

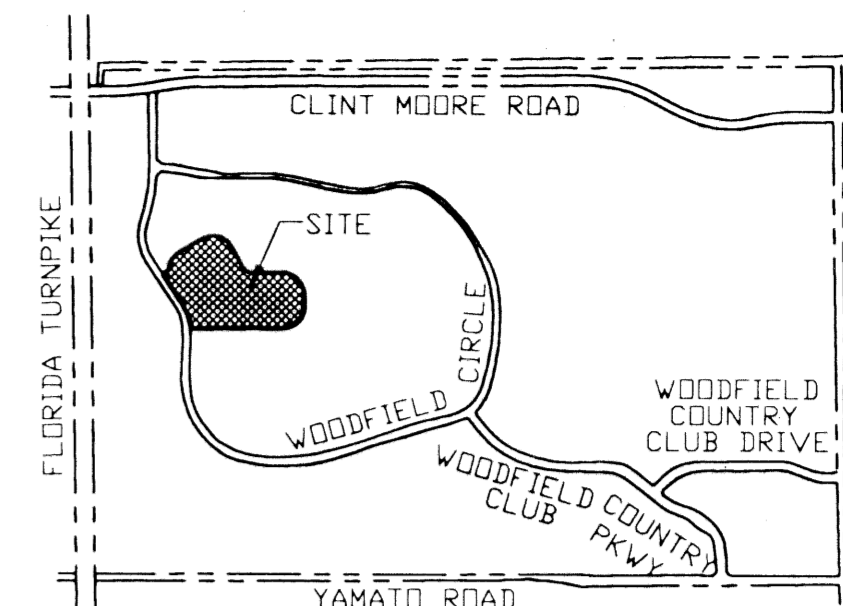
# BRIARCLIFF AT WOODFIELD COUNTRY CLUB

BEING A REPLAT OF A PORTION OF TRACT T-5 AND TRACT L-10-A OF "WOODFIELD COUNTRY CLUB" AS RECORDED IN PLAT BOOK 54, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 3

GEE & JENSON ENGINEERS - ARCHITECTS - PLANNERS, INC. WEST PALM BEACH, FLORIDA JUNE 1995

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STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 10:30 AM, this 13th day of June, 1995, and duly recorded in Plat Book No. 75 on Pages 80 thru 82. DOROTHY H. WILKEN Clerk Circuit Court By: [Signature] D.C.

## DESCRIPTION

A parcel of land being a replat of a portion of Tract T-5 and Tract L-10-A of "WOODFIELD COUNTRY CLUB" as recorded in Plat Book 54, Page 79 of the Public Records of Palm Beach County, Florida, together with 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:

Commencing at the Northwest corner of said "WOODFIELD COUNTRY CLUB"; thence North 89°35'31" East along the North line of said "WOODFIELD COUNTRY CLUB", a distance of 1045.99 feet to a point on the Easterly Right-of-Way line of N.W. 41st. Avenue as shown on said "WOODFIELD COUNTRY CLUB", said point being the POINT OF BEGINNING of this description; thence Northwesterly along the East Right-of-Way line of Woodfield Circle as shown on the plat of "WOODFIELD CIRCLE PLAT TWO" as recorded in Plat Book 72, Page 81 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 1860.03 feet and a central angle of 00°18'19" (the radius point bearing South 82°50'08" West from the arc beginning), a distance of 9.91 feet; thence Northwesterly along the arc of a compound curve concave to the Southwest having a radius of 540.00 feet and a central angle of 26°13'32", a distance of 247.17 feet; thence North 33°41'43" West, a distance of 378.99 feet; thence North 56°18'17" East, a distance of 66.09 feet; thence Northeasterly along the arc of a non-tangent curve concave to the Southeast having a radius of 250.00 feet and a central angle of 57°33'38" (the radius point bearing South 87°33'38" East from the arc beginning), a distance of 251.16 feet; thence North 60°00'00" East, a distance of 293.90 feet; thence Northeasterly and Southeasterly along the arc of a tangent curve concave to the Southwest having a radius of 220.00 feet and a central angle of 90°00'00", a distance of 345.58 feet; thence South 30°00'00" East, a distance of 267.03 feet; thence Southeasterly and Northeasterly along the arc of a tangent curve concave to the Northeast having a radius of 105.00 feet and a central angle of 60°24'29", a distance of 110.70 feet; thence North 89°35'31" East, a distance of 315.63 feet; thence Northeasterly and Southeasterly along the arc of a tangent curve concave to the Southwest having a radius of 250.00 feet and a central angle of 90°00'00", a distance of 392.70 feet; thence South 00°24'29" East, a distance of 110.00 feet; thence Southeasterly and Southwesterly along the arc of a tangent curve concave to the Northwest having a radius of 250.00 feet and a central angle of 90°00'00", a distance of 392.70 feet; thence South 89°35'31" West along a line 35 feet South of (as measured at right angles) and parallel with the North line of said "WOODFIELD COUNTRY CLUB", a distance of 978.28 feet to a point on the said Easterly Right-of-Way line of N.W. 41st. Avenue as shown on said "WOODFIELD COUNTRY CLUB"; thence Northwesterly along the said Easterly Right-of-Way line of N.W. 41st. Avenue, said line also being the arc of a non-tangent curve concave to the Southwest having a radius of 1860.03 feet and a central angle of 01°05'04" (the radius point bearing South 83°55'12" West from the arc beginning), a distance of 35.21 feet to the POINT OF BEGINNING.

