

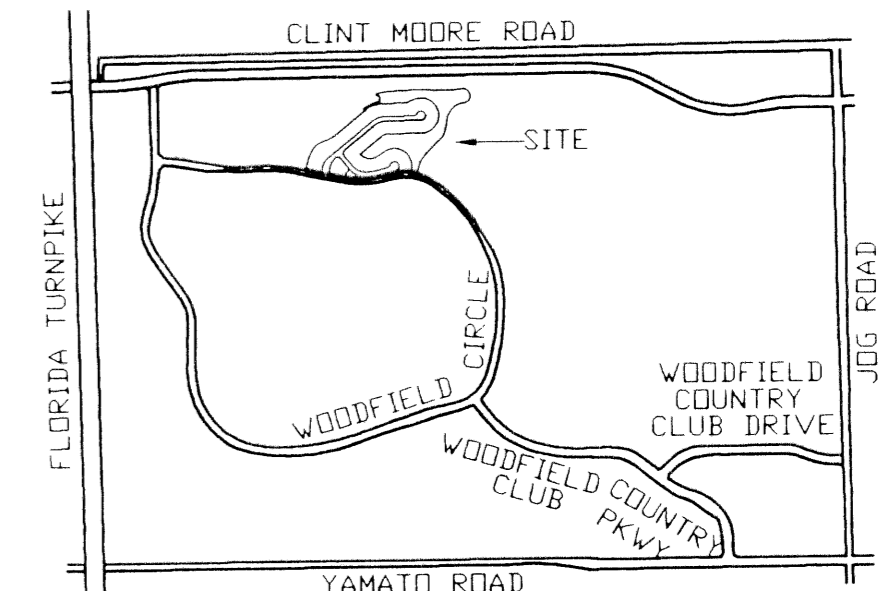
THE LANDINGS AT WOODFIELD COUNTRY CLUB

BEING A REPLAT OF A PORTION OF "COVENTRY AT WOODFIELD COUNTRY CLUB"

AS RECORDED IN PLAT BOOK 74, PAGES 24 THRU 29
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA
SHEET NO. 1 OF 3

MICHAEL G. PURMORT & ASSOCIATES
DEERFIELD BEACH, FLORIDA
JANUARY 1996

64



LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 10:11 AM, this 30 day
of March 1996, and duly
recorded in Plat Book No. 74
on Pages 64 thru 66.
DOROTHY H. WILKEN
Clerk Circuit Court
By *Dorothy H. Wilken*, D.C.

DESCRIPTION

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, and 96, together with all of Parcel E, together with a portion of Lots 17, 18, 19, 72, 76, and 77, together with a portion of Parcels A, C, G, H and I, COVENTRY AT WOODFIELD COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 74, Pages 24 thru 29, inclusive, Public Records of Palm Beach County, Florida, all being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 75, as shown on said plat; thence South 45°15'16" West, along the Southeast line of said Parcel E and its Southwesterly projection, a distance of 229.48 feet to the Point of Curvature of a circular curve to the left; thence Westerly and Southerly along the arc of said curve, having a radius of 290.00 feet, an arc distance of 212.24 feet to a point; thence South 14°16'51" West, a distance of 25.00 feet to a point on the arc of a circular curve to the left, whose radius point bears South 14°16'50" West from the last described point; thence Westerly and Southerly, along the arc of said curve, having a radius of 575.00 feet, an arc distance of 322.45 feet to the Point of Reverse Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 942.01 feet, an arc distance of 482.55 feet to the Point of Tangency; thence North 78°30'00" East, a distance of 422.31 feet, the last three courses being coincident with the Southerly boundary of said Parcel H and the Northerly line of WOODFIELD CIRCLE PLAT THREE, according to the plat thereof, as recorded in Plat Book 72, Page 195, of the Public Records of Palm Beach County, Florida; thence North 16°35'52" East, a distance of 148.69 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, having a radius of 260.00 feet, an arc distance of 264.59 feet to the Point of Reverse Curvature of a circular curve to the left; thence Easterly and Northerly, along the arc of said curve, having a radius of 200.00 feet, an arc distance of 84.02 feet to the Point of Tangency; thence North 50°50'00" East, a distance of 443.49 feet, the last four courses being coincident with the West line of said Parcel H and Lots 1 thru 8; thence North 39°10'00" West, a distance of 20.00 feet; thence North 50°50'00" East, a distance of 25.26 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, having a radius of 270.00 feet, an arc distance of 149.32 feet to the Point of Reverse Curvature of a circular curve to the left; thence Easterly, Northerly then Westerly, along the arc of said curve, having a radius of 35.05 feet, an arc distance of 110.11 feet to a point; thence North 09°59'04" West, a distance of 20.00 feet to a point on the arc of a circular curve to the right, whose radius point bears South 09°59'04" East from the last described point; thence Northerly and Easterly, along the arc of said curve, having a radius of 2500.00 feet, an arc distance of 556.74 feet to the Point of Tangency; thence South 87°13'30" East, a distance of 49.67 feet to the Point of Curvature of a circular curve to the left; thence Easterly and Northerly, along the arc of said curve, having a radius of 1990.03 feet, an arc distance of 324.46 feet to the Point of Reverse Curvature of a circular curve to the right; thence Easterly, Southerly then Westerly, along the arc of said curve, having a radius of 75.00 feet, an arc distance of 235.62 feet to the point of Reverse Curvature of a circular curve to the left; thence Westerly and Southerly, along the arc of said curve, having a radius of 217.64 feet, an arc distance of 292.52 feet; thence South 06°25'30" West, a distance of 97.09 feet; thence South 22°22'09" West, a distance of 80.40 feet; thence South 45°15'16" West, a distance of 29.65 feet to the Point of Beginning, the last three courses being coincident with the Westerly lines of said Lots 72 thru 74.

