

WOODFIELD COUNTRY CLUB RECREATION PARCEL REPLAT

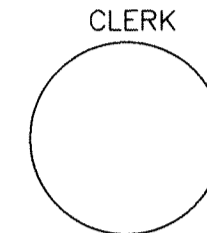
BEING A REPLAT OF ALL OF RECREATION PARCEL P AND A PORTION OF TRACTS L-10-A AND T-5 OF WOODFIELD COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54 AT PAGE 79 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF GOLF COURSE PARCEL A AND LAKE PARCEL C OF THE ENCLAVE AT WOODFIELD COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76 AT PAGE 63 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

185

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:34 P.M.
THIS DAY OF October
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 126 ON
PAGES 185 AND 188

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Sharon R. Bock*
DEPUTY CLERK

CLERK

SHEET 1 OF 4

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE COUNTRY CLUB AT WOODFIELD, INC., A FLORIDA NON PROFIT CORPORATION AND WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS WOODFIELD COUNTRY CLUB RECREATION PARCEL REPLAT, BEING A REPLAT OF ALL OF RECREATION PARCEL P AND A PORTION OF TRACTS L-10-A AND T-5 OF WOODFIELD COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54 AT PAGE 79 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF GOLF COURSE PARCEL A AND LAKE PARCEL C OF THE ENCLAVE AT WOODFIELD COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76 AT PAGE 63 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID RECREATION PARCEL P; THENCE, ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTH LINE OF PARCEL P, SOUTH 53°35'31" WEST, A DISTANCE OF 14.14 FEET; THENCE NORTH 81°24'29" WEST, A DISTANCE OF 29.50 FEET; THENCE NORTH 36°24'29" WEST, A DISTANCE OF 270.88 FEET; THENCE NORTH 57°04'46" WEST, A DISTANCE OF 191.19 FEET; THENCE NORTH 11°10'57" WEST, A DISTANCE OF 229.84 FEET; THENCE NORTH 34°02'48" EAST, A DISTANCE OF 198.96 FEET; THENCE NORTH 62°12'46" EAST, A DISTANCE OF 253.46 FEET; THENCE SOUTH 89°16'11" EAST, A DISTANCE OF 97.94 FEET; THENCE NORTH 66°35'31" EAST, A DISTANCE OF 212.90 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID RECREATION PARCEL P; THENCE, ALONG SAID WEST PROLONGATION, NORTH 89°35'31" EAST, A DISTANCE OF 30.11 FEET TO THE NORTHWEST CORNER OF RECREATION PARCEL P; THENCE, ALONG SAID NORTH LINE OF RECREATION PARCEL P, NORTH 89°35'31" EAST, A DISTANCE OF 835.00 FEET TO THE NORTHEAST CORNER OF SAID RECREATION PARCEL P, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1160.58 FEET FROM WHICH A RADIAL LINE BEARS NORTH 87°50'31" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE EAST LINE OF RECREATION PARCEL P, THROUGH A CENTRAL ANGLE OF 10°20'31", A DISTANCE OF 209.49 FEET; THENCE SOUTH 15°21'45" WEST ALONG THE EAST LINE OF SAID RECREATION PARCEL P, A DISTANCE OF 200.25 FEET; THENCE SOUTH 12°30'00" WEST ALONG THE EAST LINE OF SAID RECREATION PARCEL P AND TRACT T-5, A DISTANCE OF 390.38 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 18°25'33"; THENCE SOUTHERLY ALONG THE ARC OF THE EAST LINE OF SAID TRACT T-5, A DISTANCE OF 144.72 FEET; THENCE NORTH 86°51'36" WEST, A DISTANCE OF 15.99 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.87°04'33"W, A RADIAL DISTANCE OF 95.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 75°54'08", A DISTANCE OF 126.74 FEET; THENCE N.77°10'56"W, A DISTANCE OF 58.81 FEET; THENCE N.77°31'14"W, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.10°26'07"E, A RADIAL DISTANCE OF 296.81 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°39'09", A DISTANCE OF 86.27 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.25°38'49"W, A RADIAL DISTANCE OF 459.96 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°22'17", A DISTANCE OF 131.43 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 108.79 FEET AND A CENTRAL ANGLE OF 61°04'17"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 115.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID RECREATION PARCEL P, AND A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 92°27'32"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 137.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID EAST LINE THROUGH A CENTRAL ANGLE OF 77°04'15", A DISTANCE OF 40.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 53°35'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 65.00 FEET; THENCE NORTH 36°24'29" WEST ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; SOUTH 53°35'31" WEST ALONG SAID EAST LINE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,021,543 SQUARE FEET OR 23.451 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE COUNTRY CLUB AT WOODFIELD, INC., A FLORIDA NON PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOCA RATON, FLORIDA.

