

20090370672

# WOODFIELD COUNTRY CLUB, P.U.D REPLAT OF TRACT T-1 AND A PORTION OF TRACT T-2

A PLAT LYING IN A PORTION OF SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
BEING A REPLAT OF ALL OF TRACT T-1 AND A PORTION OF TRACT T-2  
OF WOODFIELD COUNTRY CLUB, P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 79-88 INCLUSIVE  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

00006-099

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS OWNER OF THE LANDS SHOWN HEREON AS "WOODFIELD COUNTRY CLUB, P.U.D. REPLAT OF TRACT T-1 AND A PORTION OF TRACT T-2", A PLAT LYING IN A PORTION OF SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING A REPLAT OF ALL OF TRACT T-1 AND A PORTION OF TRACT T-2, WOODFIELD COUNTRY CLUB P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 79-88 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LEGAL DESCRIPTION:

##### PARCEL 1

A Portion of Tract T-2, "WOODFIELD COUNTRY CLUB-PUD" according to the plat thereof as recorded in Plat Book 54, Pages 79 through 88 inclusive, Palm Beach County, Florida, said portion of Tract T-2 being more particularly described as follows:

BEGINNING at the intersection of the westerly line of TRACT X-14 and the Southerly line of TRACT T-2 ( at Yamato Road);

THENCE with a bearing of South 89°20'52" West along the Southerly line of said Tract T-2 (also being the northerly Right-of-Way line of the Lake Worth Drainage District Lateral Canal No. 42), for a distance of 13.75 feet to a point of intersection with a non-tangent curve, said curve being concave easterly;

THENCE northerly along said curve having a chord bearing of North 25°28'42" West, a radius of 100.00 feet, through a central angle of 30°21'07", for an arc distance of 52.97 feet to a point of compound curvature concave easterly;

THENCE northerly along said curve, having a radius of 75.00 feet, through a central angle 55°49'45", for an arc distance of 73.08 feet to a point of reverse curvature;

THENCE northerly along said curve, having a radius of 35.00 feet, through a central angle of 53°01'20", for an arc distance of 32.39 feet to a point of intersection with the westerly right of way line of Tract X-14 (Woodfield Country Club Parkway), said point also lying on a non-tangent curve concave westerly;

THENCE southerly along said curve, (being the westerly line of said TRACT X-14) having a chord bearing of South 04°04'25" East, a radius of 450.00 feet, through a central angle of 06°50'39", for an arc distance of 53.75 feet to a point of tangency;

THENCE with a bearing of South 00°39'08" East along the westerly line of said TRACT X-14, for a distance of 90.00 feet, more or less, to the point of beginning.

##### PARCEL 2

All of TRACT T-1 according to the plat of "WOODFIELD COUNTRY CLUB-PUD" as recorded in plat book 54, pages 79 through 88 inclusive, of the public records of Palm Beach County, Florida.

All Containing 7.137 acres, more or less, and subject to easements, reservations, restrictions and rights-of-way of record.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS;

#### STREETS:

TRACTS T-1-R2 AND T-2-R AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON. TRACTS T-1-R2 AND T-2-R ARE FURTHER DEDICATED FOR UTILITY AND DRAINAGE PURPOSES.

A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND UNDER THE FULL RIGHT-OF-WAY OF ALL PRIVATE STREETS IS DEDICATED TO THE CITY OF BOCA RATON AND OTHER APPROPRIATE GOVERNMENTAL AUTHORITIES AND PUBLIC UTILITIES, FOR INGRESS AND EGRESS OVER, UPON, AND UNDER SAID PRIVATE STREETS AND ROADS 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 WOODFIELD COUNTRY CLUB.

