SHEET NO. 1 OF 2

LAND USE

RESIDENTIAL LOTS (23) ----- 10.98 Acres

AIGHT OF WAY (PARCEL A) ----- 2.26 Acres OPEN SPACE (PARCELS C & B) ---- 0.21 Acres

DENSITY ----- 1. 71 D. U. / ACRE

● ----- Permanent Reference Monument ( \* 4609)

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

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

No fences shall be placed on Lake Maintenance

Easements are for Public Utilities, unless

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

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE

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

and by resolution duly adopted by said CITY COUNCIL on this to day of february 1994 by BIT T. Smith, Jr., Wayor

Jesse W. Moore, Director of Community

Jesse W. Moore, Director of Community
Development

V. Candace C. Bridgwater, City Clerk

James M. Chansler, P.E.,
City Civil Engineer

APPBOVALS

FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

O ----- Permanent Control Point

A ----- Radius

CH ----- Chard Length CH. BG ---- Chord Bearing

P. B. ---- Plat Book

PG. ---- Page

Regulations.

Easements.

otherwise noted.

norizontal plane.

S.F.---- Square Feet PC ----- Point of Curvature PT ----- Point of Tangency

//// Non-Access Line

companies occupying the same.

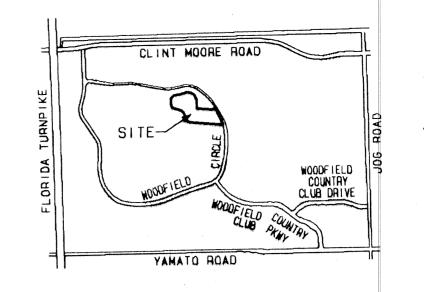
PAC ----- Point of Reverse Curve PCC ----- Point of Compound Curve O. A. B. --- Official Record Book

A ----- Delta A ----- Arc Length T ----- Tangent Length

\_\_\_\_\_\_

TOTAL ----- 13. 45 Acres

GEE & JENSON ENGINEERS - ARCHITECTS - PLANNERS, INC. WEST PALM BEACH, FLORIDA JANUARY



VICINITY MAP NOT TO SCALE



STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 126 PM. this 16 day of Febrary 1994, and duly recorded in Plat Book No.72 on Pages 34 thru 35 DOROTHY WILKEN Clerk Circuit Court By Dawn a martin. D. C.

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA \_\_\_\_January\_\_\_\_\_,

WITNESS:

John Csapo, Nice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA SS

WITNESS my hand and official seal this \_\_\_\_ day of Januar, 1994



### TOTLE CERTOFOCATOOD

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 I.Brian P. Tague, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to I.Brian P. Tague, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to I.Brian P. Tague, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to I.Brian P. Tague, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to I.Brian P. Tague, and STATE OF FLORIDA 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.

# MORTGAGEE'S CONSENT

COMMONWEALTH OF MASSACHUSETTS SS

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 <u>8046</u> at page \_\_\_\_\_ 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 \_\_\_\_\_ day of\_\_\_\_\_, 1997.

RESOLUTION TRUST CORPORATION as receiver for CHTY SAVINGS F. S. B.

John L. Sullivan, as Director of Aldrich, Eastman and Waltch, L.P. Attorney-in-Fact

COMMONWEALTH OF MASSACHUSETTS SS

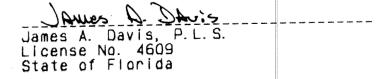
BEFORE ME personally appeared \_\_\_\_\_\_\_ who is personally known to me, and did not take an oath, and who executed the foregoing instrument under power of Attorney and as Attorney-in-Fact on behalf of the RESOLUTION TRUST CORPORATION as receiver for CITY SAVINGS F. S. B. a under power of Attorney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