WATER AND SEWER EASEMENTS (WSE)

THE WATER AND SEWER EASEMENTS (WSE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER AND SEWER FACILITIES.

UTILITY EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LIFT STATION EASEMENT

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY THE CITY OF BOCA RATON FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY THE CITY OF BOCA RATON, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS.

LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

2008 FLORIDA STATUTES—TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO ALL UNDERLYING PLATS OF WOODFIELD COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54 AT PAGE 79 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH THE ENCLAVE AT WOODFIELD COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76 AT PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOVE NAMED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 17th DAY OF September 2018.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991

THE COUNTRY CLUB AT WOODFIELD, INC.
A FLORIDA NON PROFIT CORPORATION
BY: *George Shapiro*
GEORGE SHAPIRO
PRESIDENT
WITNESS: *Stephen Robinson*
STEPHEN ROBINSON
WITNESS: *Kristina E. Rosenblum*
KRISTINA E. ROSENBLUM

IN WITNESS WHEREOF, THE ABOVE NAMED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 17th DAY OF September 2018.

WOODFIELD COUNTRY CLUB
HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NON PROFIT CORPORATION
BY: *Martin Rabinowitz*
MARTIN RABINOWITZ
PRESIDENT
WITNESS: *Joseph Moschke*
JOSEPH MOSCHKE
WITNESS: *Karin Augusty*
KARIN AUGUSTY

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE SHAPIRO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE COUNTRY CLUB AT WOODFIELD, INC., A FLORIDA NON PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 17 DAY OF September 2018.

MY COMMISSION EXPIRES: 5/16/22 *Kristina E. Rosenblum*
NOTARY PUBLIC

COMMISSION NUMBER: 66 218 389 *Kristina E. Rosenblum*
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FL
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED MARTIN RABINOWITZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 17th DAY OF September 2018.