#### PRESERVATION AREA

TRACT T-1-R AS SHOWN HEREON, IS HEREBY DEDICATED AS A CONSERVATION EASEMENT TO THE WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, SAID CONSERVATION EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA, IN PERPETUITY AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE, EXCEPT PURSUANT TO A MANAGEMENT PLAN APPROVED BY THE CITY OF BOCA RATON, FLORIDA. ACTIVITIES PROHIBITED IN THE CONSERVATION EASEMENT INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION; THE DEPOSITING OF SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION (WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL AND RELATED MAINTENANCE PRACTICES); EXCAVATION; DREDGING; REMOVING OF SOIL MATERIAL; DIKING AND FENCING; PLACEMENT OF ABOVE OR BELOW GROUND UTILITIES; AND ANY OTHER ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. NO IMPROVEMENTS OR MODIFICATIONS ON OR TO CONSERVATION EASEMENTS SHALL BE MADE WITHOUT THE PRIOR WRITTEN PERMISSION OF THE CITY OF BOCA RATON, FLORIDA. ALL LAND WITHIN THE BOUNDARY OF THIS PLAT, INCLUDING WITHOUT LIMITATION, PLATTED LOTS, IS SUBJECT TO THE PROVISIONS OF ARTICLE III OF CHAPTER 27, CODE OF ORDINANCES, CITY OF BOCA RATON, FLORIDA, AND SUBJECT TO DESIGNATION FOR PRESERVATION OR MITIGATION UNTIL SUCH LAND IS RELEASED PURSUANT TO SECTION 27-104, CODE OF ORDINANCES, CITY OF BOCA RATON, FLORIDA. THE OWNER ACKNOWLEDGES THAT THE PLAT IS SUBJECT TO THE PROVISIONS OF ARTICLE III OF CHAPTER 27, CODE OF ORDINANCES, CITY OF BOCA RATON, FLORIDA, WITH RESPECT TO THE CREATION AND MANAGEMENT OF PRESERVATION AREAS.

SHEET 1 OF 3  
AUGUST, 2009

#### INDEX OF SHEETS

SHEET NO. 1 AND 2 TITLE SHEET AND CERTIFICATES  
SHEET NO. 3 DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY:  
FREDERICK M. LEHMAN IN THE OFFICES OF  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER : (561) 395-3333  
FAX NUMBER : (561) 395-3315  
LICENSED BUSINESS NO. : LB-50

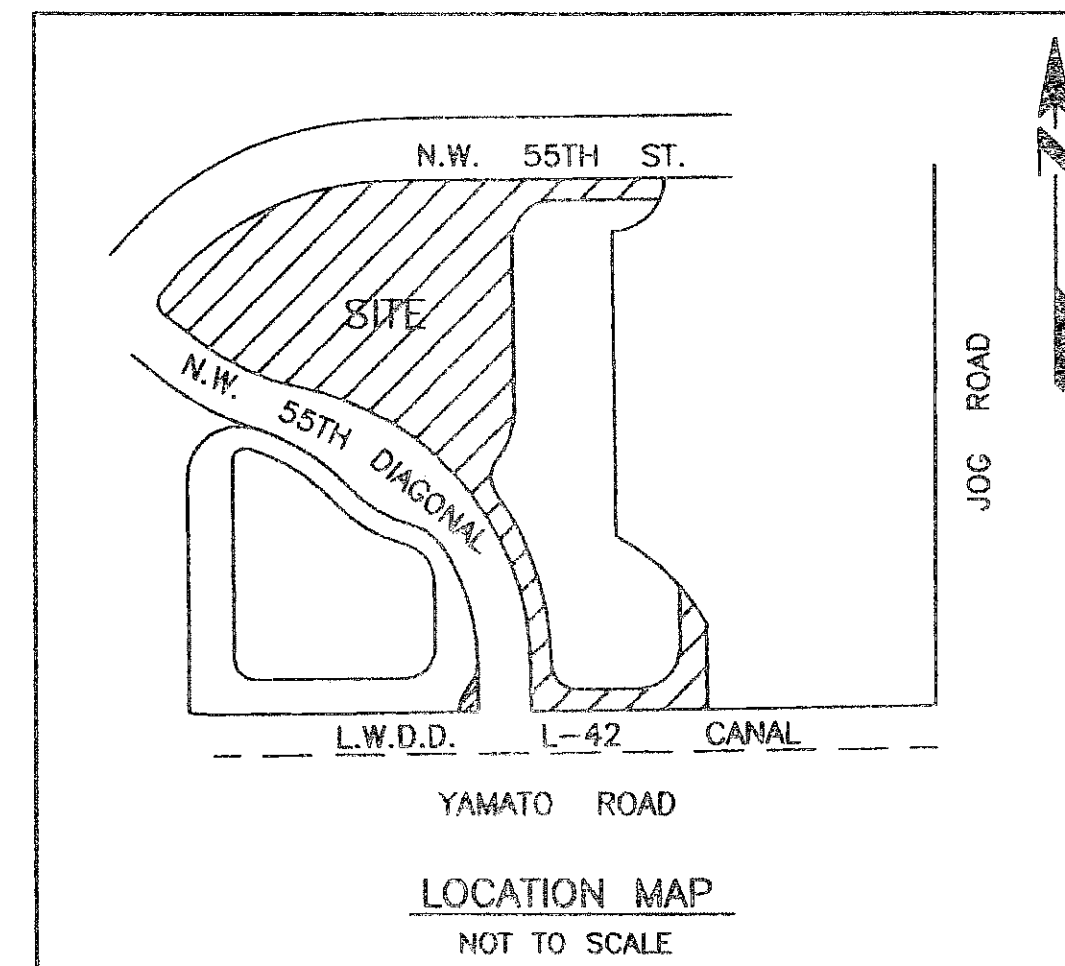
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

#### STATISTICAL DATA

TOTAL AREA OF THIS PLAT	7.137 AC.
AREA OF TRACT T-1-R	5.018 AC.
AREA OF TRACT OS-1-R	1.983 AC.
AREA OF TRACT T-1-R2	0.056 AC.
AREA OF TRACT T-2-R	0.080 AC.

