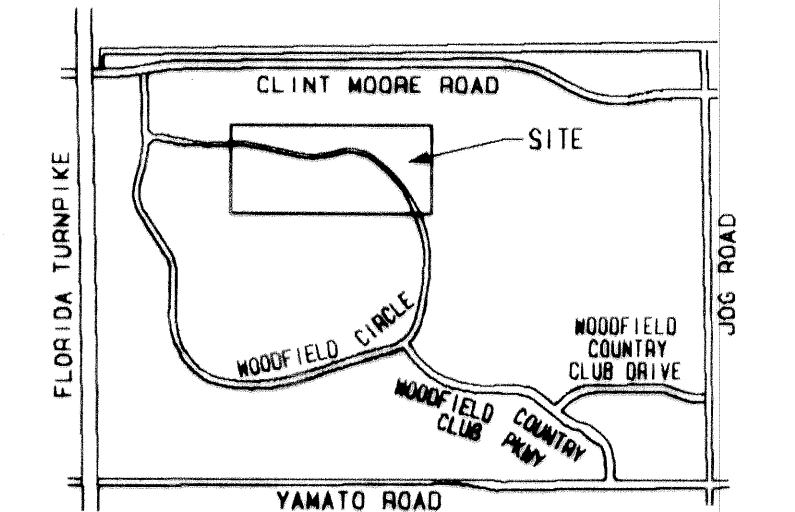


WOODFIELD CIRCLE PLAT THREE

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

195



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:34 P.M. this 1st day of July, 1994, and duly recorded in Plat Book No. 22 on Pages 18 thru 177.

DOROTHY WILKEN
Clerk Circuit Court
B. *Dej L. Stull* D.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 said Section 4, a distance of 299.11 feet; thence Easterly along the South line of the unrecorded 108.00 foot wide Right-of-Way of Clint Moore Road the following five 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 266.28 feet; thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 2237.83 feet and a central angle of 08°03'02", a distance of 353.49 feet; thence North 89°30'27" East, a distance of 149.41 feet; thence South 14°09'06" West, a distance of 653.03 feet; thence Southwesterly and Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 372.87 feet and a central angle of 36°55'23", a distance of 240.29 feet to the POINT OF BEGINNING of this description;

thence South 80°10'21" East, along a line not tangent to the last described curve, a distance of 61.97 feet; thence South 09°49'39" West, a distance of 30.00 feet; thence South 80°10'21" East, a distance of 181.09 feet; thence Southeasterly and Northeasterly along the arc of a non-tangent curve concave to the Northeast having a radius of 2675.00 feet and a central angle of 07°25'20" (the radius point bearing North 03°21'59" East from the arc beginning), a distance of 346.52 feet; thence Southeasterly along the arc of a reverse curve concave to the Southwest having a radius of 1425.00 feet and a central angle of 15°33'21" (the radius point bearing North 03°21'59" East from the arc beginning), a distance of 549.32 feet; thence Southeasterly and Northeasterly along the arc of a tangent curve concave to the Northwest having a radius of 942.01 feet and a central angle of 29°20'59", a distance of 482.55 feet; thence Northeasterly and Southeasterly along the arc of a reverse curve concave to the Southwest having a radius of 575.00 feet and a central angle of 52°37'05", a distance of 528.06 feet; thence Southeasterly along the arc of a compound curve concave to the Southwest having a radius of 1599.46 feet and a central angle of 21°40'06", a distance of 604.89 feet; thence North 55°15'16" East along a line not tangent to the last curve, a distance of 30.41 feet; thence South 32°18'35" East, a distance of 55.45 feet; thence South 58°21'51" West, a distance of 20.11 feet to the Northernmost corner of WOODFIELD CIRCLE PLAT ONE, as recorded in Plat Book 72, Page 32 of the Public Records of Palm Beach County, Florida; thence continuing South 58°21'51" West along the Northernmost line of said WOODFIELD CIRCLE PLAT ONE, a distance of 60.00 feet to the Northeast corner of CARLTON ESTATES AT WOODFIELD COUNTRY CLUB, as recorded in Plat Book 72, Page 34 of the Public Records of Palm Beach County, Florida; thence Northwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 1549.46 feet and a central angle of 23°35'46" (the radius point bearing South 58°21'51" West from the arc beginning), a distance of 638.11 feet; thence Northwesterly and Southwesterly along the arc of a compound curve concave to the Southwest having a radius of 525.00 feet and a central angle of 52°37'05", a distance of 482.14 feet; thence Southwesterly and Northwesterly along the arc of a reverse curve concave to the Northwest having a radius of 992.01 feet and a central angle of 29°20'59", a distance of 508.16 feet; thence North 78°30'00" West, a distance of 549.32 feet; thence Northwesterly along the arc of a tangent curve concave to the Southwest having a radius of 1375.00 feet and a central angle of 15°33'21", a distance of 373.31 feet; thence Southwesterly and Northwesterly along the arc of a reverse curve concave to the Northwest having a radius of 2725.00 feet and a central angle of 07°25'20", a distance of 353.00 feet; thence North 88°44'53" West along a line not tangent to the last described curve, a distance of 202.92 feet; thence North 07°36'38" East along the Easternmost line of WOODFIELD CIRCLE PLAT TWO, as recorded in Plat Book 72, Page 81 of the Public Records of Palm Beach County, Florida, a distance of 80.00 feet to the Easternmost corner of said WOODFIELD CIRCLE PLAT TWO; thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 2660.00 feet and a central angle of 00°29'42" (the radius point bearing North 07°36'38" East from the arc beginning) same line also being the plat limits of said WOODFIELD CIRCLE PLAT TWO, a distance of 223.98 feet; thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 372.87 feet and a central angle of 05°48'52" (the radius point bearing North 61°24'51" East from the arc beginning), for 37.84 feet to the POINT OF BEGINNING.

