

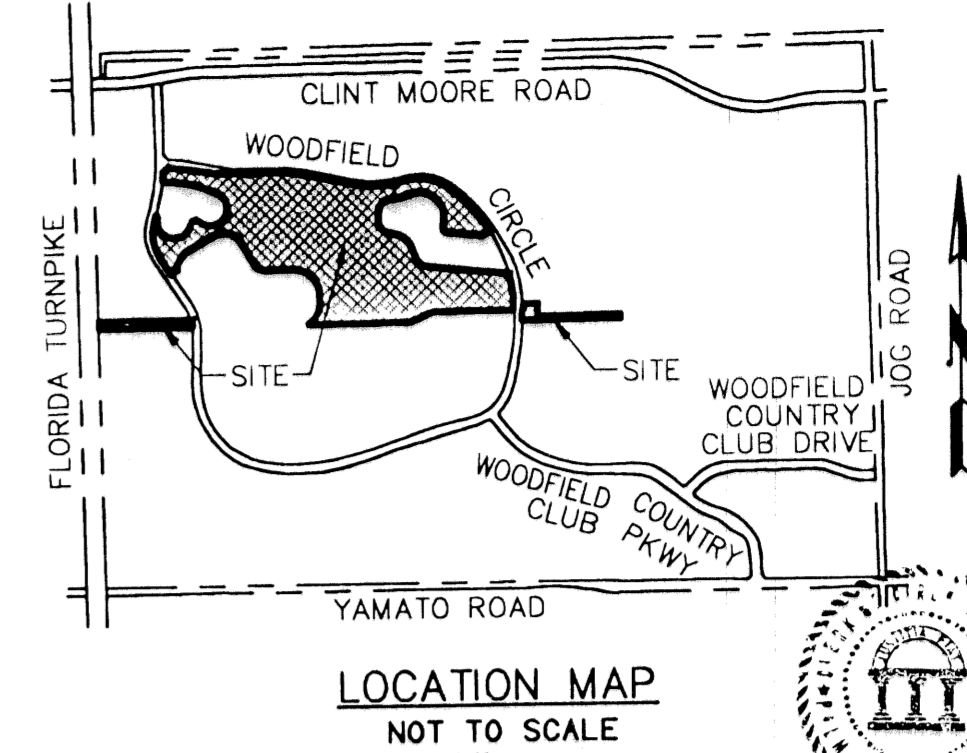
THE ENCLAVE AT WOODFIELD COUNTRY CLUB

IN PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 5

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1995

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 11:30 AM this 26th day
of November 1995, and duly
recorded in Plat Book No. 76
on Pages 63 thru 67.