ommission expires: July 1, 1998

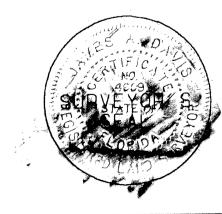
Notar Public

# 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.







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 Northwest corner of WOODFIELD COUNTRY CLUB, as recorded in Plat Book 54, Page 79 of the Public Records of Palm Beach County, Florida; thence Easterly along the North line of said WOODFIELD COUNTRY CLUB the following Records of Palm Beach County, Florida; thence Easterly along the North line of said woodField Country Club the following the Records of Palm Beach County, Florida; thence Easterly along the North line of said woodField Country Club the following the Records of Palm Beach Country, Florida; thence North 86° 55′ 31′ East a distance of 321.31 to a point on the arc of a non-tangent curve concave to the feet; thence North 86° 53′ 31′ East a distance of a central angle of 12′2′ 15′ and a radial bearing of North 87° 50′ 31′ west; Southwest, having a radius of 180.0 feet and a central angle of 392.38 feet to the Point of BEGINNING; thence North 84° 36′ 53′ West, a distance of 85′ 93′ feet to the beginning of a tangent curve concave to the Northeast, having a radius of 125.00 feet and a central angle of 62° 25′ 46′; thence Northwesterly along the arc of said curve, a distance of 136.20 feet; thence North 22° 11′ 07′ West, a distance of 186.02 feet to the beginning of a tangent curve concave to the Southwest, having a radius of 125.00 feet and a central angle of 53° 20′ 55′; thence Northwesterly along the arc of said curve, a distance of 199.67 feet; thence North 75° 32′ 03′ west, a distance of 136.52 feet to the beginning of a tangent curve concave to the Northwesterly along the arc of said curve, a distance of 199.68 feet; thence Northwesterly along the arc of said curve, a distance of 199.68 feet; thence Northwesterly along the arc of said curve, a distance of 199.68 feet; thence Northwesterly along the arc of said curve, a distance of 185.15 feet to a said curve, a distance of 185.15 feet to a said curve, a distance of 185.15 feet to a said curve, a distance of 185.15 feet to a said curve, a distance of 186.00 feet and a central angle of 12° 14′ 30′; point of reverse curvature concave to Commencing at the Northwest corner of WOODFIELD COUNTRY CLUB, as recorded in Plat Book 54, Page 79 of the Public

Containing in all 13.45 Acres, more or less.

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, described under description to be known as CARLTON ESTATES AT WOODFIELD COUNTRY CLUB, 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

1. Parcel "A" (N.W. 62 ND. STREET) as shown, is for private road purposes, including but not limited to, ingress and egress, utilities and drainage and are hereby dedicated to WOODFIELD II MAINTENANCE ASSOCIATION, INC., and are the egress, utilities and drainage and are hereby dedicated to WOODFIELD II MAINTENANCE ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to the City of Boca perpetual maintenance obligation of said Association, its successors and assigns without recourse to the City of Boca Raton, 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 CARLION ESTATES AT WOODFIELD COUNTRY water, sewer and other utility systems deemed necessary to serve the residents of CARLION ESTATES AT WOODFIELD COUNTRY CLUB. However, such easement shall not be deemed to limit the ability to place landscaping and/or building improvements approved by the City of Boca Raton within Parcel "A".

2. Parcels "B" and "C" as shown are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to WOODFIELD II MAINTENANCE ASSOCIATION, INC., and are the perpetual maintenance obligation of said association its successors and assigns without recourse to the City of Boca Raton, Florida.

3. 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, utilities. All utility easements as shown are also hereby dedicated in perpetuity for the construction, installation, unintended and operation of cable television. utilities. All utility easements as snown 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, maintenance and operation of cable television company damages the facilities of a public telephone, gas or other public utility. In the event a cable television dedication does not apply to those utility, it shall be solely responsible for the damages. This cable television dedication does not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. The cable television construction installation maintenance and operation shall comply with the National Electrical Safety Code television construction installation maintenance and operation shall comply with the National Electrical Safety Code television construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

4. The twelve foot Drainage Easements as shown hereon are for the construction and maintenance of drainage facilities and are hereby dedicated to the WOODFIELD II MAINTENANCE ASSOCIATION. INC., its successors and assigns without recourse to the City of Boca Raton, Florida.

5. 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 \_\_\_ day of \_\_\_\_\_\_\_\_, 1997.

WOODFIELD PARTNERS Ltd., L.P. a Delaware Limited Partnership By: WOODFIELD PARTNERS GP, INC. a Texas Corporation General Partner John Csapo, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH 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 \_\_\_\_\_ day of January\_\_\_\_\_, 1991.

My commission expires: July 30,1997

ONE HARVARD CIRCLE



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

MAINTENANCE

9  $\alpha$ 

COMPUTED D. BACHOR DRAWN

CHECKED APPROVED JOB NO.

D. BACHOR