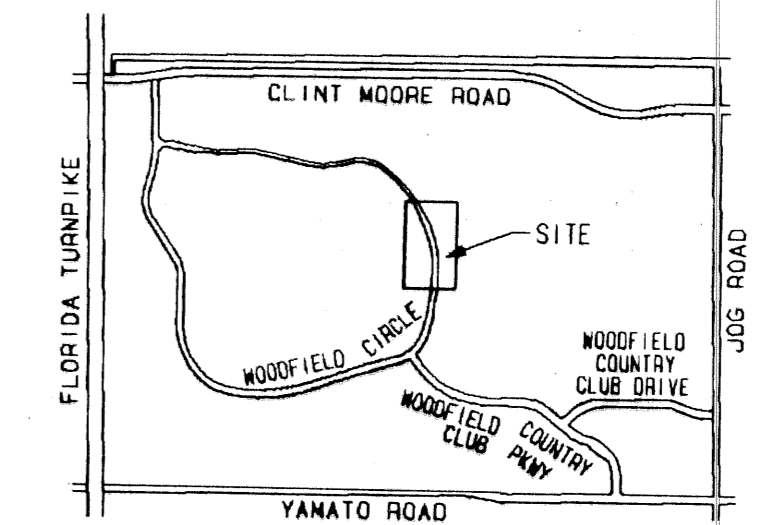


WOODFIELD CIRCLE PLAT ONE

IN PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 2
GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1994



VICINITY MAP
NOT TO SCALE

32



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:00 PM this 16 day of February, 1994, and duly recorded in Plat Book No. 28 on Pages 32 thru 33.
DOROTHY WILKEN
Clerk Circuit Court
By Dawn Amato, c.

DESCRIPTION

A tract of land located in Section 4, Township 47 South, Range 42 East, City of Boca Raton, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the East one-quarter corner of said Section 4; thence South 89°35'31" West along the East - West quarter section line of said Section 4, a distance of 1013.83 feet; thence Northwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 1240.58 feet, a central angle of 01°51'02" and a radial bearing of North 86°09'25" West, said curve also being the East Right-of-Way line of N.W. 36th Avenue as shown on the plat of WOODFIELD COUNTRY CLUB, recorded in Plat Book 54, Page 79 of the Public Records of Palm Beach County, Florida, a distance of 40.07 feet to the POINT OF BEGINNING;
thence South 89°35'31" West along the North line of said Woodfield Country Club, a distance of 90.09 feet to a point curve concave to the Southwest, having a radius of 1150.58 feet, a central angle of 19°38'02" and a radial bearing of North 87°49'11" West; thence Northwesterly along the arc of said curve, a distance of 393.61 feet; thence South 84°36'53" East, a distance of 10.84 feet to a point on a non-tangent curve concave to the Southwest, having a radius of 1160.58 feet, a central angle of 7°50'29" and a radial bearing of South 72°47'14" West; thence Northwesterly along the arc of said curve, a distance of 158.83 feet; thence North 22°53'59" West, a distance of 156.06 feet to the beginning of a tangent curve concave to the Southwest, having a radius of 1000.00 feet and a central angle of 7°38'30"; thence Northwesterly along the arc of said curve, a distance of 133.37 feet to a point of compound curvature concave to the curve, a distance of 29.60 feet; thence North 58°21'51" East, a distance of 60.00 feet to a point on a non-tangent curve concave to the Southwest, having a radius of 1609.46 feet, a central angle of 1°05'40"; thence Northwesterly along the arc of said curve, a distance of 10.84 feet to a point on a non-tangent curve concave to the Southwest, having a radius of 1250.58 feet, a central angle of 19°05'22" and a radial bearing of South 64°55'26" West; thence Southwesterly along the arc of said curve, a distance of 416.66 feet to a point on a non-tangent curve concave to the Northeast, having a radius of 25.00 feet, a central angle of 52°40'34" and a radial bearing of South 83°06'09" West; thence Northwesterly along the arc of said curve, a distance of 22.98 feet to a point of cusp with a curve concave to the Southeast, having a radius of 1240.58 feet, a central angle of 6°48'17" and a radial bearing of South 83°06'09" West; thence Northwesterly along the arc of said curve, a distance of 147.34 feet to a point of cusp with a curve concave to the Southeast, having a radius of 25.00 feet, a central angle of 52°40'34" and a radial bearing of South 89°54'26" East; thence Northwesterly along the arc of said curve, a distance of 22.98 feet to a point on a non-tangent curve concave to the Southwest, having a radius of 1250.58 feet, a central angle of 2°58'37" and a radial bearing of South 89°54'26" East; thence Southeasterly along the arc of said curve, a distance of 64.98 feet; thence South 89°35'31" West, a distance of 10.01 feet to the Point of Beginning