DOROTHY H. WILKEN
Clerk Circuit Court
By: *Diana Math* 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: BEGINNING at the Southwest corner of the plat of "WOODFIELD CIRCLE PLAT ONE" as recorded in Plat Book 72, Page 32 of the Public Records in and for Palm Beach County, Florida, said point also being on the North line of the plat of "WOODFIELD COUNTRY CLUB" as recorded in Plat Book 54, Page 79 of the said Public Records; thence Westerly along the said North line of "WOODFIELD COUNTRY CLUB" the following three courses; thence South 89°35'31" West, for 824.99 feet; thence South 66°35'31" West, for 268.72 feet; thence South 89°35'31" West, for 1057.53 feet; thence Northwesterly, Northwesterly and Southwesterly along the Easterly and Northerly plat limits of BRIARCLIFF AT WOODFIELD COUNTRY CLUB as recorded in Plat Book 75, Page 80 of the said Public Records the following ten courses; thence Northwesterly and Southwesterly along the arc of a non-tangent curve concave to the North 00°24'29" West, for 110.00 feet; thence Northwesterly and Southwesterly along the arc of a tangent curve concave to the Southwest having a radius of 250.00 feet, and a central angle of 90°00'00", for 392.70 feet; thence South 89°35'31" West, for 315.63 feet; thence Southwesterly and Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 105.00 feet and a central angle of 60°24'29", for 110.70 feet; thence North 30°00'00" West, Northeast having a radius of 267.03 feet; thence Northwesterly and Southwesterly along the arc of a tangent curve concave to the Southwest having a radius of 220.00 feet and a central angle of 90°00'00", for 345.58 feet; thence South 60°00'00" West, for 293.90 feet; thence Southwesterly along the arc of a tangent curve concave to the Southeast having a radius of 250.00 feet and a central angle of 57°33'38", for 251.16 feet; thence South 56°18'17" West, for 66.09 feet; thence Northwesterly and Northwesterly along the East Right-of-Way line of Woodfield Circle as shown on the plat of "WOODFIELD CIRCLE PLAT TWO" as recorded in Plat Book 72, Page 81 of the said Public Records the following three courses; thence North 33°41'43" West, for 203.55 feet; thence Northwesterly and Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 460.00 feet and a central angle of 49°32'50", for 397.79 feet; thence North 15°51'07" East, for 53.42 feet; thence along the Southerly, Easterly and Northerly plat limits of the plat of "AVALON POINTE AT WOODFIELD COUNTRY CLUB" as recorded in Plat Book 72, Page 140 of the said Public Records the following five courses; thence South 74°08'53" East, for 25.00 feet; thence Southwesterly, Southeasterly and Northwesterly along the arc of a reverse curve concave to the Northeast having a radius of 175.00 feet, a chord bearing of South 7°12'15" East and a central angle of 186°06'45", for 568.45 feet; thence Northwesterly and Southeasterly along the arc of a reverse curve concave to the Southeast having a radius of 50.00 feet and a central angle of 123°06'45", for 107.44 feet; thence Southeasterly, the Southeast having a radius of 1410.00 feet and a central angle of 23°27'11", for 577.16 feet; thence Northwesterly along the South Right-of-Way line of Woodfield Circle as shown on the plat of "WOODFIELD CIRCLE PLAT TWO", for 101.10 feet; thence Northwesterly and Southeasterly along the arc of a non-tangent curve concave to the Northwest having a radius of 1540.00 feet, a chord bearing of North 04°12'05" East and a central angle of 03°45'41", same line also being the said East Right-of-Way line of Woodfield Circle as shown on the said plat of "WOODFIELD CIRCLE PLAT TWO", for 101.10 feet; thence Northwesterly and Southeasterly along the South Right-of-Way line of Woodfield Circle as shown on the said plat of "WOODFIELD CIRCLE PLAT TWO", the following three courses; thence North 17°18'35" East, for 70.70 feet; thence Southeasterly along the arc of a non-tangent curve concave to the Southwest having a radius of 1560.00 feet, a chord bearing of South 82°53'56" East and a central angle of 09°36'16", for 261.50 feet; thence Southeasterly along the arc of a reverse curve concave to the Northeast having a radius of 2740.00 feet and a central angle of 04°17'34", for 205.30 feet; thence Southeasterly along the South Right-of-Way line of Woodfield Circle as shown on the plat of "WOODFIELD CIRCLE PLAT THREE" as recorded in Plat Book 72, Page 195 of the said Public Records the following seven courses; thence South 88°44'53" East, for 202.92 feet; thence Southeasterly and Northwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 2725.00 feet, a chord bearing of North 89°39'19" East and a central angle of 07°25'20", for 353.00 feet; thence Northwesterly and Southeasterly along the arc of a reverse curve concave to the Southwest having a radius of 1375.00 feet and a central angle of 15°33'21", for 373.31 feet; thence South 78°30'00" East, for 549.32 feet; thence Southeasterly and Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 992.01 feet and a central angle of 