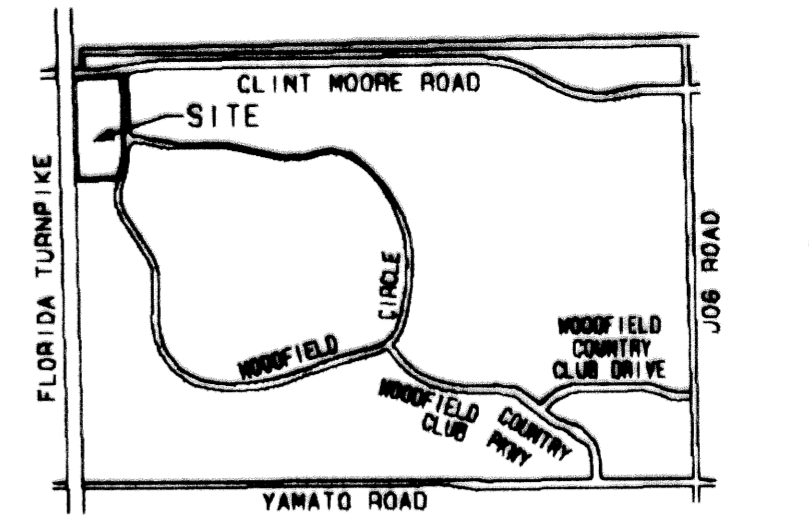


# KENSINGTON AT WOODFIELD COUNTRY CLUB

IN PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA  
SHEET NO. 1 OF 3

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JANUARY 1994



VICINITY MAP  
NOT TO SCALE

# 154

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 10:58 AM on this 22nd day of February, 1994, and duly recorded in Plat Book No. 73 on Pages 154 thru 156.

DOROTHY WILKEN  
Clerk Circuit Court  
By *Joseph A. Stoddard* C.



### DESCRIPTION

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

Commencing at the Northwest corner of said Section 4; thence South 01°00'56" East along the West line of the North one-half of said Section 4, a distance of 299.11 feet to the POINT OF BEGINNING;

thence Northeasterly along the South line of the unrecorded 108.00 foot wide Right-of-Way of Clint Moore Road, as now laid out and in use, the following three courses; thence North 88°59'04" East, a distance of 233.35 feet; thence Northeasterly along the arc of a tangent curve concave to the Northwest having a radius of 2345.83 feet and a central angle of 08°31'39", a distance of 349.14 feet; thence North 80°27'25" East, a distance of 10.21 feet; thence South 50°16'46" East, a distance of 37.89 feet; thence South 01°00'56" East, a distance of 381.62 feet; thence South 01°58'13" East, a distance of 300.04 feet; thence South 01°00'56" East, a distance of 97.60 feet; thence Southeasterly and Southwesterly along the arc of a tangent curve concave to the Northwest having a radius of 1460.00 feet and a central angle of 16°52'03", a distance of 429.82 feet; thence South 15°51'07" West, a distance of 70.79 feet; thence South 88°59'04" West, a distance of 541.65 feet; thence North 01°00'56" West along the said West line of the North one-half of Section 4, a distance of 1267.88 feet to the POINT OF BEGINNING

Containing 17.90 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, described under description to be known as KENSINGTON 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 follows:

1. Parcel "A" (-----) as shown, is for private road purposes, including but not limited to ingress and egress, utilities and drainage and are hereby dedicated to KENSINGTON AT WOODFIELD INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse 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 KENSINGTON AT WOODFIELD COUNTRY CLUB. However, such easement shall not be deemed to limit the ability to place landscape and/or building improvements as approved by the CITY OF BOCA RATON within Parcel "A".
2. Parcels "B", "C", "D" and "E" as shown are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to KENSINGTON AT WOODFIELD INC., and are the perpetual maintenance obligation of said Association its successors and assigns without recourse to the City of Boca Raton, Florida.
3. Parcels "F" as shown is for open space, perimeter walls and fencing and landscaping purposes and is hereby dedicated to WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association its successors and assigns without recourse to the City of Boca Raton, Florida.
4. Parcel "G" as shown is for open space, and drainage purposes and shall be subject to the provisions of the Lake North Drainage District easement as recorded in Official Record Book 3636, Page 839 of the public records of Palm Beach County, Florida, and is hereby dedicated to WOODFIELD PARTNERS Ltd., L.P., and is the perpetual maintenance obligation of WOODFIELD PARTNERS Ltd., L.P., its successors and assigns without recourse to the City of Boca Raton, Florida.
5. The 12 foot Landscape Easements 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.
6. 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 a public utility, 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 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 as adopted by the Florida Public Service Commission.
7. The ten foot Drainage Easement as shown hereon are for the construction and maintenance of drainage facilities and are hereby dedicated to the KENSINGTON AT WOODFIELD INC., its successors and assigns without recourse to the City of Boca Raton, Florida.
8. 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 21st day of February, 1994.

