

# COVENTRY AT WOODFIELD COUNTRY CLUB

IN PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST

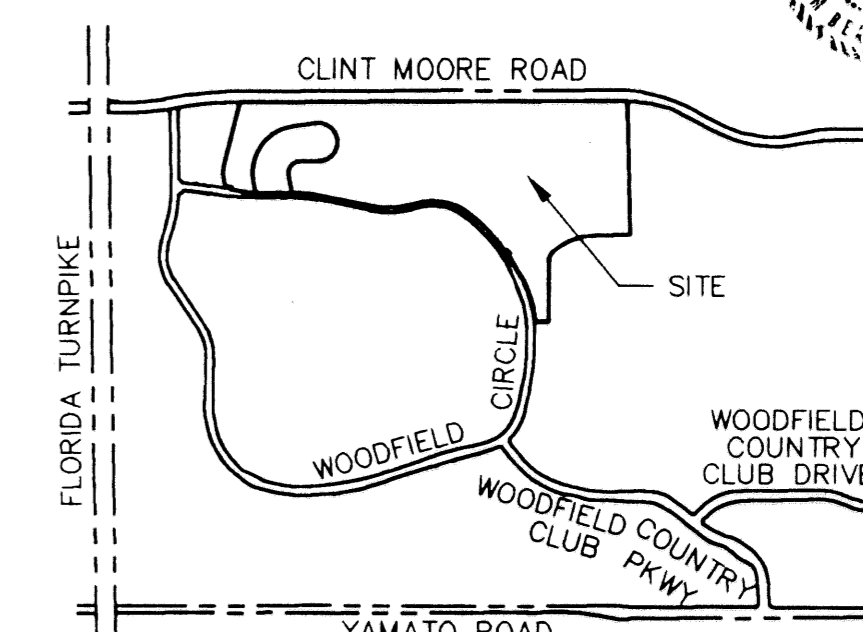
CITY OF BOCA RATON, FLORIDA

SHEET NO. 1 OF 6

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



24



LOCATION MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on this day of October, 1994, and duly recorded in Plat Book No. 74 on pages 24 thru 29.  
DOROTHY H. WILKEN  
Clerk, Circuit Court  
By David J. Standley, 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 Northeast corner of "CLUBSIDE AT WOODFIELD COUNTRY CLUB" as recorded in Plat Book 72, Page 36 of the Public Records of Palm Beach County, Florida; thence along the Northerly and Westerly plat limits of said "CLUBSIDE AT WOODFIELD COUNTRY CLUB" the following six courses; thence South 88°30'04" West, for 360.53 feet; thence Southwesterly along the arc of a tangent curve concave to the Southeast having a radius of 695.00 feet and a central angle of 39°35'36", for 480.27 feet; thence Southwesterly and Southeasterly along the arc of a compound curve concave to the Southeast having a radius of 130.00 feet and a central angle of 49°18'57", for 111.89 feet; thence South 00°24'29" East for 626.13 feet; thence South 89°35'31" West, for 126.84 feet; thence Southwesterly and Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 25.00 feet and a central angle of 30°50'04", for 13.46 feet; thence along the Easterly limits of "WOODFIELD CIRCLE PLAT ONE" as recorded in Plat Book 72, Page 32 of the said Public Records the following three courses; thence Northwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 1250.58 feet and a central angle of 19°05'22" (the radius point bearing South 84°00'48" West from the arc beginning), for 418.66 feet thence North 30°32'28" West along a line not tangent to the previous course, for 295.78 feet; thence Northwesterly along the arc of a tangent curve concave to the Southwest having a radius of 1609.46 feet and a central angle of 01°05'40", for 30.75 feet; thence along the Northerly limits of the plat of WOODFIELD CIRCLE PLAT THREE as recorded in Plat Book 72, Page 195 of the said Public Records the following eight courses; thence North 58°21'51" East, for 20.11 feet; thence North 32°18'35" West, for 55.45; thence South 55°15'16" West, for 30.41 feet; thence Northwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 1599.46 feet and a central angle of 21°40'06" (the radius point bearing South 56°26'12" West from the arc beginning), for 604.89 feet; thence Northwesterly and Southwesterly along the arc of a compound curve concave to the Southwest having a radius of 575.00 feet and a central angle of 52°37'05", for 528.06 feet; thence Southwesterly and Northwesterly along the arc of a reverse curve concave to the Northwest having a radius of 942.01 feet and a central angle of 29°20'59", for 482.55 feet; thence North 78°30'00" West, for 549.32 feet; thence Northwesterly and Southwesterly along the arc of a tangent curve concave to the Southwest having a radius of 1425.00 feet and a central angle of 11°20'28", for 282.07 feet; thence along the Easterly, Northerly and Westerly limits of BAY CREEK AT WOODFIELD COUNTRY CLUB as recorded in Plat Book 72, Page 193 of the said Public Records the following seven courses; thence North 10°48'00" West along a line not tangent to the previous course, for 189.54 feet; thence Northwesterly and Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 115.00 feet and a central angle of 100°13'01", for 201.15 feet; thence North 89°25'01" East, for 197.78 feet; thence Northeasterly, Northwesterly and Southwesterly along the arc of a tangent curve concave to the Southwest having a radius of 200.00 feet and a central angle of 187°51'31", for 655.75 feet; thence South 81°33'30" West, for 238.99 feet; thence Southwesterly and Southeasterly along the arc of a tangent curve concave to the Southeast having a radius of 485.00 feet and a central angle of 92°21'30", for 781.80 feet; thence South 10°48'00" East, for 128.16 feet; thence along the said Northerly limits of said WOODFIELD CIRCLE PLAT THREE the following four courses; thence Southwesterly and Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 2675.00 feet and a central angle of 01°37'51" (the radius point bearing North 01°44'08" East from the arc beginning), for 76.14 feet; thence North 80°10'21" West along a line not tangent to the previous course, for 181.08 feet; thence North 09°49'39" East, for 30.00 feet; thence North 80°10'21" West, for 61.97 feet; thence Northwesterly and Northeasterly along the arc of a non-tangent curve concave to the Northeast having a radius of 372.87 feet and a central angle of 36°55'23" (the radius point bearing North 67°13'43" East from the arc beginning), and the Easterly line of SOMERSET AT WOODFIELD COUNTRY CLUB as recorded in Plat Book 73, Page 152 of the said Public Records, for 240.29 feet; thence North 14°09'06" East along the said Easterly limits of the plat of SOMERSET AT WOODFIELD COUNTRY CLUB, for 653.03 feet; thence North 89°30'27" East along a line 99.80 feet South of (as measured at right angles) and parallel with the North line of the Northwest one-quarter of said Section 4, same line also being the proposed South Right-of-Way line of Clint Moore Road, for 1338.07 feet; thence North 89°34'04" East along a line 198.10 feet South of (as measured at right angles) and parallel with the North line of the Northeast one-quarter of said Section 4, same line also being the said proposed South Right-of-Way line of CLINT MOORE ROAD, for 2681.25 feet; thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 1146.00 feet and a central angle of 00°03'01", same line also being the said South Right-of-Way line of CLINT MOORE ROAD, for 1.01 feet; thence South 01°29'56" East along the East line of said Section 4, same line also being the West line of the plat of "SEASONS" as recorded in Plat Book 57, Page 161 of the said Public Records, for 1400.45 feet to the POINT OF BEGINNING.