29°20'59", for 508.16 feet; thence Northwesterly and Southeasterly along the arc of a reverse curve concave to the Southwest having a radius of 525.00 feet and a central angle of 52°37'05", for 482.14 feet; thence Southeasterly along the arc of a compound curve concave to the Southeast having a radius of 1549.46 feet and a central angle of 23°35'46", for 638.11 feet; thence along the Northerly, Westerly and Southerly plat limits of the plat of "CARLTON ESTATES AT WOODFIELD COUNTRY CLUB" as recorded in Plat Book 72, Page 34 of the said Public Records the following fourteen courses; thence South 82°40'00" West, for 85.35 feet; thence North 84°36'53" West, for 380.20 feet; thence Northwesterly and Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 40.00 feet and a central angle of 90°00'00", for 62.83 feet; thence North 05°23'07" East, for 99.48 feet; thence Northwesterly, Northwesterly and Southwesterly along the arc of a tangent curve concave to the Southwest having a radius of 250.00 feet and a central angle of 115°07'11", for 502.31 feet; thence Southwesterly along the arc of a reverse curve concave to the Northwest having a radius of 1142.01 feet and a central angle of 12°14'30", for 244.00 feet; thence Southwesterly and Southeasterly along the arc of a reverse curve concave to the Southeast having a radius of 125.00 feet and a central angle of 84°51'53", for 185.15 feet; thence South 02°21'28" East, for 95.81 feet; thence Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 136.52 feet; thence Southeasterly along the arc of a tangent curve concave to the Southwest having a radius of 150.00 feet and a central angle of 53°20'55", for 139.67 feet; thence South 22°11'07" East, for 168.02 feet; thence Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 125.00 feet and a central angle of 62°25'46", for 136.20 feet; thence South 84°36'53" East, for 847.09 feet; thence Southeasterly along the West line of the plat of said "WOODFIELD CIRCLE PLAT ONE", same line also being the arc of a non-tangent curve concave to the Southwest having a radius of 1150.58 feet, a chord bearing of South 07°37'12" East and a central angle of 19°36'02", for 393.61 feet to the POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING at the Southwest corner of the said plat of WOODFIELD CIRCLE PLAT TWO; thence South 89°35'31" West along the said North line of WOODFIELD COUNTRY CLUB, for 965.40 feet to the Northwest corner of said WOODFIELD COUNTRY CLUB. thence North 01°00'56" West along the West line of said Section 4, for 65.00 feet to the West one-quarter corner of said Section 4, thence continuing North 01°00'56" West along the said West line of Section 4, for 15.00 feet to the Southwest corner of the plat of MAYFAIR AT WOODFIELD COUNTRY CLUB as recorded in Plat Book 73, Page 149 of the said Public Records; thence North 89°35'31" East along the South line of said plat of MAYFAIR AT WOODFIELD COUNTRY CLUB, for 949.01 feet to the Southeast corner of said plat of MAYFAIR AT WOODFIELD COUNTRY CLUB; thence Southeasterly along the arc of a non-tangent curve concave to the Southwest having a radius of 460.00 feet, a chord bearing of South 12°34'23" East and a central angle of 10°12'25" same line also being the West Right-of-Way line of said Woodfield Circle, for 81.95 feet to the POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING at the Southeast corner of the plat of CLUBSIDE AT WOODFIELD COUNTRY CLUB as recorded in Plat Book 72, Page 36 of the said Public Records; thence South 00°16'42" West along the said North line of WOODFIELD COUNTRY CLUB, same line also being the East line of said Section 4, for 45.00 feet; thence South 89°35'31" West along the said North line of WOODFIELD COUNTRY CLUB, for 1019.60 feet; thence Northwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 1240.58 feet, a chord bearing of North 04°25'36" East and a central angle of 04°52'05", same line also being the Easterly Right-of-Way line of N.W. 36th Avenue as shown on the said plat of WOODFIELD COUNTRY CLUB, for 105.41 feet; thence North 89°35'31" East along the South line of said WOODFIELD CIRCLE PLAT ONE, for 10.01 feet; thence Northwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 1250.58 feet, a chord bearing of North 00°29'05" East and a central angle of 02°58'37", same line also being the East line of the said WOODFIELD CIRCLE PLAT ONE, for 64.98 feet; thence Northwesterly along the arc of a non-tangent curve concave to the Southeast having a radius of 25.00 feet, a chord bearing of North 71°05'15" East and a central angle of 37°00'31", same line also being the South line of the said plat of CLUBSIDE AT WOODFIELD COUNTRY CLUB, for 16.15 feet; thence North 00°24'29" East along the said South line of CLUBSIDE AT WOODFIELD COUNTRY CLUB, for 132.95 feet; thence South 00°24'29" East along the said South line of CLUBSIDE AT WOODFIELD COUNTRY CLUB, for 130.00 feet; thence North 89°35'31" East along the said South line of CLUBSIDE AT WOODFIELD COUNTRY CLUB, for 852.24 feet to the POINT OF BEGINNING.

