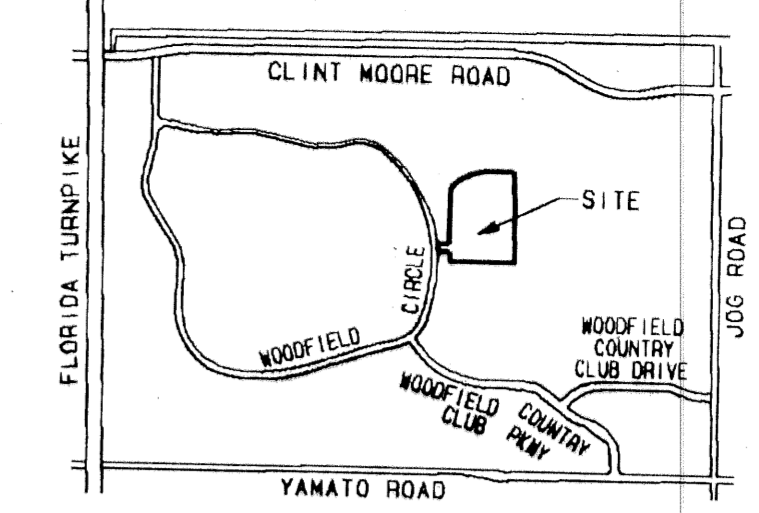


CLUBSIDE AT WOODFIELD COUNTRY CLUB IN PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA SHEET NO. 1 OF 2

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1994



VICINITY MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 1:34 PM, this 16 day
of February, 1994, and duly
recorded in Plat Book No. 72
on Pages 36 thru 37.

DOROTHY WILKEN
Clerk Circuit Court
By Dawn A. Martin D.C.

DESCRIPTION

A tract of land located in Section 4, Township 47 South, Range 42 East, City of Boca Raton, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 4; thence South 01°29'56" East along the East line of the North one-half of said Section 4, same line also being the West line of the Plat of Seasons, and the Northern extension 1598.60 feet to the POINT OF BEGINNING; thence continuing South 01°29'56" East along the said East line of the North one-half of said Section 4; thence South 00°16'42" West along the East line of the South one-half of said Section 4, same line also being the North line of Woodfield Country Club as recorded in Plat Book 54, Page 79 of the Public Records of Palm Beach County, Florida, a distance of 1109.63 feet to the East one-quarter corner of said Section 4; thence South 89°35'31" West, a distance of 132.95 feet to the beginning of a curve concave to the Southeast, having a radius of 25.00 feet and a central angle of 89°41'05"; thence Southwesterly along the arc of said curve, a distance of 25.00 feet to the beginning of a curve concave to the Northwest, having a radius of 1240.58 feet, a central angle of 06°48'17"; thence Northwesterly along the arc of said curve, a distance of 147.34 feet to a point of cusp with a curve concave to the Northeast, having a radius of 36.44 feet; thence North 89°35'31" East, a distance of 126.84 feet; thence North 00°24'29" West, a distance of 626.13 feet to the beginning of a curve concave to the Southeast, having a radius of 130.00 feet and a central angle of 49°18'57"; thence Northwesterly along the arc of said curve, a distance of 39°35'36"; thence Northwesterly along the arc of said curve, a distance of 695.00 feet and a central angle of 39°35'36"; thence Northwesterly along the arc of said curve, a distance of 480.27 feet; thence North 88°30'04" East, a distance of 360.53 feet to the POINT OF BEGINNING.

Containing in all 21.64 Acres, more or less.

LAND USE

RESIDENTIAL LOTS (70)	15.95 Acres
RIGHT OF WAY (PARCEL A)	3.35 Acres
LAKE (PARCEL B)	1.56 Acres
OPEN SPACE (PARCELS C, D, E & F)	0.78 Acres
TOTAL	21.64 Acres

DENSITY ----- 3.23 D.U. / ACRE

NOTES

- Permanent Reference Monument (+4609)
- Permanent Control Point
- R Radius
- Δ Delta
- A Arc Length
- T Tangent Length
- CH Chord Length
- CH.BG Chord Bearing
- S.F. Square Feet
- PC 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
- P.G. Page

Bearings shown hereon are relative to the East line of the North one-half of Section 4, Township 47 South, Range 42 East which bears South 01°29'56" 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 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 8 day of February, 1994

- by: Bill T. Smith, Jr., Mayor
- by: Jesse W. Moore, Director of Community Development
- by: Candace C. Bridgewater, City Clerk
- by: James M. Chansler, PE, City Civil Engineer

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
The CLUBSIDE HOMEOWNERS' ASSOCIATION, INC., hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 20 day of January, 1994.

WITNESS: John R. Tompson, John E. Gelfand
WITNESS: John Csapo, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
BEFORE ME personally appeared John C. Csapo, who is personally known to me, and did not take an oath, and who executed the foregoing instrument as Vice President of CLUBSIDE HOMEOWNERS' ASSOCIATION, INC., a corporation, and severally acknowledged to and before me that he executed the said 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 20 day of January, 1994.
My commission expires: July 30, 1997.
Jayne E. Gelfand, Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
I, Brian P. Tague, 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 WOODFIELD PARTNERS, LTD., L.P., a Delaware Limited Partnership; that the current taxes have been paid; and that all mortgages not satisfied or released or do not prohibit the creation of the subdivision depicted by this plat.

