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

THIS INSTRUMENT PREPARED BY
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OF
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SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991

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1 – COVER SHEET
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LEGEND/ABBREVIATIONS
- ■ SET PRM – INDICATES PERMANENT REFERENCE MONUMENT 4"X4"X24" CONCRETE MONUMENT WITH DISK STAMPED PRM LB#3591 UNLESS OTHERWISE NOTED
- ℄ – CENTERLINE
- Δ – CENTRAL ANGLE
- R – RADIUS
- L – ARC LENGTH
- AC – ACRES
- CB – CHORD BEARING
- CD – CHORD DISTANCE
- FPL – FLORIDA POWER & LIGHT CO.
- LB – LICENSED BUSINESS
- NO. – NUMBER
- O.R.B. – OFFICIAL RECORD BOOK
- SF – SQUARE FEET
- WSE – WATER AND SEWER EASEMENT

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
INTENDED DISPLAY SCALE 1 INCH = 60 FEET

PARCEL A
1,021,543 SF
23.451 AC

POINT OF BEGINNING
S.W. CORNER OF RECREATION PARCEL P
WOODFIELD COUNTRY CLUB
(PLAT BOOK 54, PAGES 79-88)

GOLF COURSE PARCEL A
THE ENCLAVE AT
WOODFIELD COUNTRY CLUB
(PLAT BOOK 76, PAGES 63-67)

LAKE PARCEL C
THE ENCLAVE AT
WOODFIELD COUNTRY CLUB
(PLAT BOOK 76, PAGES 63-67)

THE ENCLAVE AT
WOODFIELD COUNTRY CLUB
(PLAT BOOK 76, PAGES 63-67)

TRACT T-5
WOODFIELD COUNTRY CLUB
(PLAT BOOK 54, PAGES 79-88)

TRACT L-10-A
WOODFIELD COUNTRY CLUB
(PLAT BOOK 54, PAGES 79-88)

TRACT L-11-A
WOODFIELD COUNTRY CLUB
(PLAT BOOK 54, PAGES 79-88)

TRACT T-7

TRACT L-14
WOODFIELD COUNTRY CLUB
(PLAT BOOK 54, PAGES 79-88)
PRIVATE ROADWAY

TRACT T-6
(PLAT BOOK 54, PAGES 79-88)

TRACT A
(PLAT BOOK 66, PAGES 66-69)

TRACT B
(PLAT BOOK 66, PAGES 66-69)

TRACT D
ST. JAMES PARK
(PLAT BOOK 66, PAGES 66-69)
PRIVATE ROADWAY

ST. JAMES PARK
(PLAT BOOK 66, PAGES 66-69)

N.W. 59TH STREET
ST. JAMES PLACE

N.W. 36TH AVENUE
WOODFIELD CIRCLE

20' LAKE MAINTENANCE EASEMENT (PLAT BOOK 76, PAGES 63-67)
10' FPL EASEMENT (O.R.B. 16438, PAGE 1448)
12' UTILITY EASEMENT ORB. 5217, PG. 831
FPL EASEMENT (O.R.B. 14909, PAGE 497)
FPL EASEMENT (O.R.B. 16438, PAGE 1448)
FPL EASEMENT (O.R.B. 5437, PAGE 11)
COMMUNICATIONS EASEMENT (O.R.B. 10236, PAGE 1245)
20' LAKE MAINTENANCE EASEMENT (PLAT BOOK 54, PAGES 79-88)
10' LIMITED ACCESS EASEMENT 10' UTILITY EASEMENT
30'X30' LIFT STATION EASEMENT
END 10' LIMITED ACCESS EASEMENT
E. LINE OF RECREATION PARCEL P
E. LINE OF TRACT T-5
S. LINE OF RECREATION PARCEL P
W. LINE OF RECREATION PARCEL P
N. LINE OF RECREATION PARCEL P (BEARING BASIS)
S. LINE OF THE NORTH HALF OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST
S. LINE OF GOLF COURSE PARCEL A
N. LINE OF TRACT T-5
A PORTION OF LAKE PARCEL C
A PORTION OF GOLF COURSE PARCEL A
A PORTION OF TRACT T-5
CORNER FALLS IN LAKE
N.E. CORNER OF RECREATION PARCEL P
S.E. CORNER OF RECREATION PARCEL P
N.W. CORNER OF RECREATION PARCEL P
12' WSE
SET PRM

N89°35'31"E 865.11'
S89°16'11"E 97.94'
N66°35'31"E 212.90'
N62°12'46"E 253.46'
N34°02'48"E 198.96'
N11°10'57"W 229.84'
N57°04'46"W 191.19'
N36°24'29"W 270.88'
S53°35'31"W 189.14'
N81°24'29"W 29.50'
N36°24'29"W 15.00'
S53°35'31"W 65.00'
S15°21'45"W 390.38'
S12°30'00"W 200.25'
N87°50'31"W 40.00' (RADIAL)
Δ=10°20'31" R=1200.58' L=216.71 CB=N07°19'44"E CD=216.41'
Δ=10°20'31" R=1160.58' L=209.49'
Δ=77°04'15" R=30.00' L=40.35'
R=108.79' Δ=61°04'17" L=115.96'
Δ=16°22'17" R=459.96' L=131.43'
Δ=92°27'32" R=85.00' L=137.17'
Δ=16°39'09" R=296.81' L=86.26'
N77°31'14"W 50.00'
N77°10'56"W 58.81'
Δ=75°54'08" R=95.67' L=126.74'
N86°51'36"W 15.99'
Δ=18°25'33" R=450.00' L=144.72'
Δ=18°25'33" R=500.00' L=160.80' CB=S21°42'47"W CD=160.10'