

SHEET INDEX MAP NOT TO SCALE

# 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  
APRIL, 1998 SHEET 2 OF 4

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 1998 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
BY: \_\_\_\_\_, D.C.

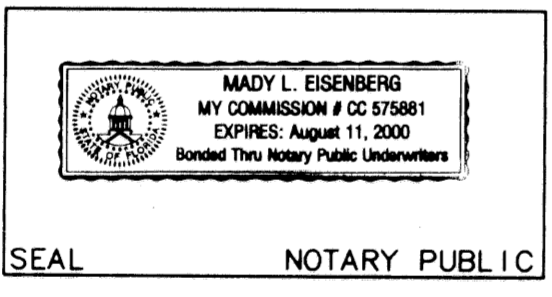
CIRCUIT COURT SEAL

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE 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 3rd DAY OF Sept, 1998.  
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 WHO IS PERSONALLY KNOWN  
TO ME, OR HAS PRODUCED N/A 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: 5-11-00 DATE Mady Eisenberg NOTARY PUBLIC

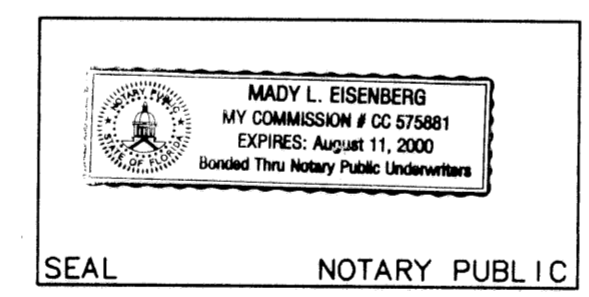


### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE 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 3rd DAY OF Sept, 1998.  
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

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COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN  
TO ME, OR HAS PRODUCED N/A 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  
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### SURVEYOR'S NOTES

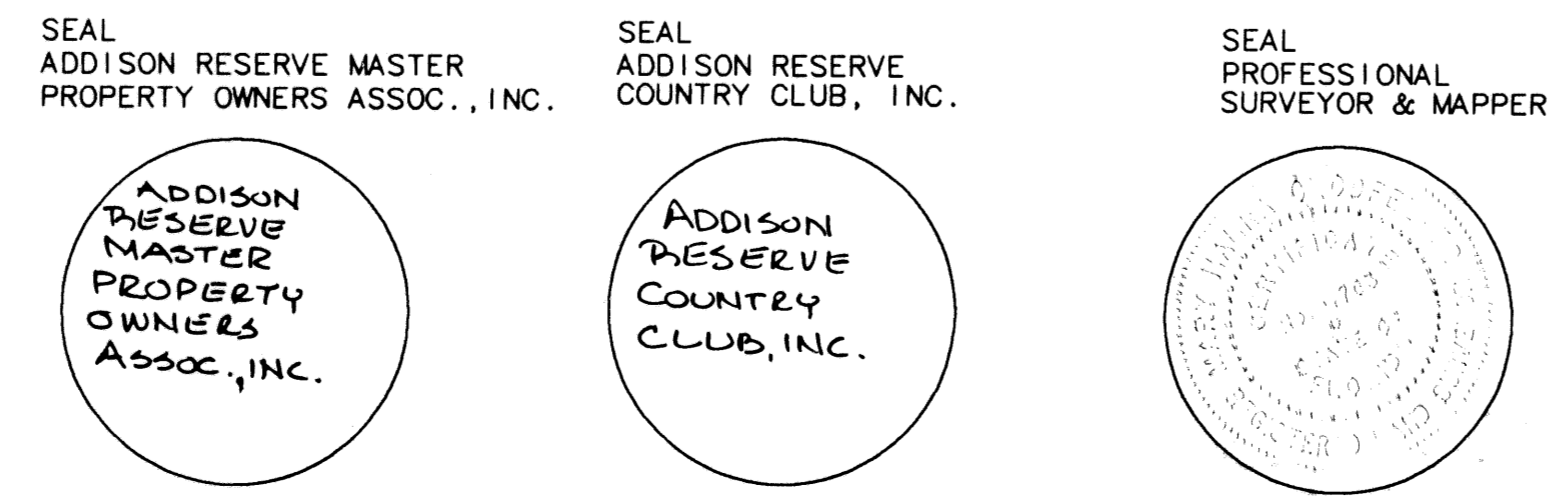
1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°05'26" EAST ALONG A PORTION OF THE NORTH LINE OF "ADDISON RESERVE PLAT FOUR", AS RECORDED IN PLAT BOOK 79 AT PAGES 76 THROUGH 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES 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 SHEET 4 OF 4).
3. 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.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

### SURVEYOR'S CERTIFICATION

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 THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE 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 21st DAY OF Sept, 1998 Mary Hanna Clodfelter  
MARY HANNA CLODFELTER  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4763

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, MARC SPENCER, 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, 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; 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: 9/14/98 BY: Marc Spencer  
MARC SPENCER



REVISION  
BOOK 83  
FLOOD ZONE 4  
QUAD # 53  
SE 80-215  
TAZ 48  
PUD NAME Addison Reserve  
Replicat Case 11  
PAGE 152  
FLOOD MAP # 215A  
ZONING R-TS15E  
ZIP CODE 33494

ADDIRP40.dwg 8-22-98 7:47:14 pm EST

REV.:07-28-98  
CAD FILE:  
TWKCADIRP40

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| SCALE:       |              |
| P.A. NO.:    | 98015.01     |
| DATE:        | APRIL 1998   |
| DRAWING NO.: | 46-42-28-164 |

**MOCK • ROOS**  
ENGINEERS • SURVEYORS • PLANNERS  
5720 Corporate Way, West Palm Beach, Florida 33407  
(561) 683-3113, fax 478-7248

ADDISON RESERVE REPLAT LAKE 19  
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SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
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PALM BEACH COUNTY, FLORIDA

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.