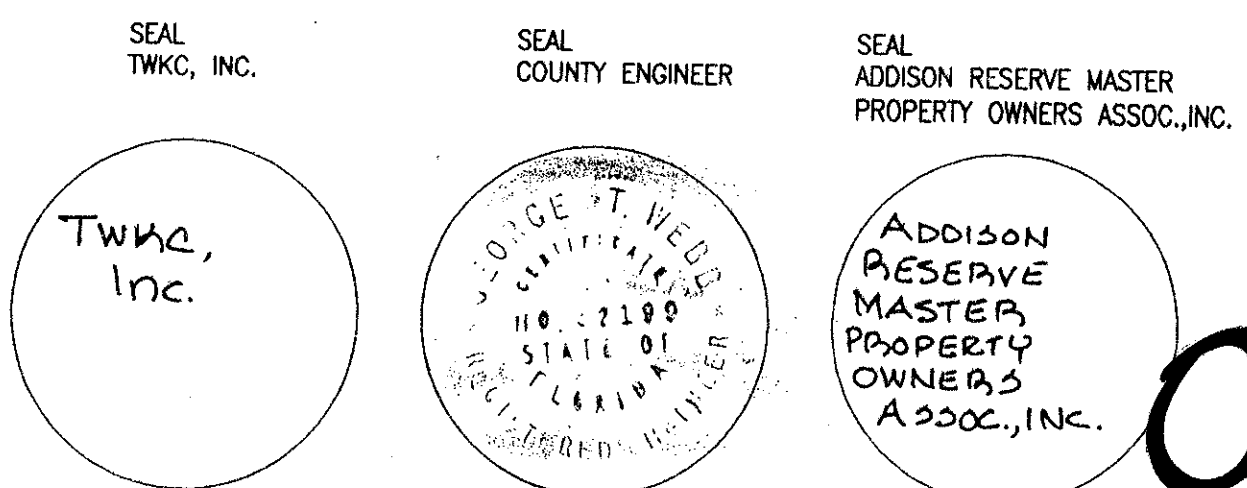
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF October, 1996.

MY COMMISSION EXPIRES: 6/2/98 DATE
[Signature] Beverly Higgins
NOTARY PUBLIC



SUBDIVISION # ADDISON RESERVE
BOOK 78 PAGE 137
FLOOD ZONE B FLOOD MAP # d15A
GRID # 02 ZONING RTS
SE 80-215 ZIP CODE 33446
PUD NAME ADDISON RESERVE

REV. 9-18-96
CAD FILE:
TWKCAD\ADDIRP14



0230-022

PET. 80-215
ALOC. #0002- PAR. 9+10
ALOC. #0001- PAR. 19
5/3/3/K

SCALE: N/A
P.A. NO.: 94182.09
DATE: AUGUST 1996
DRAWING NO. 46-42-28-105

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407

ADDISON RESERVE
PARCELS NINE, TEN & NINETEEN
PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
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