

# COVENTRY AT WOODFIELD COUNTRY CLUB PLAT TWO

BEING A REPLAT OF A PORTION OF "COVENTRY AT WOODFIELD COUNTRY CLUB"

AS RECORDED IN PLAT BOOK 74, PAGES 24 THRU 29

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

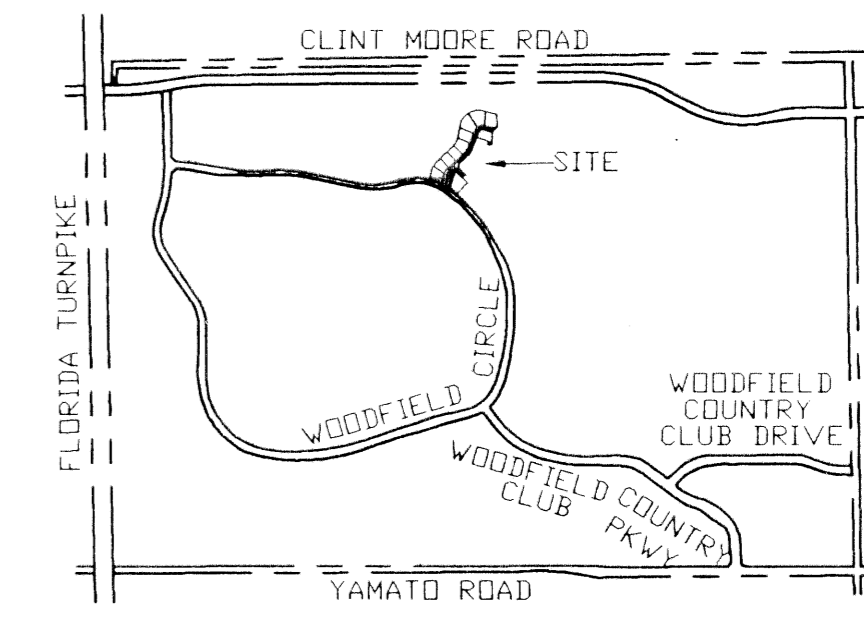
IN PART OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 2

MICHAEL G. PURMORT & ASSOCIATES  
DEERFIELD BEACH, FLORIDA  
JANUARY 1996

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LOCATION MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 10:30 AM this 30 day  
of April 1996, and duly  
recorded in Plat Book No. 77  
on Pages 62 thru 63.  
DOROTHY H. WILKEN  
Clerk Circuit Court  
By Dawn A. Martin, D.C.

### DESCRIPTION

All of Lots 20, 51, 73, 74 and 75, together with a portion of Lots 17, 18, 19, 72, 76, and 77, together with a portion of Parcels G, H and I, COVENTRY AT WOODFIELD COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 74, Pages 24 thru 29, inclusive, Public Records of Palm Beach County, Florida, all being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 75, as shown on said plat; thence North 45°15'16" East, a distance of 29.66 feet; thence North 22°22'09" East, a distance of 80.40 feet; thence North 06°25'30" East, a distance of 97.09 feet to the Point of Curvature of a circular curve to the right, the last three courses being coincident with the Westerly line of Lots 74, 73 and 72; thence Northerly and Easterly, along the arc of said curve, having a radius of 217.64 feet, an arc distance of 420.46 feet to the Point of Reverse Curvature of a circular curve to the left, said point being further described as being the Northwesterly corner of said Lot 20; thence Southerly and Easterly, along the arc of said curve, having a radius of 200.00 feet, an arc distance of 97.19 feet to a point; thence South 01°30'28" East, a distance of 140.02 feet, the last two courses being coincident with the Northerly and Easterly line of said Lot 20; thence South 47°42'50" West, a distance of 76.43 feet to the Northeast corner of Lot 51; thence South 08°29'32" West, a distance of 25.76 feet; thence South 03°29'19" West, a distance of 114.76 feet; thence South 88°29'32" West, a distance of 40.61 feet; thence North 22°22'09" East, a distance of 34.66 feet; thence North 67°37'51" West, a distance of 140.00 feet, the last four courses being coincident with the Easterly and Southerly line of said Lot 51, said point being further described as being on the Easterly line of said Parcel G; thence South 22°22'09" West, a distance of 167.92 feet to the Point of Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 125.00 feet, an arc distance of 49.93 feet to the Point of Tangency; thence South 45°15'16" West, a distance of 147.48 feet; thence South 00°15'16" West, a distance of 35.36 feet, the last four courses being coincident with said Easterly line; thence South 45°15'16" West, a distance of 50.00 feet to a point on the East line of said Parcel I; thence South 16°48'17" West, along said East line, a distance of 185.27 feet; thence South 11°00'29" West, along said East line, a distance of 27.59 feet to the intersection with arc of a circular curve to the left, whose radius point bears South 36°14'11" West, from the last described point, said point on the Southerly limits of said plat and the Northerly line of WOODFIELD CIRCLE PLAT THREE, according to the plat thereof, as recorded in Plat Book 72, Page 195, of the Public Records of Palm Beach County, Florida; thence Northerly and Westerly, along the arc of said curve, having a radius of 1599.46 feet an arc distance of 40.99 feet to the Point of Compound Curvature of a circular curve; thence Northerly and Westerly along the last described line and the arc of said compound curve, having a radius of 575.00 feet, an arc distance of 205.61 feet to a point; thence North 14°16'51" East, a distance of 25.00 feet to the intersection with the arc of a circular curve to the right, whose radius point bears South 86°40'36" East, from the last described point; thence Northerly and Easterly, along the arc of said curve, having a radius of 290.00 feet, an arc distance of 212.24 feet to the Point of Tangency; thence North 45°15'16" East, along the Northwesterly line of said Lots 76 and 75, a distance of 229.48 feet to the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida.  
Containing 5.42 Acres, more or less.

