

A PART OF P.U.D.  
**WOODFIELD PLAZA**  
 A PLAT OF A PORTION OF SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
 AND ALSO BEING A REPLAT OF PARCELS A AND Z OF WOODFIELD COUNTRY CLUB AS RECORDED  
 IN PLAT BOOK 54, PAGES 79-88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1991

SHEET 1 OF 4

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that WOODFIELD PLAZA, LTD., a Florida limited partnership, whose General Partner is STRAUS CAPITAL CORP., a Florida corporation, EIXON CORPORATION, a New Jersey Corporation, and WORLD SAVINGS & LOAN ASSOCIATION, a Federal Savings & Loan Association, owners of the land shown hereon, being in Section 3, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as WOODFIELD PLAZA, being more particularly described as Parcel A and Z of WOODFIELD COUNTRY CLUB, as recorded in Plat Book 54, Pages 79-88 of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Easements:

- a. Utility Easements - The utility easements, as shown, are hereby dedicated to the public in perpetuity for the construction and maintenance of utilities.
  - b. Drainage Easements - Non-exclusive drainage easements are reserved by WOODFIELD PLAZA, LTD.
  - c. Ingress/Egress Easement - The ingress/egress easement shown hereon is dedicated to the property owners adjoining said easement for ingress/egress purposes.
2. Non-Access Line - The purpose of the non-access line, as shown, is the control and jurisdiction over access rights to the City of Boca Raton.

3. Commercial Tracts:

- a. Parcels A-1, A-2, A-3, and Z-1 as shown, are hereby reserved to WOODFIELD PLAZA, LTD., for purposes of commercial development, and are the perpetual maintenance obligation of said WOODFIELD PLAZA, LTD., its successors or assigns, without recourse to any other party.
- b. Parcel Z-2 is hereby reserved to WORLD SAVINGS & LOAN ASSOCIATION, for purposes of commercial development, and are the perpetual maintenance obligation of said WORLD SAVINGS & LOAN ASSOCIATION, its successors or assigns, without recourse to any other party.
- c. Parcel Z-3 is hereby reserved to EIXON CORPORATION, for purposes of commercial development, and are the perpetual maintenance obligation of said EIXON CORPORATION, its successors or assigns, without recourse to any other party.

IN WITNESS WHEREOF, we hereby set our hands and seals as follows:

As to Parcels A-1 and Z-1:

WOODFIELD PLAZA, LTD., a Florida limited partnership, has caused these presents to be executed by its general partner, STRAUS CAPITAL CORP., a Florida corporation, to be signed by its President, GLENN E. STRAUS, and attested by its Secretary, JAMES D. CECIL, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 6th day of January, A.D., 1992.

WOODFIELD PLAZA, LTD.,  
 a Florida limited partnership  
 STRAUS CAPITAL CORP.,  
 a Florida corporation, general partner,

Attest: James D. Cecil  
 JAMES D. CECIL, Secretary

By: Glenn E. Straus  
 GLENN E. STRAUS, President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 )SS BEFORE ME personally appeared GLENN E. STRAUS and JAMES D. CECIL, to me  
 COUNTY OF PALM BEACH ) well known and known to me to be the individuals described in and who ex-  
 ecuted the foregoing instrument as President and Secretary of the above named STRAUS CAPITAL CORP., and  
 severally acknowledged to and before me that they executed such instrument as such President and Secretary of  
 said corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation,  
 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 6th day of January, A.D., 1992.

Mon 25 1995  
 My Commission Expires

Joanna Hollingsworth  
 Notary Public, State of Florida

**INDEX OF SHEETS**

SHEETS No. 1-3: TITLE SHEETS AND CERTIFICATES  
 SHEET No. 4: DETAIL SHEET

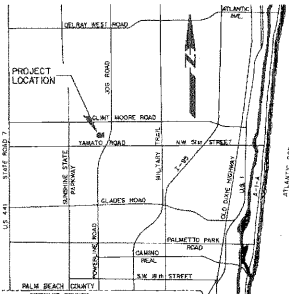
NOTE:

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

THIS INSTRUMENT WAS PREPARED BY:  
 JOHN A. GRANT, JR.  
 JOHN A. GRANT, JR., INC.  
 3333 NORTH FEDERAL HIGHWAY  
 BOCA RATON, FLORIDA 33431.

**STATISTICAL DATA**

TOTAL AREA THIS PLAT	16,691 AC.
AREA OF COMMERCIAL TRACTS (PARCELS A-1, A-2, A-3, Z-1, Z-2 AND Z-3)	16,691 AC.



VICINITY MAP  
 N.T.S.

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA )  
 )SS The undersigned hereby certifies that it is the holder of a mortgage upon  
 COUNTY OF PALM BEACH ) 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 740 at page 705 of the Public Records of Palm Beach County, Florida shall  
 be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by its Sr. Vice Pres. and attested to  
 by its Secy. Mgr. and its seal to be affixed hereon by and with the authority of its Board of Directors  
 this 4th day of Feb., 1992.

US WEST FINANCIAL SERVICES

Attest: [Signature] By: [Signature]  
Director, National Mortgage & Insurance US West Financial Services  
HARRY E. NEWMAN ROBERT M. GELTHER

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 )SS BEFORE ME personally appeared Harry E. Newman and Robert M. Gelther to me  
 COUNTY OF PALM BEACH ) well known and known to me to be the individuals described in and who ex-  
 ecuted the foregoing instrument as Director and Secy. Mgr. respectively, of the above named US WEST  
 FINANCIAL SERVICES, and severally acknowledged to and before me that they executed such instrument as such  
 officers of said bank, that the seal affixed to the foregoing instrument is the seal of said bank, that it was  
 affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of  
 said bank.

WITNESS MY hand and official seal this 4th day of February, 1992.

My Commission Expires: March 31, 1994

Stephen W. Cahill  
 Notary Public, State of Connecticut

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA )  
 )SS The undersigned hereby certifies that it is the holder of a mortgage upon  
 COUNTY OF PALM BEACH ) 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 700 at page 104 of the Public Records of Palm Beach County, Florida shall  
 be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by its Vice President and attested to  
 by its Vice President and its seal to be affixed hereon by and with the authority of its Board of Directors  
 this 21st day of February, 1992.

FIRST UNION NATIONAL BANK OF FLORIDA

Attest: [Signature] By: [Signature]  
BERT COMLAND, VICE PRESIDENT ROBIN A. CARR, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 )SS BEFORE ME personally appeared Bert Comland and Robin Carr to me  
 COUNTY OF PALM BEACH ) well known and known to me to be the individuals described in and who ex-  
 ecuted the foregoing instrument as Vice President and Vice President respectively, of the above named FIRST  
 UNION NATIONAL BANK OF FLORIDA, and severally acknowledged to and before me that they executed such instrument  
 as such officers of said bank, that the seal affixed to the foregoing instrument is the seal of said bank,  
 that it was affixed to said instrument by due and regular authority, and that said instrument is the free act  
 and deed of said bank.

WITNESS MY hand and official seal this 21st day of February, 1992.

My Commission Expires: Dec. 10, 1995

Laundrea V. Rice  
 Notary Public, State of Florida

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COUNTY OF PALM BEACH, FLORIDA )  
 )SS This Plat was filed for record on 06/21/92  
 the 11th day of March  
 A.D. 1992 and was recorded in Plat  
 Book 68 on page 1170  
 MILTON BAUER, Clerk Circuit Court  
By: [Signature] D.C.