MY COMMISSION EXPIRES: 8/19/22 *Joan Barres*
NOTARY PUBLIC

COMMISSION NUMBER: 22 936 7 *Joan Barres*
PRINT NAME

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Ohio
COUNTY OF Hamilton

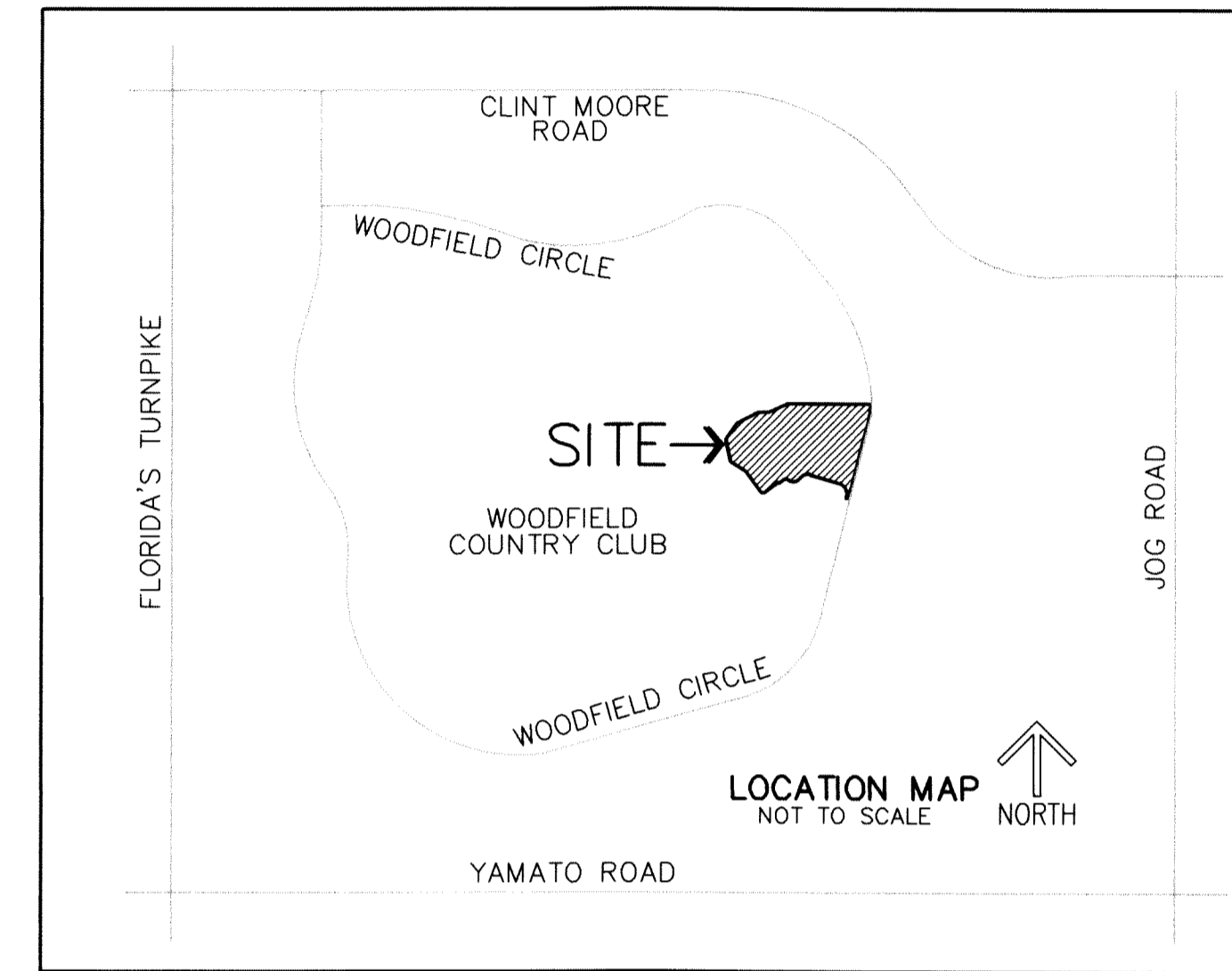
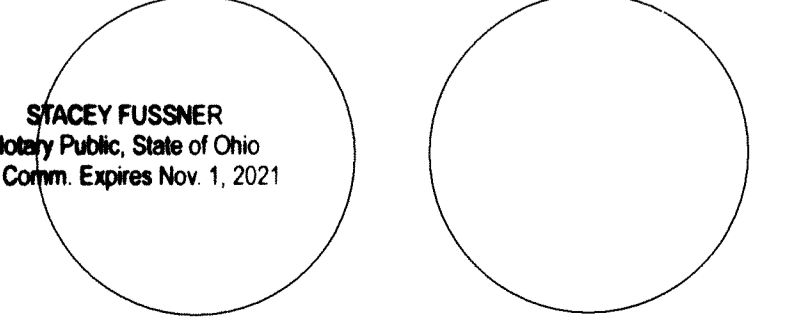
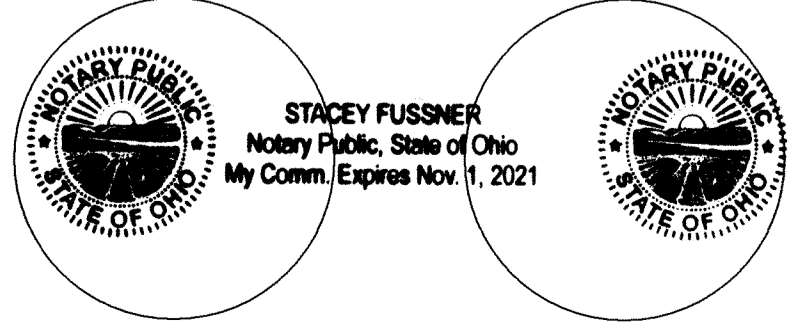
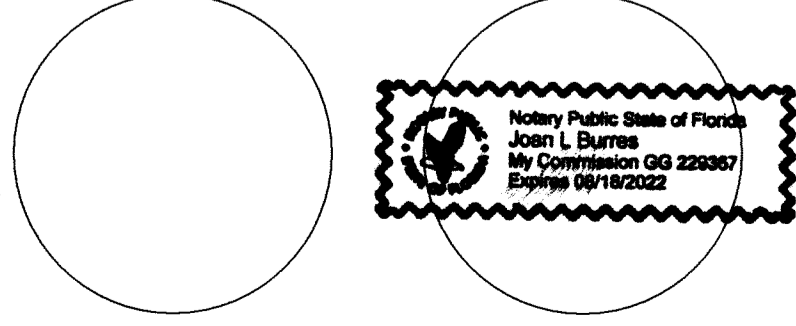
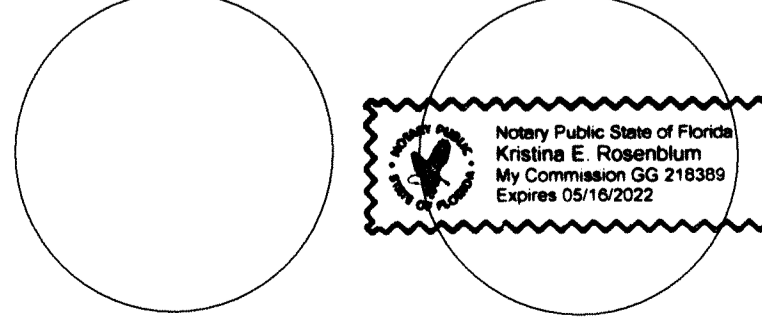
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 27478, AT PAGE 1478 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 18th DAY OF September 2018.

