# WOODFIELD CIRCLE PLAT TWO ON 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

1994

LAND USE

RIGHT OF WAY (PARCEL A) ----- 6.04 Acres

• ----- Permanent Reference Monument ( • 4609)

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

There shall be no buildings or any kind of

construction placed on utility or drainage

easements, except driveways and / or sidewolks.

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.

Easements are for Public Utilities, unless

Where Utility and Drainage easements cross,

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 FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 COUNCY, on this decay of the council of the CITY COUNCY, on this decay of the council of the coun

Jesse W. Moore, Director of Community

candace C. Bridghater City Clerk

by: 

James M. Chansler, P.E.,

City Civil Engineer

Oulne Busaster

APPROVALS

O ----- Permanent Control Point

A ----- Radius Δ ----- Delta

Pq. ---- Page

A ----- Arc Length

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

A/W ----- Right-of-Way

companies occupying the same.

Drainage easements take precedence.

otherwise noted.

horizontal plane.

Development

----- Tangent Length

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

PT ----- Point of Tangency

PAC ----- Point of Reverse Curve

PCC ----- Point of Compound Curve O. A. B. --- Official Record Book P. B. ---- Plat Book

TOTAL ----- 6. 04 Acres

JANUARY

CLINT MOORE ROAD

VICINITY MAP NOT TO SCALE



STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 10530M. this 25 day of MARCH 1994, and duly recorded in Plat Book No. 72 on Pages 81 thru 83 DOROTHY WILKEN Clerk Circuit Court By Leigh a Stable

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH SS 

John R. Tormson John C Jayme E. Gelfand

WOODFIELD GOUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit BY: Ma Callo U.P. John Csapo, Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA SS WITNESS my hand and official seal this \_\_\_\_ day of January\_\_\_\_, 1994.

My commission expires: July 30, 1994



TOTLE CERTOFOCATION

STATE OF FLORIDA SS 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 ptherwise 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.

Brian P Tague,
Brian P Tague,
Attorney at Law
Licensed in the State of Figrida

#### 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 -8046 at page(s) -942 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITHESS WHEREOF, the said corporation has caused these presents to be signed by its Attorney as Agent in Fact and its corporate seal to be affixed hereon this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 1997.

A COOS Jane

BY:

John L. Sullivan, as Director of Aldrich, Eastman and Waltch, L.P.

Attorney-in-Fact

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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 corporation, and severally acknowledged to and before me that he executed such instrument as such Afforney-in-Fact for said corporation, and that said instrument is the free act and deed of said corporation.

My commission expires: July 1. 1998 Notary Public Dilbury

## ZURVEYOR'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

NOTARY SEAL



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; 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 to the POINT OF BEGINNING;

thence continuing North 80°27′25′ East along the said South Right of -Way line of Clint Moore Road, a distance of feet; thence South 89°42′ 14′ West, a distance of 30.0 deet; thence South 0°03′ 39′ East, a distance of 30.0 deet; thence South 0°00′ 56′ East, a distance of 402.6 feet; thence South 0°00′ 30′ 39′ East, a distance of 30.0 deet; thence South 0°00′ 56′ East, a distance of 402.6 feet; thence South 0°00′ 56′ East, a distance of 402.6 feet; thence South 0°00′ 56′ East, a distance of 68.00 feet; thence South 0°00′ 56′ East, a distance of 68.00 feet; thence Southwest having a radius of 1640.00 feet, a central angle of the Southwest having a radius of 1640.00 feet, a central angle of the Southwest having a radius of 1640.00 feet, a central angle of 193.00 feet; a distance of 282.00 feet; thence Southeasterly along the anc of a reverse encove to the Northeast having a radius of 2740.00 feet; a central angle of 04°17′ 34′, a distance of 193.00 feet; a central angle of 04°17′ 34′, and a radial bearing of North 0°7° 36′ 38′ East. The Northeast having a radius of 2740.00 feet; a central angle of 04°17′ 34′ and a radial bearing of North 0°7° 36′ 38′ East. The Northeast having a radius of 1560.00 feet; a central angle of 04°17′ 34′ and a radial bearing of North 0°7° 36′ 38′ East. The Northeast having a radius of 1560.00 feet; a central angle of 08′ 36′ 16′, a distance of 261.50 feet; thence South and the Northeast having a radius of 1560.00 feet and a central angle of 08′ 36′ 16′, a distance of 261.50 feet; thence South and the Northeast having a radius of 1560.00 feet and a central angle of 33.70 feet; thence Southeast having a radius of 1560.00 feet and a central angle of 33.70 feet; thence Southeast having a radius of 1560.00 feet and a central angle of 33.70 feet; thence Southeast having a radius of 1560.00 feet and a central angle of 26′ 13′ 32′, a distance of 397.79 feet; thence Southeast having a radius of 1560.00 feet and a central angle of 26′ 13′ 32′, a distance of 24′ 17′ 17′ feet; thence Southeast havi

Containing 6.04 Acres, more or less.

### DED I CAT I ON

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 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:

1. Parcel "A" [WOODFIELD CIRCLE] as shown, is for private road purposes, including but not limited to, ingress and the perpetual maintenance obligation of said Association, its successors and assigns without recourse to the City of Raton, Florida. A perpetual non-exclusive easement over, and upon parcel "A" is dedicated to the City of Raton, Florida and other appropriate governmental authorities and public utilities, for ingress and egress over, upon maintenance of water, sewer and other utility systems deemed necessary to serve the residents of WOODFIELD COUNTRY CLUB. Operation of cable television services, provided however, no such construction, installation, maintenance and of cable television services, provided however, no such construction, installation, maintenance and operation public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely obtained by a particular electric, telephone, gas or other responsible for the damages. This cable television dedication does not apply to those private easements granted to or installation, maintenance and operation, shall ation, maintenance and operation, multiply it shall be solely obtained by a particular electric, telephone, gas or other public utility. The cable television construction, Public Service Commission. However, such eosement shall not be deemed to limit the obility to place landscaping and/or building improvements as approved by the City of Boca Raton within Parcel "A".

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 \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 199\_7.

WITNESS: John R. Pompson John Witness: Jayme E. Gelfand

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

/John Csapo, Vice President ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY OF PALM BEACH
BEFORE ME personally appeared Inn C.C.Sopo who is personally known to me,
and did not take an oath, and who executed the foregoing instrument as Ice 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.

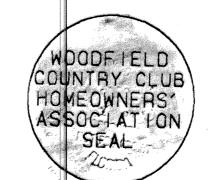
WITNESS my hand and official seal this \_\_\_\_ 20 \_\_\_\_ day of \_\_\_\_\_, 1994. My commission expires: July 30,1997

Notary Public

JAYME E GELFAND
My Commission CC29
Expires Jul. 30, 1997 My Commission CC298103

> PARTNERS GP, INC. SEAL





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

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APPROVED JOB NO. <u>93-330</u>