Containing in all 1.77 Acres, more or less.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that WOODFIELD PARTNERS, Ltd., L.P., a Delaware Limited Partnership, licensed to do business in the State of Florida, the owners of the land shown hereon as described hereon, to be known as WOODFIELD CIRCLE PLAT ONE, being a portion of Section 4, Township 47 South, Range 42 East, City of Boca Raton, Palm Beach County, Florida, has caused the same to be surveyed and platted as shown and do hereby dedicate as follows:

- Parcel "A" (WOODFIELD CIRCLE) as shown, is for private road purposes, including but not limited to, ingress and egress, utilities and drainage and are hereby dedicated to WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., and is Boca Raton, Florida. A perpetual non-exclusive easement over, and upon parcel "A" is dedicated to the City of Boca Raton, Florida and other appropriate governmental authorities and public utilities, for ingress and egress over, upon and under said private street and road for all governmental purposes and services and for the installation and maintenance of water, sewer and other utility systems deemed necessary to serve the residents of WOODFIELD COUNTRY CLUB. However, such easement shall not be deemed to limit the ability to place landscaping and/or building improvements as approved by the City of Boca Raton within any of the parcels "B", "C" and "D" as shown are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., and are the perpetual maintenance obligation of said association its successors and assigns without recourse to the City of Boca Raton, Florida.
- The utility easements as shown are hereby dedicated in perpetuity to the City of Boca Raton and franchised utilities for the construction and maintenance of water, wastewater, telephone, gas, cable television and electrical utilities. All utility easements as shown are also hereby dedicated in perpetuity for the construction, installation, maintenance and operation of cable television services, provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This cable television dedication does not apply to those television easements granted to or obtained by a particular electric, telephone, gas or other public utility. The cable as adopted by the Florida Public Service Commission.
- The non-access line as shown hereon is hereby dedicated to the City of Boca Raton, Florida, for purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said Limited Partnership has caused these presents to be signed by its General Partner and the seal of the General Partner to be affixed hereon this 16 day of January, 1994.

WOODFIELD PARTNERS Ltd., L.P.
a Delaware Limited Partnership
By: JOHN R. TOMPKINS
WOODFIELD PARTNERS GP, INC.
a Texas Corporation, General Partner
WITNESS: John R. Tompkins
WITNESS: Joanne E. Gelfand

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH }
BEFORE ME personally appeared John C. Csapo who is personally known to me, and did not take an oath, and who executed the foregoing instrument as Vice President of WOODFIELD PARTNERS GP, INC., a Texas Corporation, a General Partner to WOODFIELD PARTNERS, Ltd., L.P., a Delaware Limited Partnership, licensed to do business in the State of Florida, and acknowledged to and before me that he executed such instrument on behalf of said Limited Partnership, and that the seal affixed to the foregoing instrument is the corporate seal of said General Partner, and that said instrument is the free act and deed of said Limited Partnership.

