

This Instrument Prepared By:  
**Gregory S. Mire**  
 2200 PARK CENTRAL BLVD. NORTH  
 SUITE 100  
 POMPANO BEACH, FLORIDA 33064  
 (954) 974-2200  
**CONSULTANTS**  
 ENGINEERS SURVEYORS PLANNERS  
 LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

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

PART OF WOOLBRIGHT PLACE P.U.D.

A REPLAT OF A PORTION OF TRACT "C" & TRACT "G", WOOLBRIGHT PLACE PLAT 1 (P.B.67, PGS. 47 THROUGH 49, P.B.C.R.)

SITUATE IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST,

CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

APRIL, 1996

109

COUNTY OF PALM BEACH )  
 STATE OF FLORIDA ) SS  
 This Plat was filed for record at 2:00 P.M.  
 this 21 day of November 1996  
 and duly recorded in Plat Book No. 78  
 at page 109 AND 110  
 GREGORY H. WILKEN, Clerk of Circuit Court  
 by Dawn A. Mader D.C.



SHEET 1 OF 2

## DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS that Boynton Beach II Limited Partnership, owner of the land shown hereon as "THE VININGS AT BOYNTON BEACH - PHASE 2, P.U.D.", a replat of a portion of Tract "C" and Tract "G", Woolbright Place Plat 1 (P.B. 67, Pages 47, 48 and 49, P.B.C.R.) situated in Section 29, Township 45 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

A portion of Tract "C" and Tract "G", WOOLBRIGHT PLACE PLAT 1, according to the Plat thereof, as recorded in Plat Book 67, at Pages 47 through 49, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Tract "C"; thence run North 1°34'16" West, along the East line of said Tract "C" for 698.40 feet to the Point of Beginning; thence run South 88°25'44" West for 272.87 feet to a point of curvature; thence run Southwesterly and Northwesterly, along a circular curve to the right having for its elements a central angle of 67°41'00" and a radius of 20.00 feet, for an arc distance of 23.63 feet to a point of tangency; thence run North 23°53'16" West for 66.86 feet; thence run South 42°35'58" West for 54.58 feet; thence run South 89°44'09" West for 36.13 feet; thence run North 68°56'13" West for 17.17 feet to a point of curvature; thence run Northwesterly and Southwesterly along a circular curve to the left having for its elements a central angle of 71°51'10" and a radius of 42.00 feet, for an arc distance of 52.67 feet to a point of tangency; thence run South 39°12'37" West for 15.57 feet to a point of curvature; thence run Southwesterly and Northwesterly, along a circular curve to the right having for its elements a central angle of 106°11'22" and a radius of 20.00 feet, for an arc distance of 37.07 feet to a point of reverse curvature; thence run Northwesterly and Southwesterly, along a circular curve to the left having for its elements a central angle of 102°31'49" and a radius of 45.00 feet, for an arc distance of 80.53 feet to a point of reverse curvature; thence run Southwesterly, along a circular curve to the right having for its elements a central angle of 30°09'10" and a radius of 215.00 feet, for an arc distance of 113.15 feet to a point of reverse curvature; thence run Southwesterly and Southeasterly, along a circular curve to the left having for its elements a central angle of 74°40'20" and radius of 100.00 feet, for an arc distance of 130.33 feet; thence run South 87°59'48" West for 204.90 feet; thence run North 73°36'40" West for 61.64 feet; thence run South 88°26'13" West for 138.57 feet; thence run North 35°28'21" West for 54.32 feet; thence run South 88°53'37" West for 15.00 feet; thence run North 1°06'23" West for 301.90 feet; thence run North 88°26'13" East for 561.44 feet; thence run North 1°34'16" West for 95.00 feet; thence run North 48°11'50" East for 85.14 feet; thence run North 88°26'13" East for 85.00 feet; thence run North 1°34'16" West for 590.00 feet; thence run North 88°26'13" East for 270.00 feet; thence run South 1°34'16" East for 25.00 feet; thence run South 88°26'13" West for 19.70 feet; thence run North 1°33'47" West for 1.00 feet; thence run South 88°26'13" West for 30.00 feet; thence run South 1°33'47" East for 28.38 feet; thence run North 88°26'13" East for 85.71 feet; thence run North 1°34'16" West for 52.38 feet; thence run North 88°26'13" East for 163.99 feet; thence run South 1°34'16" East along the East line of said Tract "C", for 979.68 feet to the Point of Beginning, containing 15.928 acres, more or less.

Subject to existing easements, rights-of-way, reservations and restrictions of record, if any.

