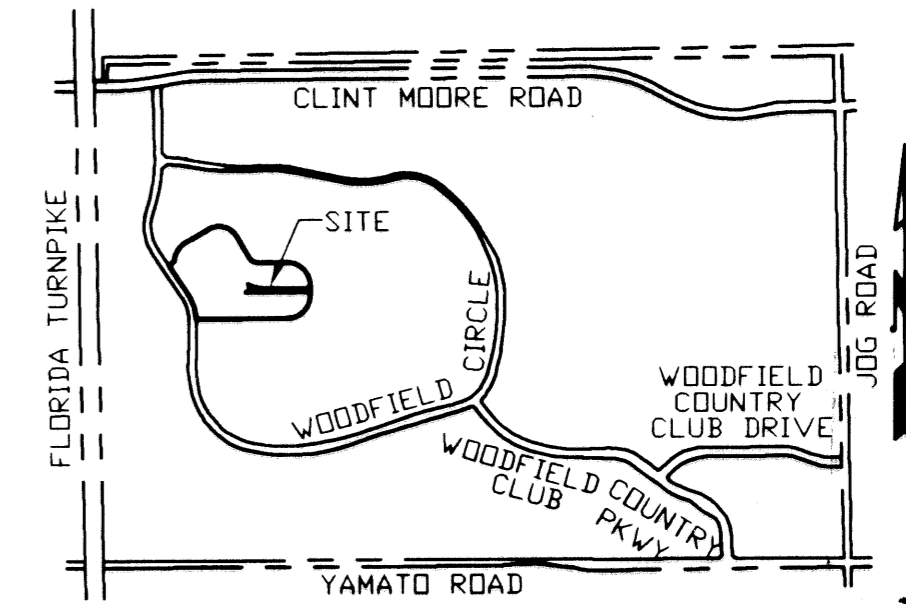


BRIARCLIFF AT WOODFIELD COUNTRY CLUB PLAT TWO

BEING A REPLAT OF PARCEL F OF "BRIARCLIFF AT WOODFIELD COUNTRY CLUB" AS RECORDED IN PLAT BOOK 75, PAGE 80 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 2

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
NOVEMBER 1996

59



VICINITY MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:30 PM this 17 day of March 1997, and duly recorded in Plat Book No. 77 on Pages 59 and 60.
DOROTHY H. WILKEN
Clerk Circuit Court
By *Leij A. Stoddard*, p.c.



DESCRIPTION

All of Parcel "F" as shown on the plat of "BRIARCLIFF AT WOODFIELD COUNTRY CLUB" as recorded in Plat Book 75, Page 80 of the Public Records in and for Palm Beach County, Florida.

Containing 0.44 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 BRIARCLIFF AT WOODFIELD COUNTRY CLUB PLAT TWO, being a replat of Parcel F of "BRIARCLIFF AT WOODFIELD COUNTRY CLUB" as recorded in Plat Book 75, Page 80 of the Public Records of Palm Beach County, Florida has caused the same to be surveyed and platted as shown hereon.

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 16 day of January, 1997.

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

Witness: *John R. Thompson*
John R. Thompson

Witness: *John E. Gelfand* By: *John Caspo*
John E. Gelfand John Caspo, Vice President

ACKNOWLEDGEMENT

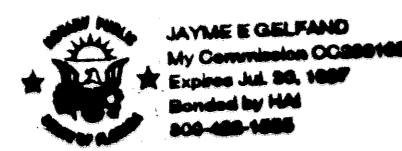
STATE OF FLORIDA
COUNTY OF PALM BEACH }SS

BEFORE ME personally appeared John Caspo 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 16 day of January, 1997.

My commission expires:

John E. Gelfand
Notary Public



LAND USE

Residential Lots (21) _____ 0.44 Acres

NOTES

Bearings shown hereon are relative to the South line of the plat of "BRIARCLIFF AT WOODFIELD COUNTRY CLUB", as recorded in Plat Book 75, Page 80, of the Public Records of Palm Beach County, Florida, 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 ground distances and 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.

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 hereon described property; that we find the record title holder to the lands designated herein is WOODFIELD PARTNERS Ltd., L.P., a Delaware Limited Partnership and that the taxes through the year 1996 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 1-16-97

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 Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

James A. Davis
James A. Davis
Professional Surveyor and Mapper
Florida License Number LS4609

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 15 day of February, 1997.

By: *Carol G. Hanson*
Carol G. Hanson, Mayor

By: *Sandra M. McGinn*
Sandra M. McGinn, Director of Development Services

By: *Candace Bridgwater*
Candace Bridgwater, City Clerk

By: *Walter A. Johnson*
Walter A. Johnson, P.E., Acting City Civil Engineer

SUBDIVISION: Briarcliff at Woodfield Country Club, Plat Two
 BOOK: 79
 FLOOD ZONE: _____
 ZONING: _____
 PAGE: 59
 FLOOD MAP #: _____
 QUAD #: _____
 ZIP CODE: _____
 PID NAME: City of Boca Raton

COMPUTED MKH
 DRAWN MKH
 CHECKED
 APPROVED
 JOB NO. 93-330.14

THIS INSTRUMENT PREPARED BY:
JAMES A. DAVIS, PSM
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
(FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2934)
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923