Containing 23.62 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 BRIARCLIFF AT WOODFIELD COUNTRY CLUB, being a replat of a portion of Tract T-5 and Tract L-10-A of "WOODFIELD COUNTRY CLUB" as recorded in Plat Book 54, Page 79 of the public records of Palm Beach County, Florida together with 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. 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 BRIARCLIFF 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 BRIARCLIFF 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".

2. Parcels "B" and "C", as shown hereon, are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to BRIARCLIFF 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.

3. Parcel D, as shown hereon, is hereby dedicated to BRIARCLIFF AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.

4. The 20' lake maintenance easements within Parcel D, as shown hereon, are hereby dedicated to BRIARCLIFF AT WOODFIELD COUNTRY CLUB, INC., and shall be subject of 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 Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.

5. Parcel E, as shown hereon, is for the purposes of lake access and construction and maintenance of drainage facilities, and is hereby dedicated to BRIARCLIFF 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.

6. Parcel F, as shown hereon, is for open space, walls, fencing, landscaping and drainage purposes, and is hereby dedicated to BRIARCLIFF AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.

7. 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.

8. The 10' Drainage Easements, as shown hereon, are for the construction and maintenance of drainage facilities and are hereby dedicated to BRIARCLIFF AT WOODFIELD COUNTRY CLUB, INC., its successors and assigns, without recourse to the City of Boca Raton, Florida.

9. 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.

10. The 10' Landscape Easements, as shown on the East side of lots 79 and 80, are hereby dedicated to BRIARCLIFF AT WOODFIELD COUNTRY CLUB, INC., for purposes of open space, landscaping, and fences, and are the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.

## LAND USE

RESIDENTIAL LOTS (99) ----- 17.32 Acres  
RIGHT OF WAY (PARCEL A) ----- 3.78 Acres  
OPEN SPACE (PARCELS B, C, E & F) ----- 0.93 Acres  
LAKE ( PARCEL D) ----- 1.59 Acres

TOTAL ----- 23.62 Acres

DENSITY ----- 4.19 D. U. / ACRE

## NOTES

- ----- Permanent Reference Monument (#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
- Non-Access Line

Bearings shown hereon are relative to the East-West Quarter Section line of Section 4, Township 47 South, Range 42 East which bears South 89°35'31" West.

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 13 day of June, 1995

- By: [Signature] Carol G. Hanson, Mayor
- By: [Signature] Sandra M. McGinn, Director of Development Services
- By: [Signature] Candace Bidgewater, City Clerk
- By: [Signature] Ronald M. Ash, P.E., City Civil Engineer

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 24 day of May, 1995.

WOODFIELD PARTNERS Ltd., L.P. a Delaware Limited Partnership By: [Signature] John R. Thompson, General Partner  
WOODFIELD PARTNERS GP, INC. a Texas Corporation, General Partner By: [Signature] 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 24 day of May, 1995.

My commission expires: [Signature] Notary Public

## ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH } ss  
BRIARCLIFF 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 herein, dated this 24 day of May, 1995.

WITNESS: [Signature] John R. Thompson, General Partner  
WITNESS: [Signature] 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 BRIARCLIFF AT WOODFIELD COUNTRY CLUB, INC., a Florida 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 24 day of May, 1995.

My commission expires: [Signature] 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 1994 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: [Signature] Carol L. Ice, President

## 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.

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

COMPUTED BY: V. SPAIN  
DRAWN BY: V. SPAIN  
CHECKED BY: V. SPAIN  
APPROVED BY: V. SPAIN  
JOB NO. 93-330.50

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