Has caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

The City of Boynton Beach shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage easements associated with said drainage system.

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

The limited access easements as shown hereon are hereby dedicated to the City of Boynton Beach, for the purpose of control and jurisdiction over access rights.

The buffer as shown hereon is hereby dedicated to the Owner and/or its successors and assigns for buffer and other purposes and is the perpetual maintenance obligation of the Owner and/or its successors and assigns without recourse to the City of Boynton Beach.

Access to the Vinings at Boynton Beach II is provided over Tract A in perpetuity pursuant to that certain easement, maintenance and cost sharing agreement recorded in Official Records Book 8857, at Page 928, Public Records of Palm Beach County, Florida.

This plat is subject to Woolbright Place Master Association Declaration of Protective Covenants (O.R.B. 8649, Pg. 968, P.B.C.R.)

It is the express intent of this Plat to close, vacate and abandon that portion of "Woolbright Place Plat 1" (Plat Book 67, Pages 47 through 49, P.B.C.R.) lying within the limits of this Plat. It is the intention of the parties to release the dedication of Tract G contained on the plat of Woolbright Place Plat 1 as to the portion of Tract G which is included in this plat.

IN WITNESS WHEREOF, I, Greg Iglehart, Vice President of TCR SFA Boynton Beach II, Inc., General Partner of TCR Boynton Beach II Limited Partnership, General Partner of Boynton Beach II Limited Partnership, do hereunto set my hand and seal this 4th day of September, 1996.

BOYNTON BEACH II LIMITED PARTNERSHIP, a Texas limited partnership

By: TCR Boynton Beach II Limited Partnership, General Partner

By: TCR SFA Boynton Beach II, Inc., General Partner

Witness: Deborah L. Fish  
 Print Deborah L. Fish

Witness: Bettina Scherer  
 Print BETTINA SCHERER

By: Greg Iglehart  
 Greg Iglehart, Vice President

## ACKNOWLEDGEMENT:

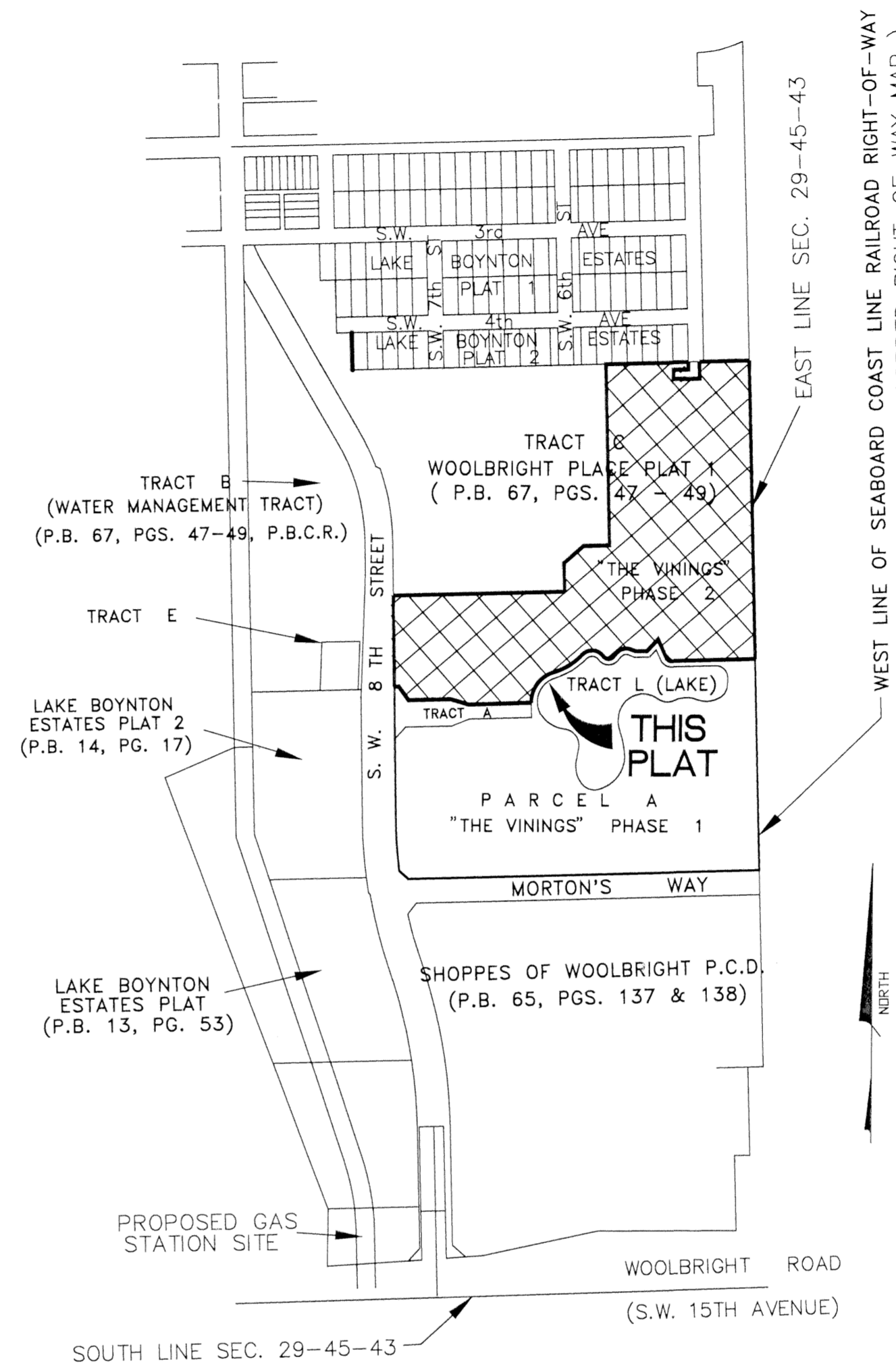
State of Florida }  
 County of Palm Beach } SS

