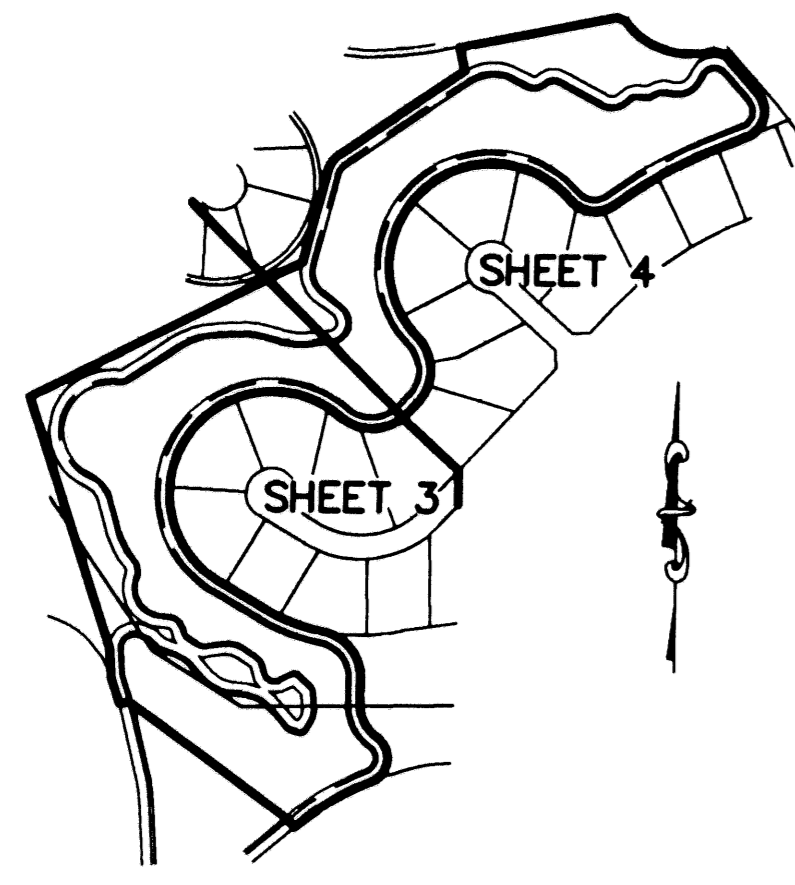


ADDISON RESERVE REPLAT LAKE 19

PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST
AND BEING A REPLAT OF TRACTS LK-19, L-19A THRU L-19F,
AND A PORTION OF TRACT GC-4,
"ADDISON RESERVE PLAT THREE" (PB 78, PGS 5-12) AND
A PORTION OF TRACTS LK-19 AND L-19G,
ALL OF TRACT GC-3 AND A PORTION OF TRACT GC-6,
"ADDISON RESERVE PLAT FOUR (PB 79, PGS 76-81)"
PALM BEACH COUNTY, FLORIDA
APRIL, 1998 SHEET 1 OF 4



SHEET INDEX 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; ADDISON RESERVE COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 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 REPLAT OF TRACTS LK-19, L-19A THROUGH L-19F AND A PORTION OF TRACT GC-4, "ADDISON RESERVE PLAT THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 5 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND A PORTION OF TRACT LK-19, TRACT L-19G, ALL OF TRACT GC-3 AND A PORTION OF TRACT GC-6, "ADDISON RESERVE PLAT FOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGES 76 THROUGH 81, INCLUSIVE, OF SAID PUBLIC RECORDS AND SHOWN HEREON AS "ADDISON RESERVE REPLAT LAKE 19", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT LK-19, "ADDISON RESERVE PLAT FOUR", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 82.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 87°19'54" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°51'18", AN ARC DISTANCE OF 75.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 53.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124°34'33", AN ARC DISTANCE OF 115.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 530.00 FEET, SAID POINT BEING ON THE NORTH LINE OF TRACT 12 OF SAID "ADDISON RESERVE PLAT FOUR"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'01", AN ARC DISTANCE OF 184.08 FEET; THENCE NORTH 40°50'52" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 411.38 FEET; THENCE NORTH 54°16'18" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF TRACT 13 OF SAID "ADDISON RESERVE PLAT FOUR"; THENCE NORTH 18°36'42" WEST ALONG SAID EAST LINE, A DISTANCE OF 52.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND DEPARTING SAID EAST LINE THROUGH A CENTRAL ANGLE OF 15°00'30", AN ARC DISTANCE OF 13.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 03°36'12" WEST, A DISTANCE OF 54.63 FEET; THENCE NORTH 18°19'47" WEST, A DISTANCE OF 552.49 FEET; THENCE NORTH 62°47'36" EAST, A DISTANCE OF 616.34 FEET; THENCE NORTH 15°31'37" EAST, A DISTANCE OF 120.09 FEET; THENCE NORTH 09°04'14" EAST, A DISTANCE OF 147.75 FEET; THENCE NORTH 63°14'22" EAST, A DISTANCE OF 324.12 FEET; THENCE NORTH 11°45'12" WEST, A DISTANCE OF 53.05 FEET TO A POINT ON THE SOUTH LINE OF TRACT E, "ADDISON RESERVE PLAT TWO" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 3 THROUGH 8, INCLUSIVE, OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 78°14'48" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 332.29 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 TO THE NORTH HAVING A RADIUS OF 165.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 54°48'40" EAST; THENCE SOUTHEASTERLY 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 112.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST LINE OF SAID TRACT F THROUGH A CENTRAL ANGLE OF 108°29'08", AN ARC DISTANCE OF 109.82 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE NORTH LINE OF "ADDISON RESERVE PARCEL ELEVEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGES 173 THROUGH 175, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 67°33'13" WEST, DEPARTING SAID WEST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 78.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'56", AN ARC DISTANCE OF 231.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 68.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°11'02", AN ARC DISTANCE OF 102.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 213.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 183°29'37", AN ARC DISTANCE OF 682.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°04'21", AN ARC DISTANCE OF 151.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°36'03" WEST, A DISTANCE OF 31.43 FEET TO THE POINT OF CURVATURE OF