Containing 108.53 Acres, more or less.

## DEDICATION

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 COVENTRY 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 B, as shown hereon, are hereby dedicated to the THE CLUB AT WOODFIELD, INC., its successors and assigns, for open space and recreational purposes and are the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.
2. Parcels C and D, 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. Parcels E and F, as shown hereon, are hereby dedicated to COVENTRY AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.
4. Parcel G as shown hereon, is for private road purposes, including but not limited to, ingress and egress, utilities and drainage and is hereby dedicated to COVENTRY 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 G 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 COVENTRY 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, Florida within Parcel G.
5. The 25' Landscape Easement through Parcel A and Parcel B, as shown hereon, are for open space, perimeter walls, fencing and landscaping purposes and are hereby dedicated to WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., its successors and assigns and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Boca Raton, Florida. No fixed walls shall be permitted within any of the Utility Easements or Drainage Easement areas overlapping said 25' Landscape Easement.

## LAND USE

RECREATION (PARCELS A & B)	42.31 Acres
LAKE (PARCELS C, D, E & F)	22.03 Acres
RIGHT OF WAY (PARCEL G)	7.76 Acres
OPEN SPACE (PARCELS H & I)	1.28 Acres
RESIDENTIAL	35.15 Acres
TOTAL	108.53 Acres

## NOTES

- Set Permanent Reference Monument (L.S. #4609)
- Existing Permanent Reference Monument (L.S. #4609)
- Permanent Control Point
- R Radius
- Δ Delta
- L 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
- Pg. Page
- R/W Right-of-Way
- Non-access Line

Bearings shown hereon are relative to the East line 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 28th day of October, 1994

- By: Bill T. Smith, Jr., Mayor
- By: Sandra M. McGinn, Acting Director of Community Development
- By: Candace C. Bridgewater, City Clerk
- By: Ronald M. Ash, P.E., City Civil Engineer

6. Parcels H and I, as shown hereon, are for open space, perimeter walls, fencing, landscaping and drainage purposes, and are hereby dedicated to COVENTRY AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, and are the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.
7. The 12' drainage easements, as shown hereon, are for the construction and maintenance of drainage facilities and are hereby dedicated to COVENTRY AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, without recourse to the City of Boca Raton, Florida.
8. The 20' lake maintenance easements within Parcels C and D, 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, 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.
9. The 20' lake maintenance easements within Parcels E and F, as shown hereon, are hereby dedicated to COVENTRY AT WOODFIELD COUNTRY CLUB, 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 is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.
10. 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 television systems shall not interfere with the construction, installation, maintenance and operation of other utilities. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
11. The lake access easements, as shown hereon, are for the purposes of lake access and construction and maintenance of drainage facilities, and are hereby dedicated to COVENTRY AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, without recourse to the City of Boca Raton, Florida.
12. The 12' Waterline and Sewer easements, as shown hereon, are for the purposes of access, construction and maintenance of water and sewer utilities, and are hereby dedicated in perpetuity to the City of Boca Raton, Florida.
13. 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 28th day of October, 1994.

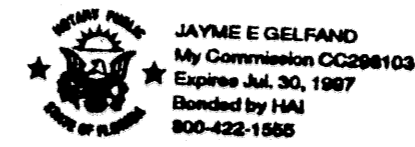
WITNESS: James Gelfand  
John Tompson

WOODFIELD PARTNERS Ltd., L.P.  
a Delaware Limited Partnership  
By: John Csapo  
a Texas Corporation, General Partner  
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 / 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 28th day of October, 1994.  
My commission expires: \_\_\_\_\_  
James 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 1993 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.

Dated: October 28, 1994  
By: Carol L. Ice, President

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



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

Subdivided: Coventry at Woodfield Country Club  
Book 74, Page 24  
Flood Zone - Zone 3  
Quad - 24  
SE - 24  
PUD NAME - Boca Raton