BEFORE ME personally appeared Greg Iglehart, Vice President of TCR SFA Boynton Beach II, Inc., General Partner of TCR Boynton Beach II Limited Partnership, General Partner of Boynton Beach II Limited Partnership, to me well known and known to me to be the person described in and who executed this Plat and acknowledged before me that he executed said Plat for the purpose expressed herein.

WITNESS my hand and official seal this 4th day of September, 1996.

My Commission expires: 11-12-96

Deborah L. Fish  
 Notary Public



LOCATION MAP

NOT TO SCALE

## TITLE CERTIFICATION:

I, JEFFREY A. DEUTCH, Esq., a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Boynton Beach II Limited Partnership, a Texas limited partnership; that the current taxes have been paid; that the property is encumbered by the mortgage as shown hereon; that all mortgages are shown are true and correct.

Date: SEPT 4, 1996

Jeffrey A. Deutch  
 JEFFREY A. DEUTCH, ESQ.  
 Attorney at Law licensed in Florida

## CITY APPROVAL:

This plat is hereby approved for record this 20 day of NOVEMBER, 1996

By: Jerry Taylor  
 JERRY TAYLOR, MAYOR

Attest: Suzanne M. Kruse  
 SUZANNE M. KRUSE, CITY CLERK

## CITY OF BOYNTON BEACH ENGINEER:

This plat is hereby approved for record this 20th day of NOVEMBER, 1996

By: William Hukill  
 William Hukill, City of Boynton Beach Engineer

## SURVEYOR'S CERTIFICATE:

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 all Permanent Control Points (P.C.P.s) will be set under my direction and supervision within one year from the date the Plat is recorded and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Boynton Beach, Florida.

## MORTGAGEE'S CONSENT

State of Florida }  
 County of Dade } SS The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon, that it does hereby join in and consent to the dedication of the lands described hereon by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 8662, at Page 1661, as assigned by assignment recorded in Official Records Book 8662, at Page 1669, Public Records of Palm Beach County, Florida, shall be subordinated to the dedications shown hereon.

INTERCONTINENTAL BANK,  
 a Florida banking corporation  
 By: Karen B. Gilmore  
 KAREN B. GILMORE, SUP

## MORTGAGEE'S ACKNOWLEDGEMENT

State of Florida }  
 County of Dade } SS Before me personally appeared Karen B. Gilmore as Sr. Vice President of Intercontinental Bank, a Florida banking corporation, to me well known to be the person described in and who executed this Mortgagee's Consent and acknowledged before me that he executed said Consent for the purpose expressed therein.

Witness my hand and seal this 5th day of September, 1996.

My commission expires: 8-30-96  
Bette Cresso  
 Notary Public

Gregory S. Mire  
 GREGORY S. MIRE, P.L.S.  
 License No. 4437  
 State of Florida

BOOK 78 PAGE 109  
 FLOOD ZONE FLOOD MAP #  
 QUAD # ZONING  
 ZIP CODE  
 VENDOR NAME City of Boynton Beach  
 TAZ - 500

TCR SFA BOYNTON BEACH, INC.	GREG IGLEHART NOTARY	MORTGAGEE'S NOTARY	SURVEYOR	CITY ENGINEER	CITY CLERK
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