WITNESS my hand and official seal this 16 day of January, 1994.
My commission expires: July 30, 1997.
Jayme E. Gelfand
Notary Public

LAND USE

RIGHT OF WAY (PARCEL A) ----- 1.50 Acres
OPEN SPACE (PARCELS B, C & D) ----- 0.27 Acres
TOTAL ----- 1.77 Acres

NOTES

- Permanent Reference Monument (+4609)
- Permanent Control Point
- R ----- Radius
- Δ ----- Delta
- A ----- Arc Length
- T ----- Tangent Length
- CH ----- Chord Length
- CH.BG ----- Chord Bearing
- S.F. ----- Square Feet
- PC ----- Point of Curvature
- PT ----- Point of Tangency
- PRC ----- Point of Reverse Curve
- PCC ----- Point of Compound Curve
- Q.R.B. ----- Official Record Book
- P.B. ----- Plat Book
- Pg. ----- Page
- R/W ----- Right-of-Way
- Non-Access Line

Bearings shown hereon are relative to the East line of the North one-half of Section 4, Township 47 South, Range 42 East which bears South 01°29'56" East.

Building Setback Lines shall be no less than required by City of Boca Raton Zoning Regulations.

There shall be no buildings or any kind of construction placed on utility or drainage easements, except driveways and / or sidewalks.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

No fences shall be placed on Lake Maintenance Easements.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

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

APPROVALS

This is to certify that this plat has been accepted and approved for record by the CITY COUNCIL of the CITY OF BOCA RATON, FLORIDA, in accordance with the resolution duly adopted by said CITY COUNCIL on this 16 day of January, 1994.

By: Bill T. Smith, Jr., Mayor
By: Jess W. Moore, Director of Community Development
By: Candace C. Bridgeway, City Clerk
By: James M. Chanler, PE., City Civil Engineer

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH }
The WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., hereby accepts the dedications to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 16 day of January, 1994.

WITNESS: John R. Tompkins
WITNESS: Joanne E. Gelfand

WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC.,
a Florida corporation, not for profit
By: John Csapo, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH }
BEFORE ME personally appeared John C. Csapo who is personally known to me, and did not take an oath, and who executed the foregoing instrument as Vice President of WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., a corporation, and severally acknowledged to and before me that he executed such instrument as the corporate seal 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 16 day of January, 1994.
My commission expires: July 30, 1997.
Jayme E. Gelfand
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH }
I, Brian P. Tague, 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 WOODFIELD PARTNERS, Ltd., L.P., a Delaware Limited Partnership; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: January 19, 1994
Brian P. Tague, Attorney at Law
Licensed in the State of Florida

MORTGAGEE'S CONSENT

COMMONWEALTH OF MASSACHUSETTS }
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 its mortgage which is recorded in official Record Book 8045 at page 942 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 Attorney-in-Fact this 16 day of January, 1994.

WITNESS: Carol A. Smith
WITNESS: John L. Sullivan, as Director of Aldrich, Eastman and Waltch, L.P. Attorney-in-Fact

ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS }
BEFORE ME personally appeared John L. Sullivan who is personally known to me, and did not take an oath, and who executed the foregoing instrument under power of Attorney and as Attorney-in-Fact on behalf of the RESOLUTION TRUST CORPORATION, as receiver for CITY SAVINGS F.S.B., a corporation, and severally acknowledged to and before me that he executed such instrument as such Attorney-in-Fact for said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 18 day of January, 1994.
My commission expires: July 1, 1998.
Elizabeth J. Bisbery
Notary Public

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") will be set under the guarantees posted with the City of Boca Raton, Florida 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 the City of Boca Raton, Florida.

James A. Davis, P.L.S.
License No. 4609
State of Florida

SUBDIVISION # Woodfield Circle Plat One
BOOK 72 PAGE 32
FLOOD MAP # -
FLOOD ZONE -
QUAD # -
SE -
ZIP CODE -
PUD NAME C/Boca Raton
TAZ 604

COMPUTED D. BACHOR
DRAWN D. BACHOR
CHECKED
APPROVED
JOB NO. 93-330

THIS INSTRUMENT PREPARED BY:
JAMES A. DAVIS, P.L.S.
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923