A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°05'13", AN ARC DISTANCE OF 153.74 TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 213.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 190°15'13", AN ARC DISTANCE OF 707.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 59°33'57" EAST, A DISTANCE OF 113.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 385.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°19'24", AN ARC DISTANCE OF 129.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 98.00 FEET, SAID POINT BEING ON THE NORTH LINE OF TRACT GC-5, OF THE AFOREMENTIONED "ADDISON RESERVE PLAT THREE"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID "ADDISON RESERVE PARCEL ELEVEN" AND ALONG THE NORTH LINE OF SAID TRACT GC-5 THROUGH A CENTRAL ANGLE OF 80°54'16", AN ARC DISTANCE OF 138.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 772.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°17'01", AN ARC DISTANCE OF 57.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 692889.669 SQUARE FEET OR 15.906 ACRES, MORE OR LESS.

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

- TRACT LK-19, AS SHOWN HEREON, IS HEREBY RESERVED FOR ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE 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.
- TRACTS GC-1, GC-2, GC-3 AND GC-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ADDISON RESERVE COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND RECREATIONAL 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 ITS CORPORATE SEAL TO BE AFFIXED, HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF September, 1998.

TAYLOR WOODROW/KENCO, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: TWKC, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER

WITNESS: Dawn Balliett BY: John R. Peshkin
Dawn Balliett JOHN R. PESHKIN
PRESIDENT

WITNESS: Jaqueline S. Reader
Jaqueline S. Reader

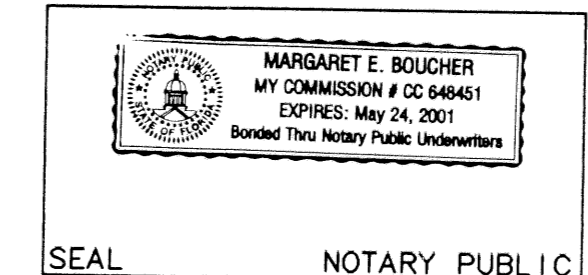
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SARASOTA

BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TWKC, INC., A CORPORATION, AND SEVERALLY 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 9th DAY OF September, 1998.

MY COMMISSION EXPIRES: 5-24-01
DATE Margaret E. Boucher
NOTARY PUBLIC



IN WITNESS WHEREOF, ADDISON RESERVE COUNTRY CLUB, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF September, 1998.

BY: ADDISON RESERVE COUNTRY CLUB, INC.
WITNESS: Mady Eisenberg BY: Craig A. Perna
Mady Eisenberg CRAIG A. PERNA
PRESIDENT

