

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

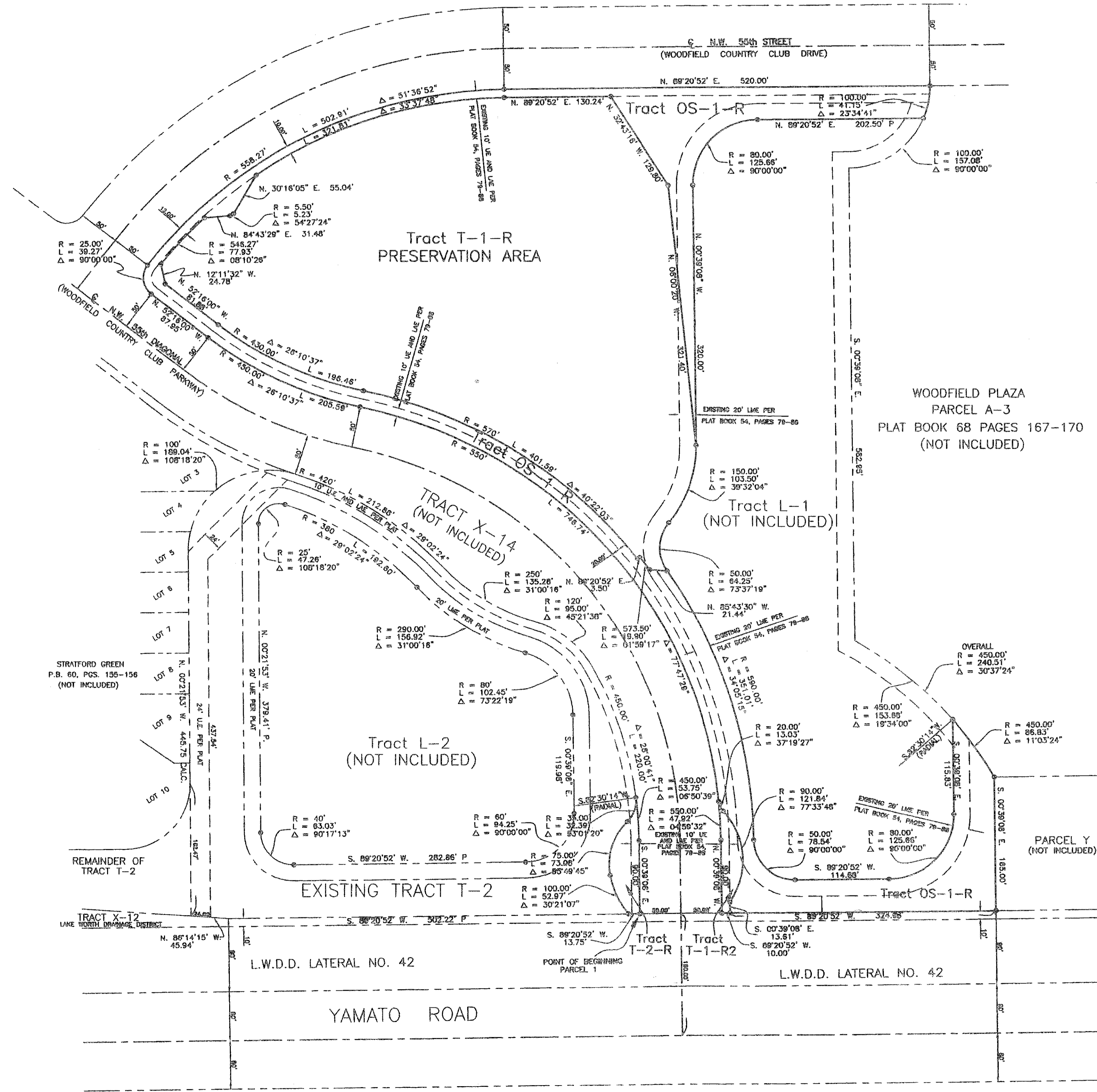
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

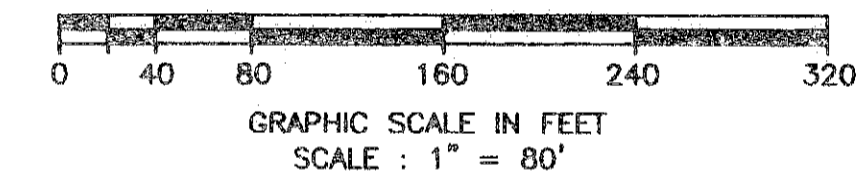
SHEET 3 OF 3
AUGUST, 2009

STATE OF FLORIDA **201**
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF
_____ A.D. 2009 AND DULY
RECORDED IN PLAT BOOK
_____ ON PAGES _____
AND _____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY : _____
DEPUTY CLERK



- LEGEND :
- C CENTERLINE
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - PRM PERMANENT REFERENCE MONUMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.C. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.B. PLAT BOOK
 - LME LAKE MAINTENANCE EASEMENT
 - LWDD LAKE WORTH DRAINAGE DISTRICT

THIS INSTRUMENT WAS PREPARED BY :
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JOHN A. GRANT, JR., INC.
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FAX NUMBER : (561) 395-3315
LICENSED BUSINESS NO. : LB-50



NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S89°20'52"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT CITY ZONING REQUIREMENTS.

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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

Drawing: K:\03228-E\WOODFIELD CC-SOUTH ENTR RECORD PLAT\FINAL WCC ENTR RECORD PLAT_recover.dwg\MAP