Said land situate, lying and being in Palm Beach County, Florida.

Containing 23.35 Acres, more or less.

DEDICATION

KNOWN 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 LANDINGS AT WOODFIELD COUNTRY CLUB, INC. being a replat of a portion of "COVENTRY AT WOODFIELD COUNTRY CLUB" as recorded in Plat Book 74, Pages 24 thru 29 of the public records of Palm Beach County, Florida in part 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:

- Parcel A, 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 LANDINGS AT WOODFIELD COUNTRY CLUB, INC., and is the perpetual maintenance obligation of said Corporation, 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 street and road 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 THE LANDINGS AT WOODFIELD COUNTRY CLUB. However, such easement 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.
- Parcels B, C and D, as shown hereon, are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to THE LANDINGS AT WOODFIELD COUNTRY CLUB, INC., and are the perpetual maintenance obligation of said Corporation, its successors and assigns without recourse to the City of Boca Raton, Florida.
- Parcels E 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 is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Boca Raton, Florida.
- The 20' Lake maintenance easements within Parcel E and H, as shown hereon, are hereby dedicated to 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, dated March 4th 1986 and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Boca Raton, Florida.
- Parcel F, as shown hereon, is for open space, perimeter walls and fencing and landscaping purposes 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.
- Parcel G, as shown hereon, is 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.
- The utility easements, as shown hereon, are hereby dedicated in perpetuity to the City of Boca Raton and franchised utilities for the construction and maintenance of water, wastewater, telephone, gas, cable television and electrical utilities. All utility easements as shown are also hereby dedicated in perpetuity for the construction, installation, maintenance and operation of cable television services, provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities 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.
- The 12' Drainage Easements, as shown hereon, are for the construction and maintenance of drainage facilities and are hereby dedicated to THE LANDINGS AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns without recourse to the City of Boca Raton, Florida.
- The non-access line, as shown hereon, is hereby dedicated to the City of Boca Raton, Florida, for purposes of control and jurisdiction over access rights.

LAND USE

RESIDENTIAL LOTS (47)	12.11 Acres
RIGHT OF WAY (PARCEL A)	2.69 Acres
OPEN SPACE (PARCELS B, C, D & F)	0.79 Acres
LAKE (PARCELS E & H)	6.28 Acres
RECREATION (PARCEL G)	1.48 Acres
TOTAL	23.35 Acres

DENSITY ----- 2.01 D.U. / ACRE

NOTES

- ----- Permanent Reference Monument (LS #2720)
- ----- Permanent Control Point (LS # 2720)
- R ----- Radius
- Δ ----- Delta
- L ----- Arc Length
- T ----- Tangent Length
- CH ----- Chord Length
- CH.BG ----- Chord Bearing
- SQ.FT. ----- Square Feet
- P.R.M. ----- Permanent Reference Monument
- P.C.P. ----- Permanent Control Point
- D.E. ----- Drainage Easement
- U.E. ----- Utility Easement
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- P.R.C. ----- Point of Reverse Curve
- P.C.C. ----- Point of Compound Curve
- O.R.B. ----- Official Record Book
- P.B. ----- Plat Book
- P.G. ----- Page
- Non-Access Line

Bearings shown hereon are relative to the West line of the Northwest one-quarter 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, buildings or other structures 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 30th day of April, 1996

- by: *Carol G. Hanson*
Carol G. Hanson, Mayor
- by: *Sandra M. McGinn*
Sandra M. McGinn, Director of Community Development
- by: *Caprice Bridgwater*
Caprice Bridgwater, City Clerk
- by: *Ronald M. Ash*
Ronald M. Ash, P.E., City Civil Engineer

THIS INSTRUMENT PREPARED BY:
MICHAEL G. PURMORT, P.L.S.
MICHAEL G. PURMORT & ASSOCIATES
843 SOUTHEAST 8th AVENUE
DEERFIELD BEACH, FLORIDA 33441

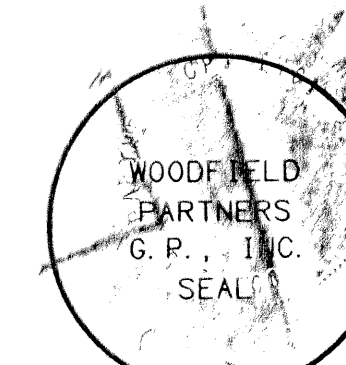
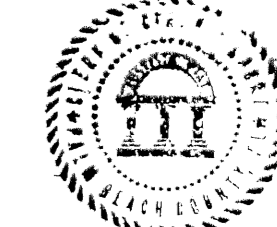
IN WITNESS WHEREOF, the said Limited Partnership has caused these presents to be signed by its General Partner and the seal of the General Partner to be affixed hereon this 15 day of March, 1996.