UNION SAVINGS BANK,
AN OHIO CORPORATION

BY: *Paul C. Wagner*
NAME PAUL C. WAGNER
TITLE Vice President

WITNESS: *Joan Barres*
THE COUNTRY CLUB AT WOODFIELD, INC. NOTARY
WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. NOTARY



ACKNOWLEDGEMENT:

STATE OF Ohio
COUNTY OF Hamilton

BEFORE ME PERSONALLY APPEARED PAUL C. WAGNER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF UNION SAVINGS BANK, AN OHIO CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 18 DAY OF September 2018.

MY COMMISSION EXPIRES: 11/1/2021 *Stacey Fussner*
NOTARY PUBLIC

COMMISSION NUMBER: *Stacey Fussner*
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Gregory R. Coley*, 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 IS VESTED IN THE COUNTRY CLUB AT WOODFIELD, INC. A FLORIDA NON PROFIT CORPORATION, AND WOODFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON PROFIT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/17/18
Gregory R. Coley #0087270
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY 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 25th DAY OF September 2018. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: *Scott Singer*
SCOTT SINGER, MAYOR
BY: *George S. Brown*
GEORGE S. BROWN, DEPUTY CITY MANAGER
BY: *Susan S. Saxton*
SUSAN S. SAXTON, CITY CLERK
BY: *Maurice C. Morel*
MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

SHEET INDEX

- 1 - COVER SHEET
- 2 - MAP SHEET
- 3 - EASEMENT GEOMETRY
- 4 - EASEMENT GEOMETRY

TABULAR DATA:

ZONING: PDD, R-1-D
LAND USE DESIGNATION: RL
SITE - 886,066 SQUARE FEET/20.34 ACRES
PARCEL A -1,021,543 SQUARE FEET/23.451 ACRES

"NOTICE" 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 PALM BEACH COUNTY.

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCOIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.89°35'31"E, ALONG THE NORTH LINE OF RECREATION PARCEL P, AS RECORDED IN PLAT BOOK 54 AT PAGE 79 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- 6. "NOTICE" 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 PALM BEACH COUNTY.

SURVEYOR'S CERTIFICATE:

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 ACCORDING TO SEC. 177.091(9), F.S.; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATED: 9/17/18

DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591