WOOLBRIGHT CRACKER BARREL PLAT

A PORTION OF TRACT "B", SHOPPES OF WOOLBRIGHT P.C.D., PLAT BOOK 65, PAGES 137 & 138, PALM BEACH COUNTY RECORDS SITUATE IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 1996

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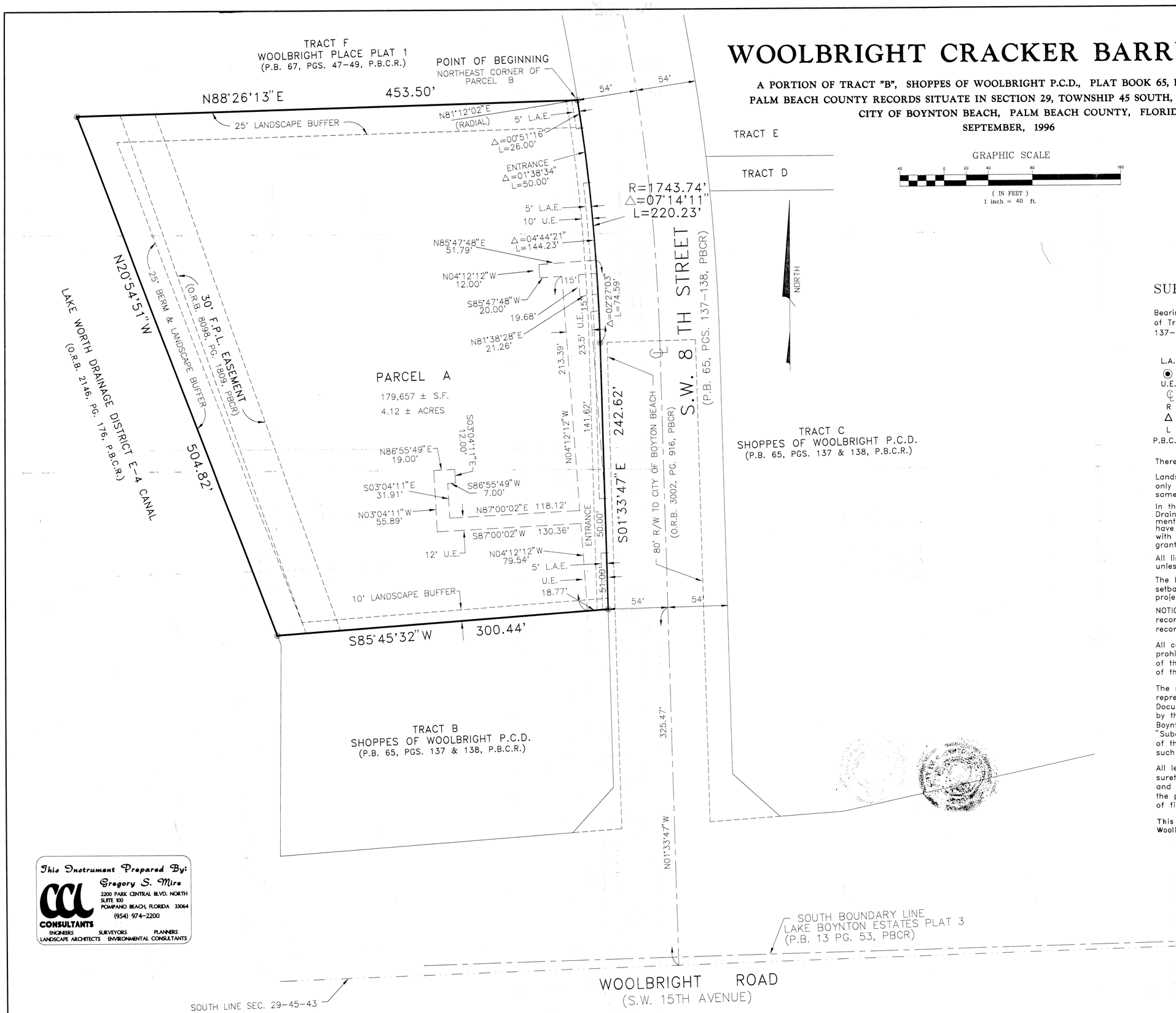
SHEET 2 OF 2



SURVEYOR'S NOTES:

Bearings shown hereon are based on the North boundary of Tract "B", Shoppes of Woolbright P.C.D. (P.B. 65, Pgs. 137-138, P.B.C.R.) having a bearing of N 88°26'13" E.

L.A.E.	Denotes Limited Access Easement
◉	Denotes Permanent Reference Monument (P.R.M.)
U.E.	Denotes Utility Easement
℄	Denotes centerline
R	Denotes Radius
Δ	Denotes Delta (Included Angle)
L	Denotes Arc Length
P.B.C.R.	Denotes Palm Beach County Records

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 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, Article 8, "Subdivision, platting and required improvements". 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.

This Parcel is under Unity of Title control of the Shoppes of Woolbright P.C.D.

This Instrument Prepared By:
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SUBDIVISION WOOLBRIGHT CRACKER BARREL
BOOK 79 PAGE 86
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
PUD NAME CITY OF BOYNTON BEACH