WOODFIELD PARTNERS Ltd., L.P.  
a Delaware Limited Partnership  
By: *Scott G. Morton*  
Scott G. Morton, General Partner  
WITNESS: *David F. Bachor*  
David F. Bachor  
By: *John Csapo*  
John Csapo, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared John Csapo who is personally known to me, or has produced as identification 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 21st day of February, 1994.

My commission expires: July 10, 1997

*Sharon Miller*  
Notary Public

### 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 21st day of February, 1994.

WITNESS: *Scott G. Morton*  
Scott G. Morton  
WITNESS: *David F. Bachor*  
David F. Bachor  
By: *John Csapo*  
John Csapo, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared John Csapo who is personally known to me, or has produced as identification 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 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 21st day of February, 1994.

My commission expires: July 10, 1997

*Sharon Miller*  
Notary Public

### LAND USE

RESIDENTIAL LOTS (108) ----- 11.31 Acres  
RIGHT OF WAY (PARCEL A) ----- 3.87 Acres  
OPEN SPACE (PARCELS B, C, D, E, F, G) -- 2.72 Acres  
TOTAL ----- 17.90 Acres

DENSITY ----- 6.03 D.U. / ACRE

### NOTES

- ----- Permanent Reference Monument (+4609)
- O ----- Permanent Control Point
- R ----- Radius
- A ----- Delta
- T ----- Arc 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
- O.R.B. ----- Official Record Book
- P.B. ----- Plat Book
- P.G. ----- Page
- ////// ----- Non-Access Line

Bearings shown hereon are relative to the West line of the North one-half of Section 4, Township 47 South, Range 42 East which bears South 01°00'56" 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 and by resolution duly adopted by said CITY COUNCIL on this 16th day of July, 1994.

*Billy Smith, Jr.*  
Billy Smith, Jr., Mayor

By: *Sandra M. McGinn*  
Sandra M. McGinn, Acting Director of Community Development

By: *Constance D. Bridgewater*  
Constance D. Bridgewater, City Clerk

By: *Ronald M. Ash, P.E.*  
Ronald M. Ash, P.E., City Civil Engineer

### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
The KENSINGTON AT WOODFIELD 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 30th day of February, 1994.

WITNESS: *Scott G. Morton*  
Scott G. Morton  
WITNESS: *David F. Bachor*  
David F. Bachor

KENSINGTON AT WOODFIELD INC.,  
a Florida corporation not for profit  
By: *John Csapo*  
John Csapo, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared *John Csapo* who is personally known to me, or has produced as identification and did [not] take an oath, and who executed the foregoing instrument as [Vice] President of KENSINGTON AT WOODFIELD, INC., a corporation, and severally acknowledged to and before me that [he] [she] 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 February, 1994.

My commission expires: July 10, 1997

*Sharon Miller*  
Notary Public

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
I, Jeri Poller, 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 or 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: 1/21/94

*Jeri Poller*  
Jeri Poller, 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 8046 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 21st day of February, 1994.

WITNESS: *John L. Sullivan*  
John L. Sullivan, as Director of Aldrich, Eastman and Waitch, L.P.  
Attorney-in-Fact

RESOLUTION TRUST CORPORATION  
as receiver for CITY SAVINGS F.S.B.  
By: *John L. Sullivan*  
John L. Sullivan, as Director of Aldrich, Eastman and Waitch, L.P.  
Attorney-in-Fact

### ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS }  
BEFORE ME personally appeared John L. Sullivan who is personally known to me, or has produced as identification 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 28th day of February, 1994.

My commission expires: July 10, 1997

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

SUBDIVISION # 22 KENSINGTON AT WOODFIELD  
BOOK 73 PAGE 154  
FLOOD ZONE FLOOD MAP  
QUAD # ZONING  
SE ZIP CODE  
P&M NAME (BOCA RATON)  
4/17/94

COMPUTED D. BACHOR  
DRAWN D. BACHOR  
CHECKED \_\_\_\_\_  
APPROVED \_\_\_\_\_  
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