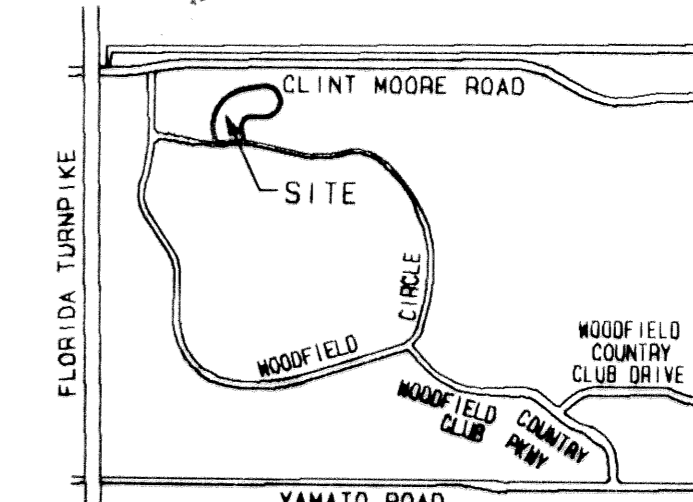


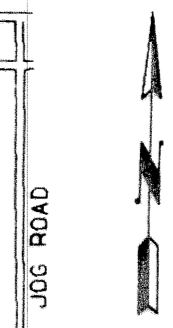
BAY CREEK AT WOODFIELD COUNTRY CLUB

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
MAY 1994



VICINITY MAP
NOT TO SCALE



193

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 1:28p.m. this 1st day
of July 1994, and duly
recorded in Plat Book No. 72
on Pages 193 thru 194.

DOROTHY WILKEN
Clerk Circuit Court
S. J. [Signature]

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 Easternmost corner of *WOODFIELD CIRCLE PLAT TWO* as recorded in Plat Book 72, Page 81 of the Public Records of Palm Beach County, Florida, thence South 80°10'21" East along the North line of proposed Woodfield Circle Plat Three, for 198.12 feet; thence Southeast along the arc of a non-tangent curve concave to the Northeast having a radius of 2675.00 feet and a central angle of 01°37'51" (the radius point for said curve bearing North 03°21'59" East from the arc beginning), same line also being the said North line of proposed Woodfield Circle Plat Three, for 76.14 feet to the POINT OF BEGINNING of this description;

thence North 10°48'00" West, for 128.16 feet; thence Northwesterly and Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 485.00 feet and a central angle of 92°21'30", for 781.80 feet; thence curve concave to the Southwest having a radius of 200.00 feet and a central angle of 92°21'30", for 781.80 feet; thence South 89°25'01" West, for 197.78 feet; thence Southwesterly and Southeasterly along the arc of a tangent curve concave to the Southeast having a radius of 115.00 feet and a central angle of 187°51'31", for 655.75 feet; thence North 10°48'00" East, for 188.54 feet; thence Northwesterly and Southwesterly along the arc of a tangent curve concave to the Southeast having a radius of 1425.00 feet and a central angle of 100°13'01", for 201.15 feet; thence South 00°09'32" West from the arc beginning), same line also being the said North line of proposed Woodfield Circle Plat Three, for 104.82 feet; thence Southwesterly and Northeasterly along the arc of a reverse curve concave to the Northwest Woodfield Circle Plat Three, for 270.38 feet to the POINT OF BEGINNING.

Containing 9.03 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 BAY CREEK 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* (NW 39th Terrace) as shown hereon, is for private road purposes, including but not limited to ingress and egress, utilities and drainage and is hereby dedicated to BAY CREEK AT 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. A perpetual non-exclusive easement over, upon and under parcel *A* is granted 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 BAY CREEK 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 hereon, are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to BAY CREEK AT 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 hereon, 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 hereon 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 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.
- The twelve foot Drainage Easements as shown hereon are for the construction and maintenance of drainage facilities and are hereby dedicated to the BAY CREEK AT WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., its successors and assigns without recourse to the City of Boca Raton, Florida.
- 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 8th day of June, 1994.

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

WITNESS: John R. Tompson
John R. Tompson

WITNESS: Jayne E. Gelfand
Jayne E. Gelfand

By: John Csapo
John Csapo, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
BEFORE ME personally appeared John Csapo, who is personally known to me, on this 8th day of June 1994, and who executed the foregoing instrument as Vice President of WOODFIELD PARTNERS GP, INC., a Texas Corporation, and 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 8th day of June, 1994.

My commission expires: June 2, 2000

Jayne E. Gelfand
Notary Public

LAND USE

RESIDENTIAL LOTS (33) ----- 7.63 Acres
RIGHT OF WAY (PARCEL A) ----- 1.19 Acres
OPEN SPACE (PARCELS C & B) ----- 0.16 Acres
TOTAL ----- 9.03 Acres

DENSITY ----- 3.65 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
- 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 8th day of June, 1994.

By: Bill Smith, Mayor

By: Jesse W. Moore, Director of Community Development

By: Carolee Briandwater, City Clerk

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

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
The BAY CREEK AT 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 8th day of June, 1994.

WITNESS: Jayne Gelfand
Jayne Gelfand

WITNESS: Stephen L. Hoskins
Stephen L. Hoskins

BAY CREEK AT 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 } ss
BEFORE ME personally appeared John Csapo, who is personally known to me, on this 8th day of June 1994, and who executed the foregoing instrument as Vice President of BAY CREEK AT WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., a corporation, and 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 8th day of June, 1994.

My commission expires: June 2, 2000

Jayne E. Gelfand
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
I, Hugh W. 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 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: June 8, 1994

Hugh W. Perry
Hugh W. Perry, Attorney at Law
Licensed in the State of Florida

MORTGAGEES' 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 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 8th day of June, 1994.

WITNESS: Carol A. Smith
Carol A. Smith

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

By: Kevin McCall
Kevin McCall, as Director of Aldrich, Eastman and Walch, L.P.
Attorney-in-Fact

ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS } ss
BEFORE ME personally appeared Kevin McCall who is personally known to me, on this 8th day of June 1994, 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 of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 8th day of June, 1994.

My commission expires: June 2, 2000

Carolyn O. Cappuccia
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 the requirements of Chapter 177 Part 1, 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 # BAY CREEK AT WOODFIELD COUNTRY CLUB
BOOK 72
FLOOD ZONE - FLOOD MAP # -
GRID # -
SE -
ZIP CODE -
PUD NAME - C Boca Raton

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