All of the above containing a total of 74.70 Acres, more or less.

LAND USE

RECREATION (PARCELS A & I)	27.73 Acres
LAKE (PARCELS B, C, D & H)	33.73 Acres
RIGHT-OF-WAY (PARCEL E)	1.76 Acres
OPEN SPACE (PARCELS F & G)	0.26 Acres
RESIDENTIAL	11.22 Acres
TOTAL	74.70 Acres

- ### NOTES
- Set Permanent Reference Monument (L.S. #4609)
 - Existing Permanent Reference Monument (L.S. #4609)
 - Permanent Control Point
 - PRM Permanent Reference Monument
 - R Radius
 - Δ Delta
 - L Arc Length
 - T Tangent Length
 - CH Chord Length
 - CH.BG Chord Bearing
 - S.F. Square Feet
 - P.C. 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
 - Non-access Line

Bearings shown hereon are relative to the East-West Quarter Section line of Section 4, Township 47 South, Range 42 East which bears South 89°35'31" West.

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, walls or any other construction 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 14 day of November, 1995
- by: *Carol G. Hanson*
Carol G. Hanson, Mayor
 - by: *Sandra M. McGinn*
Sandra M. McGinn, Director of Development Services
 - by: *Candace Bridgwater*
Candace Bridgwater, City Clerk
 - by: *Ronald M. Ash*
Ronald M. Ash, P.E., City Civil Engineer

THIS INSTRUMENT PREPARED BY:
JAMES A. DAVIS, PLS
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923

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 THE ENCLAVE 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:

1. Parcels A and I as shown hereon, is hereby dedicated to the THE CLUB AT WOODFIELD, INC. its successors and assigns, for open space and recreational purposes and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.
2. Parcels B, C, D and H as shown hereon, are hereby dedicated to WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Boca Raton, Florida.
3. Parcel E (N.W. 36th Ave) as shown hereon, is for private road purposes, including but not limited to, ingress and egress, utilities and drainage and is hereby dedicated to THE ENCLAVE AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, without recourse 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 over, upon and under said private street and road for all governmental purposes and services, and are the perpetual maintenance obligation of THE ENCLAVE AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, and are the perpetual maintenance obligation of THE ENCLAVE AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, without recourse to the City of Boca Raton, Florida.
4. Parcels F and G, as shown hereon, are for open space, perimeter walls, fencing and landscaping purposes, and are hereby dedicated to THE ENCLAVE AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, and are the perpetual maintenance obligation of THE ENCLAVE AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, without recourse to the City of Boca Raton, Florida.
5. The 10' drainage easements, as shown hereon, are for the construction and maintenance of drainage facilities and are hereby dedicated to THE ENCLAVE AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, without recourse to the City of Boca Raton, Florida.
6. The 20' lake maintenance easements within Parcels B, C, D and H, as shown hereon, are hereby dedicated to the WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., and shall be subject to the provisions of the "Master Lake Agreement for Woodfield Country Club" as recorded in Official Record Book 4844, Page 536 of the Public Records of Palm Beach County, Florida, dated March 4th, 1986 and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Boca Raton, Florida.
7. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, installation, maintenance and operation of utility facilities, including cable television systems. The installation of cable maintenance and operation of utility facilities, including cable television systems, shall not interfere with the construction, installation, maintenance and operation of other utility facilities. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
8. The Tennis Court Easements as shown hereon, are hereby dedicated to THE CLUB AT WOODFIELD, INC. its successors and assigns, for open space and recreational purposes and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.
9. The non-access lines, as shown hereon, are 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 2 day of October, 1995.

WITNESS: *Diane Alfano*
Diane Alfano, General Partner

WITNESS: *John Csapo*
John Csapo, Vice President

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
BEFORE ME personally appeared John Csapo who is personally known to me, or has produced as 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 the said 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 2 day of October, 1995.

My commission expires: *Diane Alfano*
Notary Public

TITLE CERTIFICATION

State of Florida
County of Palm Beach } ss
We, CROSS COUNTY TITLE, INC., a title insurance company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to WOODFIELD PARTNERS, Ltd., L.P., a Delaware Limited Partnership; that the taxes through 1994 have been paid; that there are no existing mortgages encumbering the property; and that there are no deed restrictions which prohibit subdivision of this property as described by this plat.

CROSS COUNTY TITLE, INC.
a Florida Corporation
2499 Glades Road, Suite 114
Boca Raton, Florida

Dated: 9-27-95

By: *Carol L. Ica*
Carol L. Ica, President



SUBDIVISION: THE ENCLAVE AT WOODFIELD COUNTRY CLUB
 BOOK: 76
 FLOOD MAP: 43
 ZONING: FLOOD MAP
 QUAD: 43
 SE: 43
 PUD NAME: CITY OF BOCA RATON
 COMPUTED: _____
 DRAWN: D. BACHOR
 CHECKED: _____
 APPROVED: _____
 JOB NO: 93-330.60