Containing 3.73 Acres, more or less.

DEDICATION

KNOW 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 THREE, 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 hereon, is for private road purposes, including but not limited to, ingress and egress, utilities and drainage 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. A perpetual non-exclusive easement over, upon and under 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 road and for all governmental purposes and services 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. However, such easements 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 hereon, are hereby dedicated to the WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boca Raton.

3. The lift station easements, as shown hereon, are hereby dedicated in perpetuity to the City of Boca Raton, Florida, its successors and assigns, for lift station and related purposes.

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.

WITNESS: *Jayne Gelfand* WOODFIELD PARTNERS Ltd., L.P.
a Delaware Limited Partnership
Stephen L. Haskins WOODFIELD PARTNERS GP, INC.
a Texas Corporation, General Partner

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 satisfactory 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 8th day of June, 1994.

My commission expires: *Jayne E. Gelfand*
Notary Public

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

LAND USE

RIGHT OF WAY (PARCEL A) ----- 3.66 Acres
OPEN SPACE (PARCELS B & C) ----- 0.07 Acres
TOTAL ----- 3.73 Acres

NOTES

- ----- Permanent Reference Monument (*4609)
- R ----- Permanent Control Point
- Δ ----- 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
- Pg. ----- Page
- R/W ----- Right-of-Way

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 23rd day of June, 1994.

by: *Bill T. Smith, Jr.*
Bill T. Smith, Jr., Mayor

by: *Jesse W. Moore*
Jesse W. Moore, Director of Community Development

by: *Carolee Bridgwater*
Carolee C. Bridgwater, 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 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* WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC.,
a Florida corporation, not for profit

WITNESS: *John Csapo* 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 satisfactory 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 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: *Jayne E. Gelfand*
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
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 1, 1994
Hugh W. Perry
Hugh W. Perry, 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 8096 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 6th day of June, 1994.

WITNESS: *Carol A. Smith* RESOLUTION TRUST CORPORATION
as receiver for CITY SAVINGS F.S.B.

WITNESS: *Kevin McCall* BY: *Kevin McCall*
Kevin McCall, as Director of Aldrich, Eastman and Waitch, L.P.
Attorney-in-Fact

ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS }
BEFORE ME personally appeared Kevin McCall who is personally known to me, or has produced satisfactory identification and did not take an oath, and who executed the foregoing instrument under power of attorney and as Attorney-in-Fact 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: *Carolyn D. Cappucci*
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 - WOODFIELD Circle Plat
PAGE 195
BOOK 72
FLOOD ZONE -
QUAD # -
SECTION -
PUD NAME - C/BOCA

COMPUTED D. BACHOR
DRAWN D. BACHOR
CHECKED
APPROVED
JOB NO. 93-330

