

This Instrument Prepared By:  
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 SUITE 100  
 POMPANO BEACH, FLORIDA 33064  
 (305) 974-2200  
 ENGINEERS SURVEYORS PLANNERS

# THE VININGS AT BOYNTON BEACH - PHASE I, P.U.D.

SHEET 2 OF 2

102

PART OF WOOLBRIGHT PLACE P.U.D.

A REPLAT OF A PORTION OF TRACT "C", WOOLBRIGHT PLACE PLAT 1, (P.B. 67, PGS. 47 THROUGH 49, P.B.C.R.)  
 BEING A REPLAT OF A PORTION OF "LAKE BOYNTON ESTATES PLAT 1" (P.B. 13, PG. 32, P.B.C.R.),  
 CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

DECEMBER, 1994

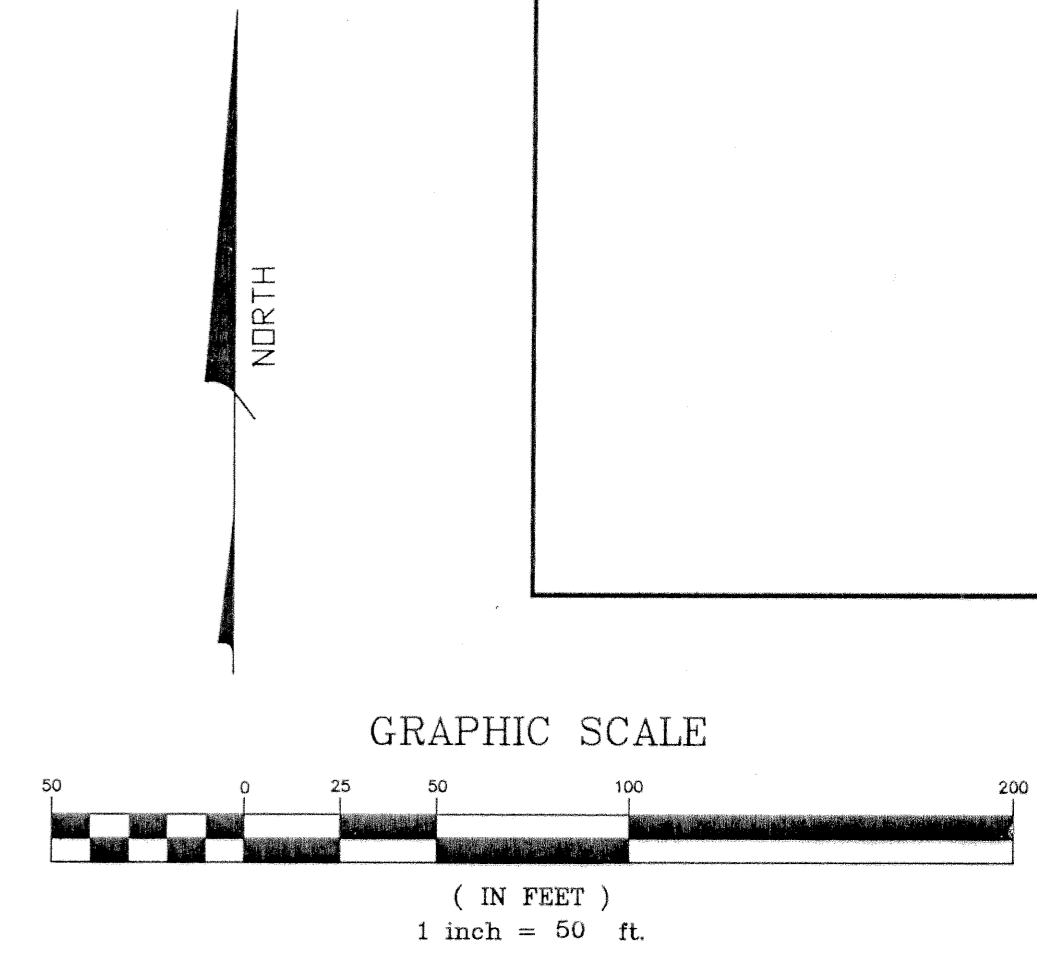
FEB/MARCH 1995?

TRACT C WOOLBRIGHT PLACE PLAT 1  
 (P.B. 67, PGS. 47 - 49, P.B.C.R.)

"THE VININGS" PHASE 2

TRACT L (LAKE)  
 105,987 sq.ft.  
 2.433 acres

PARCEL A  
 "THE VININGS" PHASE 1  
 646,365 ± sq.ft. 14.84 acres



**SURVEYOR'S NOTES:**

Bearings shown hereon are based on the East boundary of Tract "C", Woolbright Place Plat 1, (P.B. 67, Pgs. 47-49, P.B.C.R.) having a bearing of S 01°34'16" E.

- L.A.E. Denotes Limited Access Easement
- L.M.E. Denotes Lake Maintenance Easement
- Denotes Permanent Reference Monument (P.R.M.)
- U.E. Denotes Utility Easement
- D.E. Denotes Drainage Easement
- ⊙ Denotes centerline

There shall be no buildings placed on easements.  
 Landscaping on Utility Easements shall be allowed only after consent of all Utility companies occupying same.

In those cases where easements of different types cross, Drainage Easements shall have first priority, Utility Easements shall have second priority, Access Easements shall have third priority and all other easements shall be those with their priorities being determined by the use rights granted.