#### ZONING DATA

CURRENT: ZONING: PUD -- RID THIS PLAT: ZONING: PUD -- RID  
LAND USE: RL LAND USE: RL



#### OPEN SPACE TRACT

TRACT OS-1-R AS SHOWN HEREON IS HEREBY DEDICATED TO THE WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, TO BE USED FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

IN WITNESS WHEREOF, THE WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND 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 15<sup>TH</sup> DAY OF SEPTEMBER, AD, 2009.

WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION  
NOT FOR PROFIT

ATTEST: *Lynn Orinsky*  
SIGN  
*Lynn Orinsky*  
PRINT - SECRETARY

BY: *Stephen L. Michel*  
SIGN  
STEPHEN L MICHEL 40  
PRINT - PRESIDENT

#### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

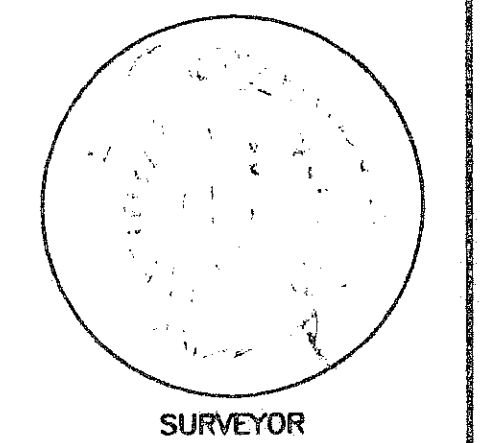
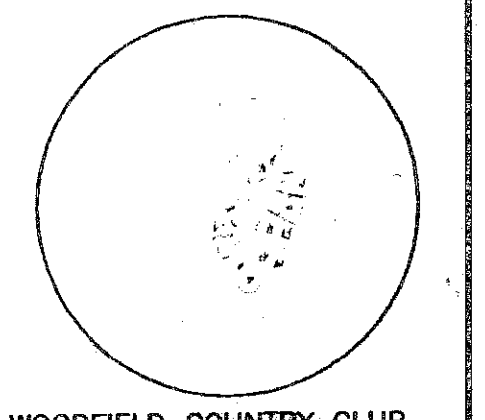
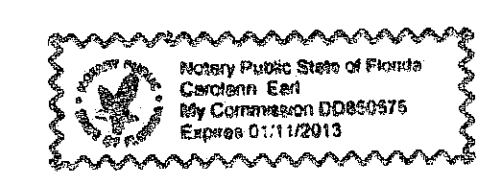
BEFORE ME PERSONALLY APPEARED *Stephen L Michel* (PRESIDENT) AND *LYNN ORINSKY* (SECRETARY), WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 15<sup>TH</sup> DAY OF SEPTEMBER, A.D., 2009.

MY COMMISSION EXPIRES: 11.13

MY COMMISSION NUMBER: DD 850575

*Cheratina Earl*  
NOTARY PUBLIC, STATE OF FLORIDA



#### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

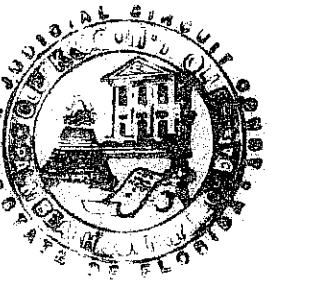
I, *Pamela M. Kane*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY SHOWN HEREON AS TRACTS T-1 AND T-2 ARE VESTED IN THE WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: Sept 15, 2009

*Pamela M. Kane*  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

CITY OF BOCA RATON

STATE OF FLORIDA 199  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:15 AM.  
THIS 23 DAY OF  
Oct A.D. 2009 AND  
DULY RECORDED IN PLAT  
BOOK 112 ON PAGES  
199 AND 201  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock*  
DEPUTY CLERK



Drawing: K:\03228-E\WOODFIELD CC-SOUTH ENTR\RECORD PLAT\FINAL WCC ENTR RECORD PLAT\_revised.dwg\COVER 1