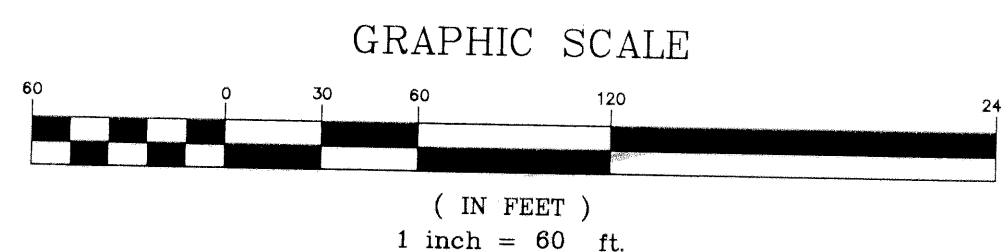


# THE VININGS AT BOYNTON BEACH - PHASE II, P.U.D.

PART OF WOOLBRIGHT PLACE P.U.D.

A REPLAT OF A PORTION OF TRACT "C" AND TRACT "G", 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.

APRIL, 1996



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

### 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
- ⊙ 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 these 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 site 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, Land Development Regulations.

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.

This Instrument Prepared By:

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 SUITE 100  
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 LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

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