All lines which intersect curves are radial to those curves, unless otherwise noted.  
 The building setbacks shall be consistent with the building setbacks established on the approved master plan for the project.

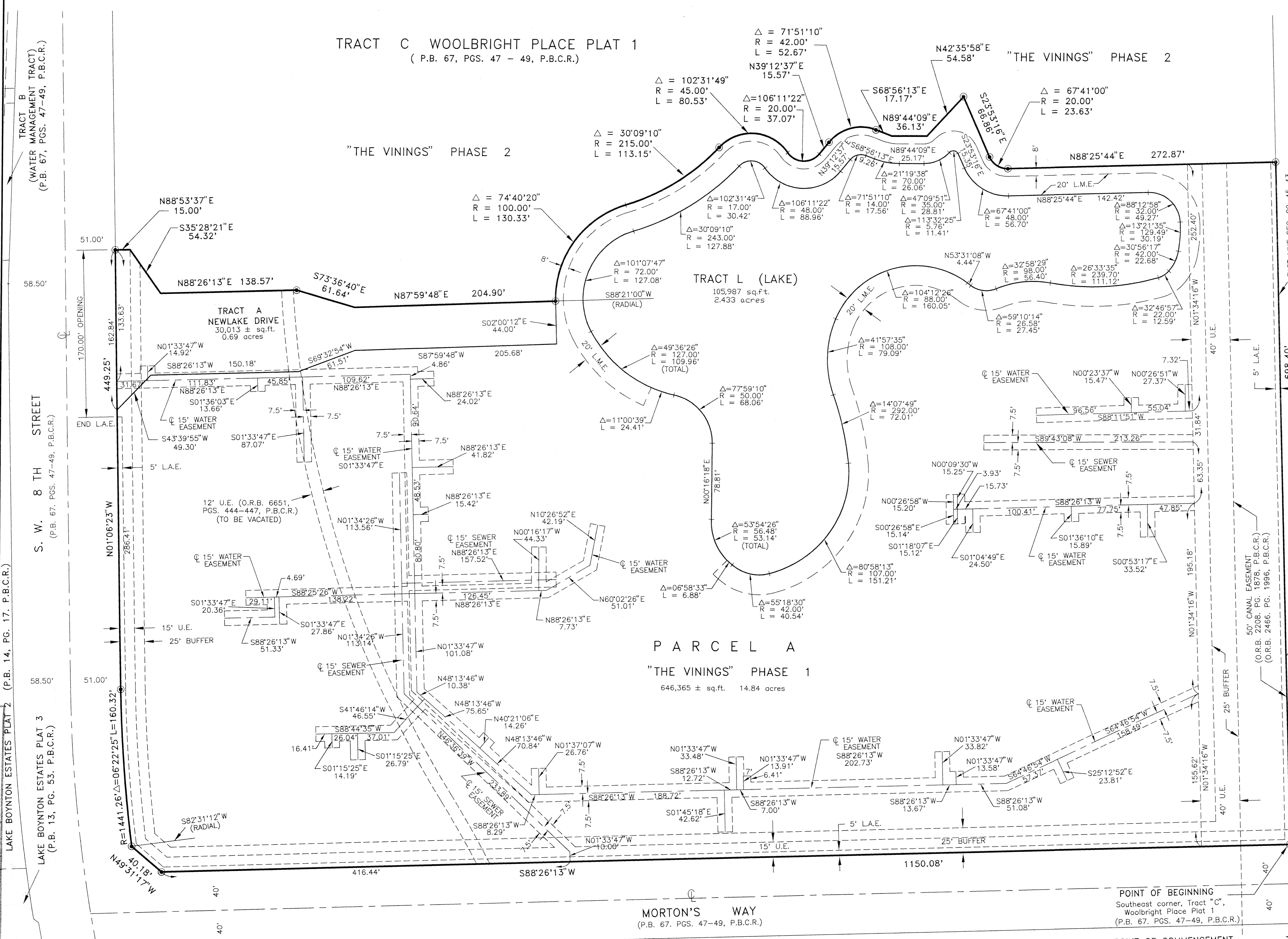
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

All construction or planting over three feet high is prohibited within the sight plan established in the design of the lot or adjacent street, based on the crown elevation of the street.

The right to construct or develop any of the improvements represented on this Plat Document and Associated Plat Document development plans are contingent upon compliance by the property owner with all requirements of The City of Boynton Beach, Florida, Code of Ordinances, Appendix "C", subdivision and platting regulations. Approval of this plat does not constitute a waiver by The City of any such requirements.

All legal instruments, including deeds, agreements, bonds, surety, certifications or affidavits required by the subdivision and platting regulations of The City shall be submitted by the property owner in conjunction with and as a precondition of final plat approval.

SUBDIVISION - The Vining's at Boynton Beach  
 BOOK 74  
 FLOOD ZONE -  
 QUAD -  
 SE -  
 ZIP CODE -  
 PUD NAME - C Boynton Beach



**POINT OF BEGINNING**  
 Southeast corner, Tract "C",  
 Woolbright Place Plat 1  
 (P.B. 67, PGS. 47-49, P.B.C.R.)

**POINT OF COMMENCEMENT**  
 S.E. CORNER SECTION 29,  
 TOWNSHIP 45 SOUTH, RANGE 43 EAST

SHOPPES OF WOOLBRIGHT P.C.D. (P.B. 65, PGS. 137 & 138, P.B.C.R.)