### LAND USE

RESIDENTIAL LOTS (10)	4.01 Acres
RIGHT OF WAY (PARCEL G)	1.22 Acres
OPEN SPACE (PARCELS J & K)	0.19 Acres
<b>TOTAL</b>	<b>5.42 Acres</b>
DENSITY	1.84 D.U. / ACRE

### NOTES

- Permanent Reference Monument (LS #2720)
- Permanent Control Point (LS # 2720)
- R Radius
- Δ Delta
- L Arc Length
- T Tangent Length
- CH Chord Length
- CH.BG Chord Bearing
- SQ.Ft. Square Feet
- P.R.M. Permanent Reference Monument
- P.C.P. Permanent Control Point
- D.E. Drainage Easement
- U.E. Utility Easement
- PT Point of Curvature
- PR Point of Tangency
- PRC Point of Reverse Curve
- POC 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 West line of the Northwest one-quarter of Section 4, Township 47 South, Range 42 East which bears South 01°00'56" 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 buildings or other structures 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 23 day of April 1996
- by: Carol G. Hanson  
Carol G. Hanson, Mayor
  - by: Sandra M. McGinn  
Sandra M. McGinn, Director of Community Development
  - by: Capodice Bridgewater  
Capodice Bridgewater, City Clerk
  - by: Ronald M. Ash  
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 15 day of March 1996.

WOODFIELD PARTNERS Ltd., L.P.  
a Delaware Limited Partnership  
By: John Csapo  
a Texas Corporation, General Partner

WITNESS: John R. Tompson  
John R. Tompson

WITNESS: Jayne E. Gelfand  
Jayne E. Gelfand

BY: John Csapo  
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 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 15 day of March 1996.

My commission expires: July 30, 1997  
Notary Public

STATE OF FLORIDA  
COUNTY OF PALM BEACH } ss  
The COVENTRY 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 hereon, dated this 15 day of March 1996.

COVENTRY AT WOODFIELD COUNTRY CLUB INC.,  
a Florida corporation, not for profit

WITNESS: John R. Tompson  
John R. Tompson

WITNESS: Jayne E. Gelfand  
Jayne E. Gelfand

BY: John Csapo  
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 not take an oath, and who executed the foregoing instrument as Vice President of the COVENTRY AT WOODFIELD COUNTRY CLUB, INC., a 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 15 day of March 1996.

My commission expires: July 30, 1997  
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 1995 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

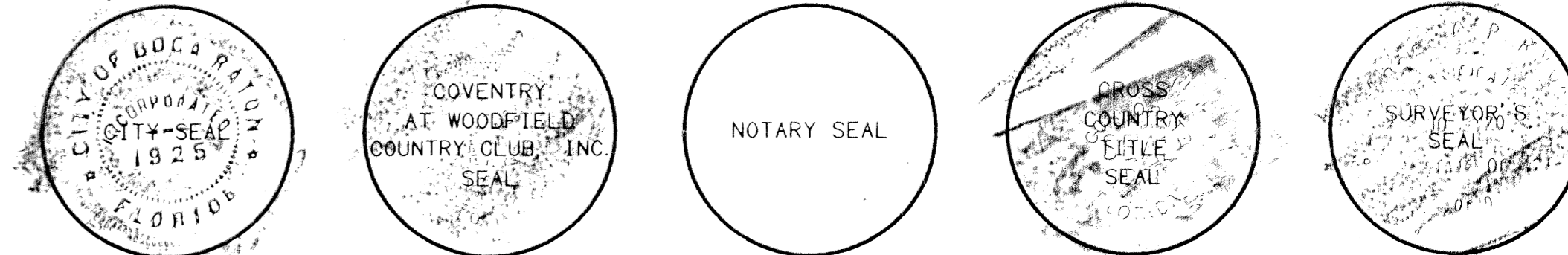
Dated: MARCH 21, 1996

By: Carol L. Ice  
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 I, Florida Statutes, as amended, and the ordinances of the City of Boca Raton, Florida.

M.G. Purmort 4/1/96  
Michael G. Purmort, P.L.S.  
License No. 2720  
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 COVENTRY AT WOODFIELD COUNTRY CLUB PLAT TWO, being a replat of a portion of "COVENTRY AT WOODFIELD COUNTRY CLUB" as recorded in Plat Book 74, Pages 24 thru 29 of the public records of Palm Beach County, Florida in part 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 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, INC.. 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 G.

2. Parcels J and K, 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., and are the perpetual maintenance obligation of said Corporation, its successors and assigns without recourse to the City of Boca Raton, Florida.

3. 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.

4. 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.

5. 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.

THIS INSTRUMENT PREPARED BY:  
MICHAEL G. PURMORT PLS  
MICHAEL G. PURMORT & ASSOCIATES  
843 SOUTHEAST 8th AVENUE  
DEERFIELD BEACH, FLORIDA 33441

Subdivision of Coventry at Woodfield Country Club  
BOOK 77 PAGE 62  
FLOOD MAP  
ZONING  
ZIP CODE  
CITY OF BOCA RATON

COMPUTED  
DRAWN MKH  
CHECKED  
APPROVED  
JOB NO. 93330-12