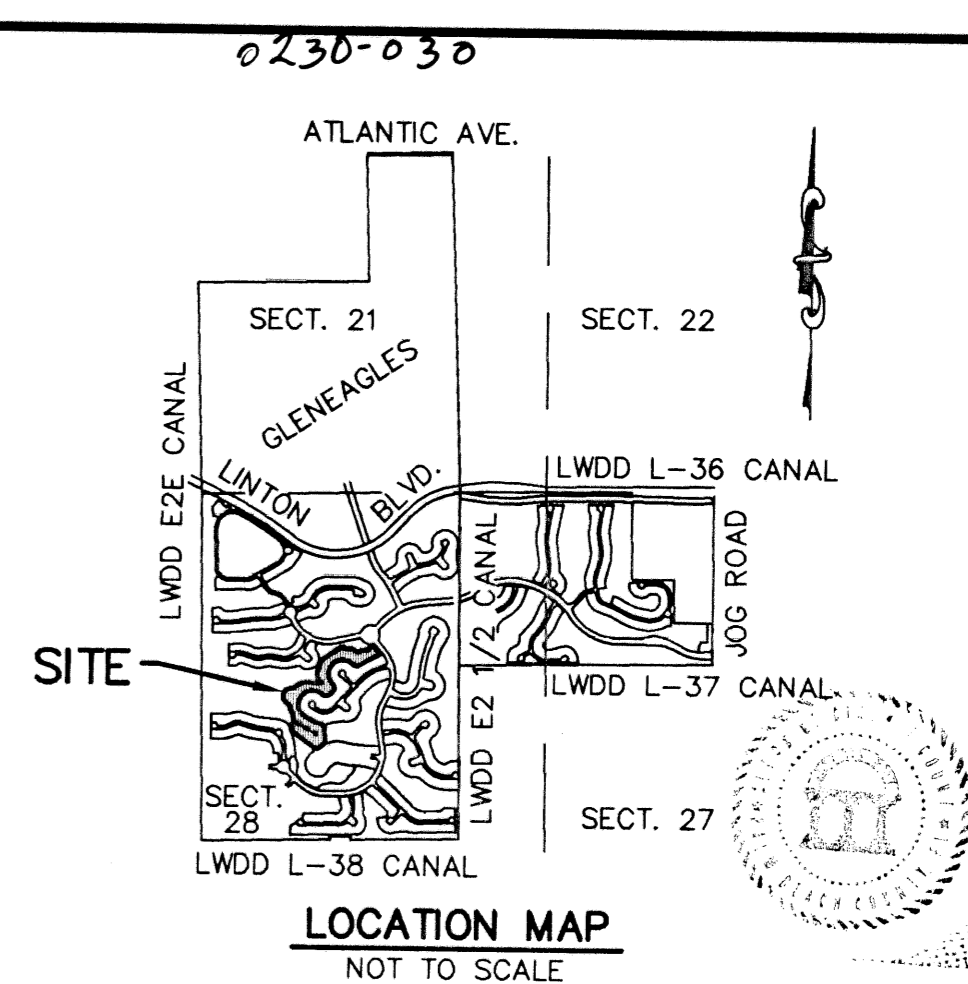
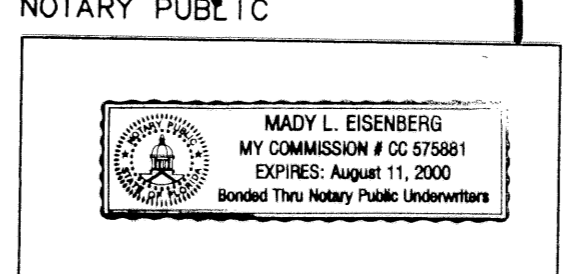
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ADDISON RESERVE COUNTRY CLUB, INC., A CORPORATION, AND SEVERALLY 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 3rd DAY OF Sept, 1998.

MY COMMISSION EXPIRES: 8-11-00
DATE Mady Eisenberg
NOTARY PUBLIC



LOCATION MAP
NOT TO SCALE

151

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 2:56pm THIS 10 DAY OF November AD, 1998 AND DULY RECORDED IN PLAT BOOK 83 ON PAGES 151 AND 154.

DOROTHY H. WILKEY, CLERK
BY: Ray J. Kelly, D.C.

CIRCUIT COURT SEAL

IN WITNESS WHEREOF, ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF September, 1998.

BY: ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC.,

WITNESS: Mady Eisenberg BY: Craig A. Perna
Mady Eisenberg CRAIG A. PERNA
PRESIDENT

WITNESS: Deborah Schaffer
Deborah Schaffer

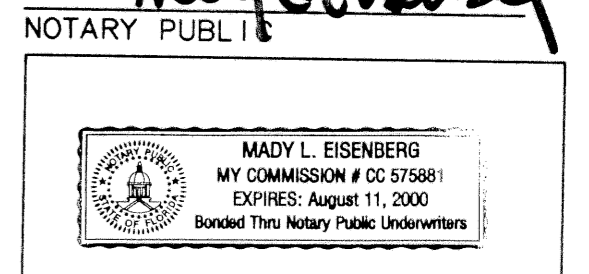
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ADDISON RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY 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 3rd DAY OF Sept, 1998.

MY COMMISSION EXPIRES: 8-11-00
DATE Mady Eisenberg
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 9 DAY OF Nov, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

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

P.U.D. TABULAR DATA

GLENEAGLES/POLO CLUB WEST P.U.D. PETITION NO. 80-215(J)RMP	
TOTAL AREA	15.906 ACRES
WATER MANAGEMENT TRACT	13.172 ACRES
OPEN SPACE/RECREATION	2.734 ACRES

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

MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 653-3113, fax 478-7248

ADDISON RESERVE REPLAT LAKE 19
PART OF GLENEAGLES/POLO CLUB WEST P.U.D.
SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST
AND BEING A REPLAT OF TRACTS LK-19, L-19A THRU L-19F,
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"ADDISON RESERVE PLAT FOUR (PB 79, PGS 76-81)"
PALM BEACH COUNTY, FLORIDA

ADDISON RESERVE
REPLAT LAKE 19
PAGE 15
FLOOD ZONE B
FLOOD MAP # 215A
QUAD # 50
ZONING RTS 15E
SE 80-215
TAZ 478
FUD NAME
ADDISON RESERVE

REV: 07-28-98
CAD FILE: TWKCADD\ADDIRP40

SEAL TWKC, INC.

SEAL COUNTY ENGINEER

SEAL ADDISON RESERVE COUNTRY CLUB, INC.

SEAL ADDISON RESERVE MASTER PROPERTY OWNERS ASSOC., INC.