

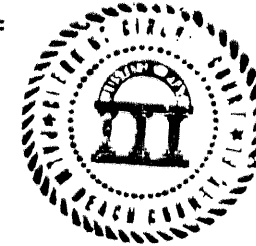
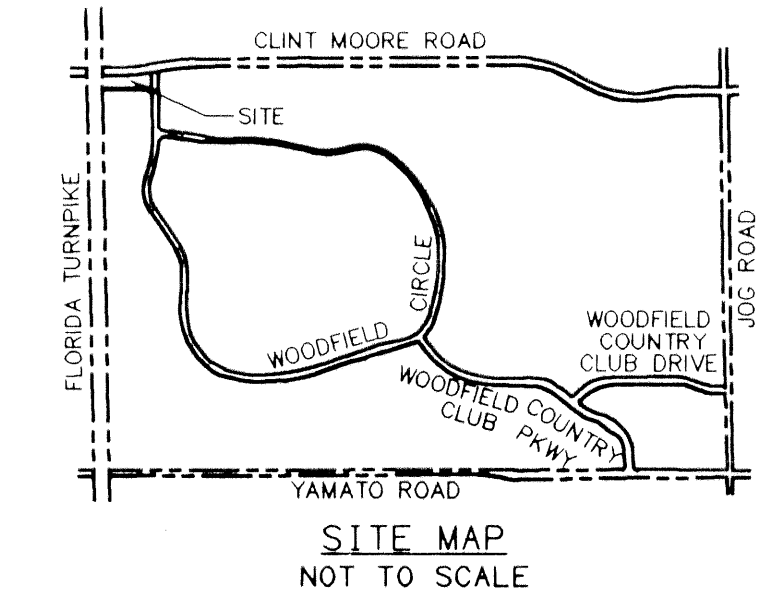
KENSINGTON AT WOODFIELD COUNTRY CLUB PLAT TWO

BEING A REPLAT OF A PORTION OF KENSINGTON AT WOODFIELD COUNTRY CLUB
AS RECORDED IN PLAT BOOK 73, PAGE 154 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 3

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

114

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 10:48 AM, this 16th day
of July, 1995, and duly
recorded in Plat Book No. 77
on Pages 114 thru 116.
DOROTHY H. WILKEN
Clerk Circuit Court
By Dawn A. Martin, D.C.



DESCRIPTION

A tract of land being a portion of the Plat of "KENSINGTON AT WOODFIELD COUNTRY CLUB" as recorded in Plat Book 73, Page 154 of the Public Records of Palm Beach County, Florida and lying in 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 Northernmost corner of the plat of "WOODFIELD CIRCLE PLAT TWO" as recorded in Plat Book 72, Page 81 of the said Public Records; thence South 80°27'25" West along the North line of said "WOODFIELD CIRCLE PLAT TWO", for 141.56 feet to the Northeast corner of said "KENSINGTON AT WOODFIELD COUNTRY CLUB"; thence South 50°16'46" East along the West line of said "WOODFIELD CIRCLE PLAT TWO", same line also being the East line of said "KENSINGTON AT WOODFIELD COUNTRY CLUB", for 37.89 feet; thence South 01°00'56" East along the said West line of "WOODFIELD CIRCLE PLAT TWO" and the said East line of "KENSINGTON AT WOODFIELD COUNTRY CLUB", for 74.22 feet; thence South 88°59'04" West along the Easterly extension of and the Northerly line of LOT 97 of said "KENSINGTON AT WOODFIELD COUNTRY CLUB", for 77.50 feet; thence South 33°59'04" West along the said Northerly line of LOT 97, for 22.58 feet; thence South 88°59'04" West along the North Right-of-Way line of N.W. 66th Lane as shown on said "KENSINGTON AT WOODFIELD COUNTRY CLUB", for 377.54 feet; thence South 01°00'56" East along the West Right-of-Way line of N.W. 43rd Terrace as shown on said "KENSINGTON AT WOODFIELD COUNTRY CLUB", for 15.00 feet; thence South 88°59'04" West along the North Line of LOT 71 of said "KENSINGTON AT WOODFIELD COUNTRY CLUB", for 87.00 feet; thence North 01°00'56" West along a line 65.00 feet East of (as measured at right angles) and parallel with the West line of said Section 4, for 105.00 feet; thence South 88°59'04" West along the North line of said "KENSINGTON AT WOODFIELD COUNTRY CLUB", for 65.00 feet; thence North 01°00'56" West along the West line of said Section 4, for 57.90 feet; thence Northeasterly along the South Right-of-Way line of Clint Moore Road as recorded in Official Record Book 8579, Page 1301 of the said Public Records the following two courses; thence Northeasterly along the arc of a non-tangent curve concave to the Northwest having a radius of 10062.57 feet and a central angle of 02°53'36" (the radius point bearing North 01°21'26" West from the arc beginning), for 508.15 feet; thence Northeasterly along the arc of a reverse curve concave to the Southeast having a radius of 10508.74 feet and a central angle of 03°45'29", for 689.27 feet to a point of cusp; thence Southwesterly along the North line of "SOMERSET AT WOODFIELD COUNTRY CLUB", as recorded in Plat Book 73, Page 152 of the said Public Records and the arc of a non-tangent curve concave to the Southeast having a radius of 2237.83 feet and a central angle of 09°03'02" (the radius point bearing South 00°29'33" East from the arc beginning), for 353.49 feet; thence South 80°27'25" West along the said North line of "SOMERSET AT WOODFIELD COUNTRY CLUB", and a line tangent to the last described curve, for 114.51 feet to the POINT OF BEGINNING.