WOODFIELD PARTNERS Ltd., L.P.
a Delaware Limited Partnership
By: *John R. Tompson*
a Texas Corporation, General Partner

WITNESS: *John R. Tompson*
John R. Tompson

WITNESS: *Jaime E. Gelfand*
Jaime E. Gelfand

BY: *John Csapo*
John Csapo, Vice President

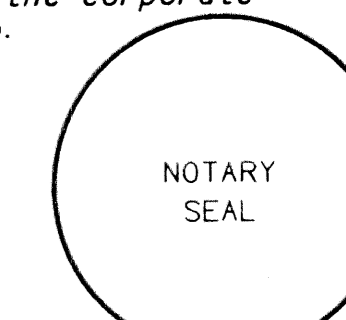
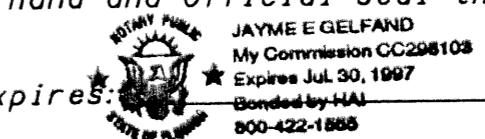


ACKNOWLEDGEMENT

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 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 15 day of March, 1996.

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



ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
THE LANDINGS AT WOODFIELD COUNTRY CLUB, INC., hereby accepts the dedications to said Corporation as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 15 day of March, 1996.

WITNESS: *John R. Tompson*
John R. Tompson

WITNESS: *Jaime E. Gelfand*
Jaime E. Gelfand

BY: *John Csapo*
John Csapo, Vice President

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 THE LANDINGS AT WOODFIELD COUNTRY CLUB, 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 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 day of March, 1996.

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



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
We, CROSS COUNTRY TITLE, INC., as duly licensed in the state of Florida, do hereby certify that we have examined the title to the herein described property, that we find the record title holder of the lands designated herein is WOODFIELD PARTNERS, Ltd., L.P., a Delaware Limited Partnership and that the taxes through the year 1995 have been paid; that there are no existing mortgages encumbering the property; there are no deed restrictions which prohibit subdivision of this property as depicted by this plat.

CROSS COUNTRY TITLE, INC.
a Florida Corporation
2499 Glades Road, Suite 144
Boca Raton, Florida

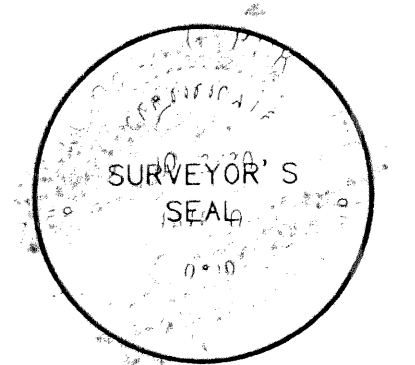
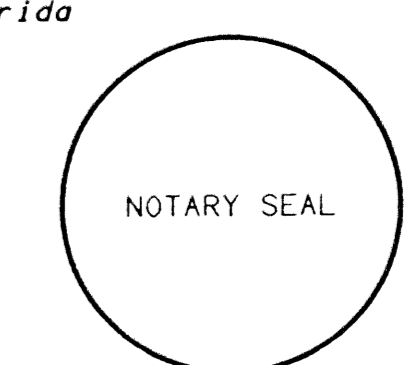
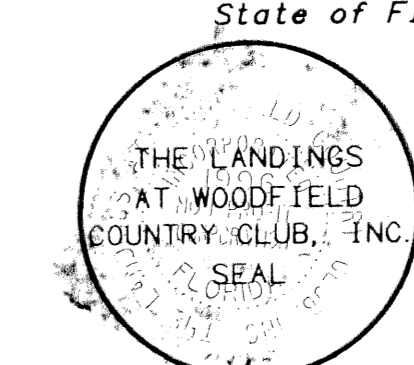
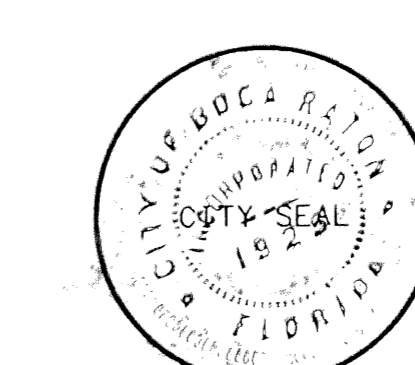
By: *Carol L. Ice*
Carol L. Ice, President

Dated: MARCH 21, 1996

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.

Michael G. Purmort
Michael G. Purmort, P.L.S.
License No. 2720
State of Florida



COMPUTED _____
DRAWN MKH _____
CHECKED _____
APPROVED _____
JOB NO. 93330.11

SUBDIVISION - Woodfield Country Club
 BOOK 77 PAGE 64
 FLOOD MAP *
 FLOOD ZONE -
 ZONING -
 QUAD *
 SE -
 ZIP CODE -
 PUD NAME - City of Boca Raton