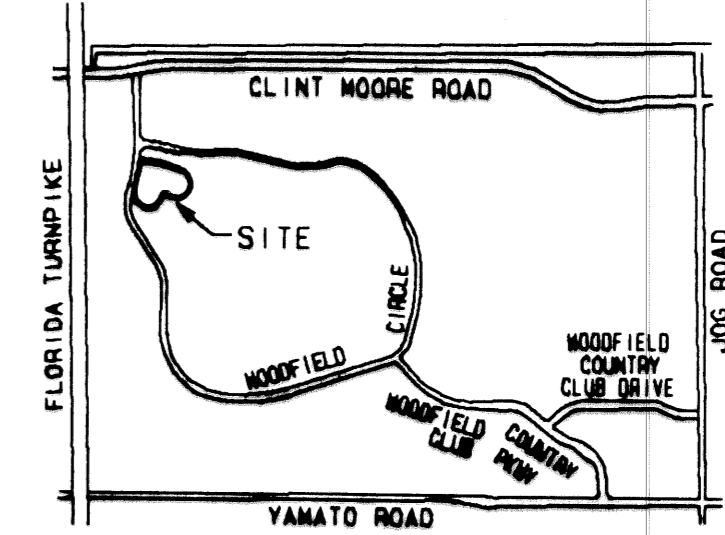


# AVALON POINTE AT WOODFIELD COUNTRY CLUB

IN PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA  
SHEET NO. 1 OF 2

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



VICINITY MAP  
NOT TO SCALE



# 140

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 12:50 PM, this 11 day  
of MAY 1994, and duly  
recorded in Plat Book No. 72  
on Pages 140 thru 141.  
DOROTHY WILKEN  
Clerk Circuit Court  
By *[Signature]* D.C.

### DESCRIPTION

A parcel 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 1566.99 feet; thence North 88°59'04" East, a distance of 541.65 feet; thence North 15°51'07" East, a distance of 70.79 feet; thence South 74°08'53" East, a distance of 80.00 feet to the POINT OF BEGINNING of this description;  
thence Northwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 1540.00 feet and a central angle of 09°46'12" (the radius point bearing North 74°08'53" West from the arc beginning), a distance of 262.60 feet; thence Southeasterly along the arc of a non-tangent curve concave to the Southwest having a radius of 1410.00 feet and a central angle of 23°27'11" (the radius point bearing South 00°07'50" West from the arc beginning), a distance of 577.16 feet; thence Southeasterly, Southwesterly and Northwesterly along the arc of compound curve concave Northwesterly and Southwesterly along the arc of a reverse curve concave to the Southeast having a radius of 50.00 feet and a central angle of 123°06'45", a distance of 107.44 feet; thence Southeasterly and Northwesterly along the arc of a reverse curve concave to the Northeast having a radius of 175.00 feet and a central angle of 186°06'45", a distance of 568.45 feet; thence North 74°08'53" West along a radial extension of the last described curve, a distance of 25.00 feet; thence North 15°51'07" East, a distance of 96.58 feet to the POINT OF BEGINNING.

Containing 6.86 Acres, more or less.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ORIOLE HOMES CORP., a Florida Corporation, owners of the land shown hereon, described under description to be known as AVALON POINTE 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:

- Parcel "A" (N.W. 64th ROAD & N.W. 40th COURT) as shown, is for private road purposes, including but not limited to, ingress and egress, utilities and drainage and are hereby dedicated to the AVALON POINTE 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. 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, maintenance of water, sewer and other utility systems deemed necessary to serve the residents of AVALON POINTE 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".
- Parcels "B" and "C" as shown are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to AVALON POINTE 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, 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 private 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.
- The 10 foot Landscape Easements adjacent to lots 16 and 24 are hereby dedicated to the AVALON POINTE 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.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon this 21st day of March, 1994.

WITNESS: *[Signature]* ORIOLE HOMES CORP.,  
Candy Anderson a Florida Corporation.  
WITNESS: *[Signature]* BY: *[Signature]*  
Beverly Zink MARK A. LEVY, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared Mark A. Levy who is personally known to me, or has produced as-  
Identification and did not take an oath, and who executed the foregoing instrument as President of ORIOLE HOMES CORP.,  
a Florida Corporation, and acknowledged to and before me that he executed such instrument on behalf of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this 21st day of March, 1994.

My commission expires: 9-28-95  
*[Signature]*  
Notary Public  
MARIE JEAN YANOWITZ

### LAND USE

RESIDENTIAL LOTS (24)	5.52 Acres
RIGHT OF WAY (PARCEL A)	1.19 Acres
OPEN SPACE (PARCELS B & C)	0.15 Acres
TOTAL	6.86 Acres

DENSITY ----- 3.50 D.U. / ACRE

### 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
- P.R.C. Point of Reverse Curve
- P.C.C. Point of Compound Curve
- O.R.B. Official Record Book
- P.B. Plat Book
- P.C. 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 adopted by said CITY COUNCIL on this 21st day of March, 1994.

- By: *[Signature]* Bill Smith, Mayor
- By: *[Signature]* James W. Moore, Director of Community Development
- By: *[Signature]* Candace C. Bridgwater, City Clerk
- By: *[Signature]* James M. Chandler, P.E., Civil Engineer

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
The AVALON POINTE 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 March, 1994.

WITNESS: *[Signature]* AVALON POINTE HOMEOWNERS ASSOCIATION, INC.,  
Lorraine Calderone a Florida corporation  
WITNESS: *[Signature]* BY: *[Signature]*  
Candy Anderson Gary Gordon, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared Gary Gordon, who is personally known to me, or has produced as-  
Identification and did not take an oath, and who executed the foregoing instrument as  
President of AVALON POINTE 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 March, 1994.

My commission expires: 9-28-95  
*[Signature]*  
Notary Public  
MARIE JEAN YANOWITZ

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
I, Bill Perry, 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 ORIOLE HOMES CORP., a Florida Corporation; 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: 3-21-1994  
*[Signature]*  
Hugh Perry, Attorney at Law  
Licensed in the State of Florida

### 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.

*[Signature]*  
James A. Davis, P.L.S.  
License No. 4609  
State of Florida

SUBDIVISION # AVALON  
BOOK 72 PAGE 140  
FLOOD ZONE - FLOOD HRP #  
CHAD # ZONING  
82 ZIP CODE  
PUB NAME WOODFIELD COUNTRY CLUB  
447147

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