Containing 2.31 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, and CHANNING CORPORATION XXIV, a Florida Corporation, the owners of the land shown hereon, described under description to be known as KENSINGTON AT WOODFIELD COUNTRY CLUB PLAT TWO, being a replat of a portion of "KENSINGTON AT WOODFIELD COUNTRY CLUB", 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:

- Parcel "A" (WOODFIELD CIRCLE) as shown, is for private road purposes, including but not limited to, ingress and egress, utilities and drainage and is hereby dedicated to WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., and is 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 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 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.
- Parcels "B" and "C" as shown, are for open space and are hereby reserved to WOODFIELD PARTNERS Ltd., L.P., 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 open space, perimeter walls and fencing and landscaping purposes and is hereby dedicated to WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., and is the perpetual maintenance obligation of said association its successors and assigns without recourse to the City of Boca Raton, Florida.
- Parcel "E" as shown, is for open space, perimeter walls and fencing and landscaping purposes and is hereby dedicated to KENSINGTON AT WOODFIELD, INC., and is the perpetual maintenance obligation of said association its successors and assigns without recourse to the City of Boca Raton, Florida.
- Parcel "F" as shown, is for open space, and drainage purposes and shall be subject to the provisions of the Lake North Drainage District easement as recorded in Official Record Book 3636, Page 839 of the Public Records of Palm Beach County, Florida, and is hereby reserved to WOODFIELD PARTNERS Ltd., L.P., and is the perpetual maintenance obligation of WOODFIELD PARTNERS Ltd., L.P., its successors and assigns without recourse to the City of Boca Raton, Florida.
- Parcel "G" as shown, is for additional thoroughfare Right-of-Way and is hereby dedicated to the Public for proper purposes.
- The 12 foot and the 5 foot Landscape Easements as shown, are for open space, perimeter walls and fencing and landscaping purposes and are hereby dedicated to WOODFIELD COUNTRY CLUB 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.
- 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, 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.
- The non-access line as shown, is hereby dedicated to the City of Boca Raton, Florida, for purposes of control and jurisdiction over access rights.
- Parcels A, B, C, F and G shall be subject to the provisions of the Clint Moore Road Drainage and Sidewalk Easement as recorded in Official Record Book 8579, Page 1328 of the Public Records of Palm Beach County, 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 10 day of February 1995.

WOODFIELD PARTNERS Ltd., L.P.
a Delaware Limited Partnership
WOODFIELD PARTNERS GP, INC.
a Texas Corporation, General Partner

WITNESS: Richard Davis
WITNESS: Geoff G. Marton

BY: John Csapo, Vice President

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon this 20th day of June 1995.

CHANNING CORPORATION XXIV,
a Florida Corporation

WITNESS: Laurell Newell
WITNESS: Violet Glancy

BY: Joe Channing, President

LAND USE

RESIDENTIAL LOTS (9)	1.44 Acres
RIGHT OF WAY (PARCEL A)	0.18 Acres
OPEN SPACE (PARCELS B, C, D, E, F)	0.62 Acres
THOROUGHFARE RIGHT-OF-WAY (PARCEL G)	0.07 Acres
TOTAL	2.31 Acres
DENSITY	3.90 D.U. / ACRE

NOTES

- Permanent Reference Monument Set
- Existing Permanent Reference Monument (#4609)
- 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
- P.R.C. - Point of Reverse Curve
- POC - Point of Compound Curve
- O.R.B. - Official Record Book
- P.B. - Plat Book
- P.G. - Page
- L.S. - Licensed Surveyor
- CL - Centerline
- ***** - Non-Access Line

Bearings shown hereon are relative to the West line of the North one-half 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 having the right to occupy 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 20 day of July, 1995.

BY: Carol G. Hanson, Mayor
BY: Sandra M. McGinn, Director of Development Services
BY: Candace Bridgewater, City Clerk
BY: Ronald M. Ash, P.E., City Civil Engineer

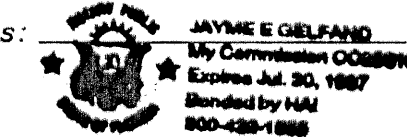
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

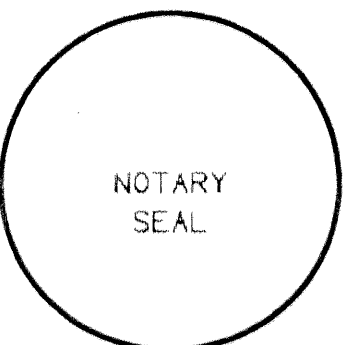
BEFORE ME personally appeared John Csapo who is personally known to me or has produced as identification and did [did not] take an oath, and who executed the foregoing instrument as Vice President of WOODFIELD PARTNERS GP, INC., a Texas Corporation, a General Partner to WOODFIELD PARTNERS, Ltd., L.P., 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 10 day of February 1995.