Dated: Jan 19, 1994
Brian P. Tague, Attorney at Law
Licensed in the State of Florida

MORTGAGEE'S CONSENT

COMMONWEALTH OF MASSACHUSETTS } ss
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 Record Book 8046 at page 942 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Attorney-in-Fact this 16th day of January, 1994.
WITNESS: Gerd A. Cross, Carol A. Smith
RESOLUTION TRUST CORPORATION
as receiver for CITY SAVINGS F.S.B.
BY: John L. Sullivan, as Director of Aldrich, Eastman and Walch, L.P.
Attorney-in-Fact

ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS } ss
BEFORE ME personally appeared John L. Sullivan, who is personally known to me, and did not take an oath, and who executed the foregoing instrument under power of Attorney and as Attorney-in-Fact on behalf of the RESOLUTION TRUST CORPORATION, as receiver for CITY SAVINGS F.S.B., for said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 16th day of January, 1994.
My commission expires: July 1, 1998.
Elizabeth J. Biersberg, Notary Public

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 ("P.C.P.s") have been placed as required by law and that Permanent Control Points 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.

James A. Davis, P.L.S.
License No. 4609
State of Florida

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 CLUBSIDE 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:

- Parcel "A" (NW 81st Circle) as shown, is for private road purposes, including but not limited to, ingress and the perpetual maintenance obligation of said Association, its successors and assigns without recourse to the City of Boca Raton, Florida. A perpetual non-exclusive easement over, and upon 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 maintenance of water, sewer and other utility systems deemed necessary to serve the residents of CLUBSIDE AT WOODFIELD COUNTRY CLUB. However, such easement shall not be deemed to limit the ability to place landscaping and/or building improvements as approved by the City of Boca Raton within Parcel "A".
- Parcel "B" as shown is for water management purposes and is hereby dedicated to the CLUBSIDE HOMEOWNERS ASSOCIATION, INC., and shall be subject to the provisions of the MASTER LAKE AGREEMENT for WOODFIELD COUNTRY CLUB as Association, its successors and assigns without recourse to the City of Boca Raton, Florida.
- Parcels "C", "E" and "F" as shown are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to the CLUBSIDE HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said association its successors and assigns without recourse to the City of Boca Raton, Florida.
- Parcel "D" as shown is for lake access purposes and construction and maintenance of drainage facilities and is association its successors and assigns without recourse to the City of Boca Raton, Florida.
- The utility easements as shown 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, 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 twenty foot Lake Maintenance Easement, as shown, is hereby dedicated to the CLUBSIDE 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 4, 1986 and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to the City of Boca Raton, Florida.
- The ten foot Landscape Easements, as shown adjacent to lots 1, 25, 36, 43 and 51, are hereby dedicated to the obligation of said Association, its successors and assigns without recourse to the City of Boca Raton, Florida.

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 20 day of January, 1994.

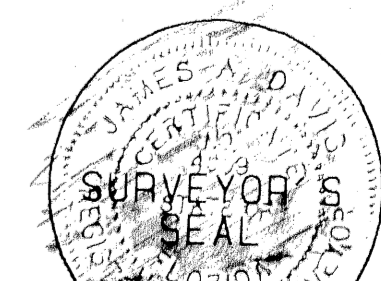
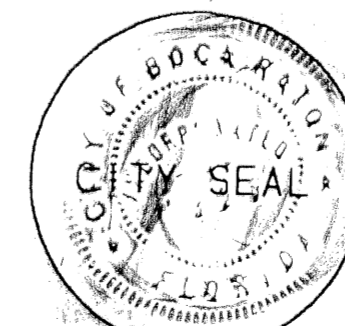
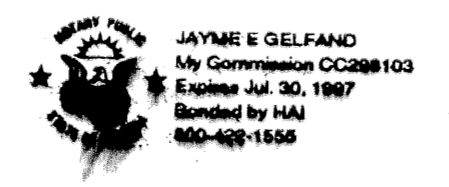
WITNESS: John R. Tompson, John E. Gelfand
WITNESS: John Csapo, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
BEFORE ME personally appeared John C. Csapo, who is personally known to me, and did not take an oath, and who executed the foregoing instrument as Vice President of 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 20 day of January, 1994.
My commission expires: July 30, 1997.
Jayne E. Gelfand, Notary Public

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



SUBDIVISION # CLUBSIDE @ WOODFIELD
BOOK 72 Country Club
PAGE 36
FLOOD MAP #
FLOOD ZONE
GRID #
ZONING
OFFICIAL #
ZIP CODE
OWNER NAME C/Boca Raton
44744

TS 2604

COMPUTED D. BACHOR
DRAWN D. BACHOR
CHECKED
APPROVED
JOB NO. 93-330