My commission expires:



Notary Public



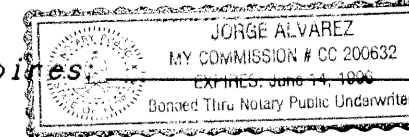
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

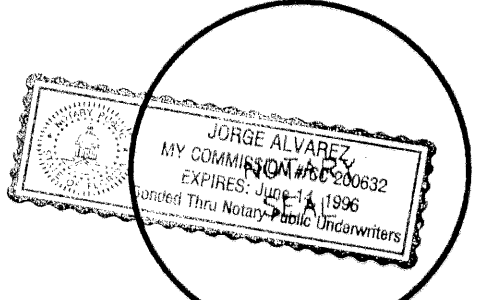
BEFORE ME personally appeared Joel Channing who is personally known to me, or has produced as identification and did [did not] take an oath, and who executed the foregoing instrument as President of CHANNING CORPORATION XXIV, a Florida Corporation, and severally acknowledged to and before me that he 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 20th day of June 1995.

My commission expires:



Notary Public



ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

KENSINGTON AT WOODFIELD, 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 20th day of June 1995.

WITNESS: Violet Glancy
WITNESS: Daron F. Walker

KENSINGTON AT WOODFIELD, INC.,
a Florida corporation not for profit
BY: Jon Channing, Vice President



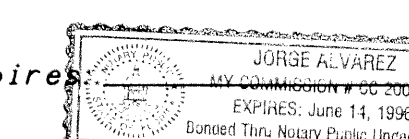
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

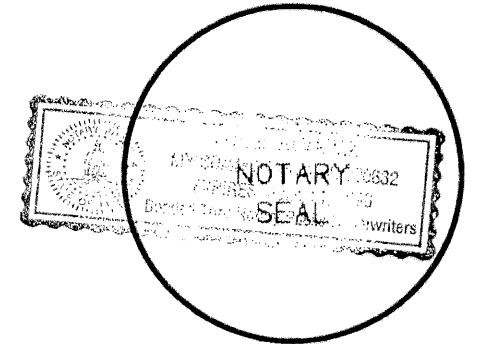
BEFORE ME personally appeared Jon Channing who is personally known to me, or has produced as identification and did [did not] take an oath, and who executed the foregoing instrument as Vice President of KENSINGTON AT WOODFIELD, INC., a Florida corporation, not for profit, and severally acknowledged to 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 20th day of June 1995.

My commission expires:



Notary Public



TITLE CERTIFICATION

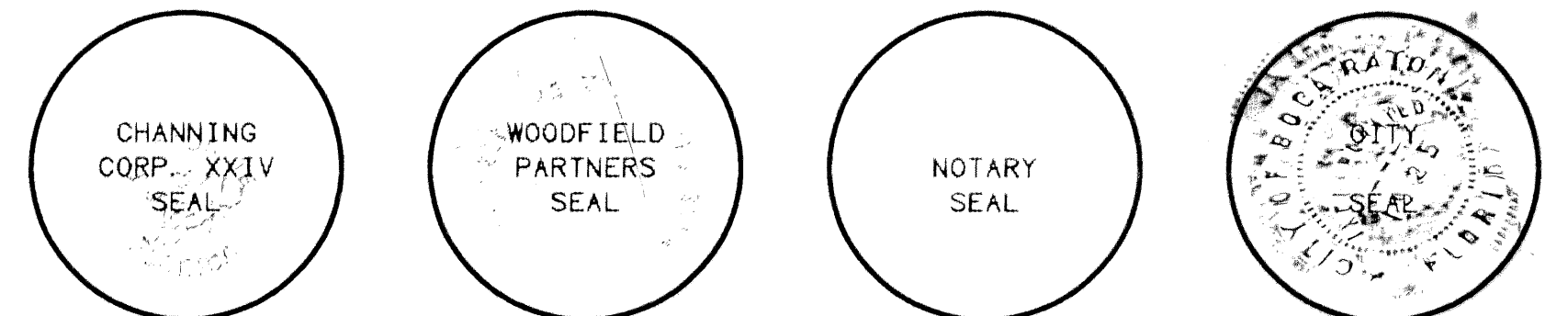
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

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 CHANNING CORPORATION XXIV, a Florida Corporation, and that the taxes through the year 1995 have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

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

Dated: Jan 11, 1996

BY: Carol L. Ice, President



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

SUBDIVISION KENSINGTON AT WOODFIELD COUNTRY CLUB PLAT TWO BOOK 77 PAGE 114
FLOOD ZONE - FLOOD MAP #
LIQUID # - ZONING
SE - ZIP CODE -
PUD NAME - City of Boca Raton

COMPUTED
DRAWN D. BACHOR
CHECKED
APPROVED
JOB NO. 94-247