

THE VININGS AT BOYNTON BEACH - PHASE I, P.U.D. SHEET 1 OF 2

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.)

SITUATE IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

DECEMBER, 1994 FEB (march 95 ?

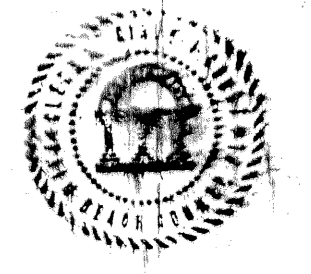
This Instrument Prepared By:

CC CONSULTANTS
 Gregory S. Mire
 2200 PARK CENTRAL BLVD. NORTH
 SUITE 100
 POMPANO BEACH, FLORIDA 33064
 (305) 974-2200

ENGINEERS SURVEYORS PLANNERS

101

CITY OF PALM BEACH)
 STATE OF FLORIDA) ss
 This Plat was filed for record at 4:56 P.M.
 this 3rd day of March 1995
 and duly recorded in Plat Book No. 74
 on page 101-102
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by Regina A. Stanley D.C.



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS that Howard R. Scharlin, Trustee, owner of the land shown hereon as "THE VININGS AT BOYNTON BEACH - PHASE I, P.U.D.", 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", WOOLBRIGHT PLACE PLAT 1, according to the Plat thereof, as recorded in Plat Book 67, at Pages 47 thru 49, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 29, Township 45 South, Range 43 East, Palm Beach County, Florida; thence North 01°34'16" West, along the East line of said Section for 1382.56 feet to the Southeast corner of said Tract "C" and POINT OF BEGINNING; thence run South 88°26'13" East along the South line of said Tract "C", for 1150.18 feet; thence run North 49°31'17" West for 40.18 feet to a point of intersection with a circular curve concave to the Northeast, said point of intersection bearing South 82°31'12" West from the center of said circular curve; thence run Northwesterly, along a circular curve to the right having for its elements a central angle of 06°22'25", and a radius of 1441.26 feet, for an arc distance of 460.32 feet to a point of tangency; thence run North 01°06'23" West for 449.25 feet; thence run North 88°53'37" East for 15.00 feet; thence run South 35°28'21" East for 54.32 feet; thence run North 88°26'13" East for 138.57 feet; thence run South 73°36'40" East for 61.64 feet; thence run North 87°59'48" East for 204.90 feet to a point of intersection with a circular curve concave to the Southeast, said point of intersection bearing South 88°21'00" West from the center of said circular curve; thence run Northwesterly and Northeasterly, along a circular curve to the right having for its elements a central angle of 74°40'20" and a radius of 100.00 feet, for an arc distance of 130.33 feet to a point of reverse curvature; thence run Northeasterly, along a circular curve to the left 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 Northeasterly and Southeasterly, along a circular curve to the right having 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 Southeasterly and Northeasterly, along a circular curve to the left having for its elements a central angle of 106°11'22" and a radius of 20 feet, for an arc distance of 37.07 feet to a point of tangency; thence run North 39°12'37" East for 15.57 feet to a point of curvature; thence run Northeasterly and Southeasterly, along a circular curve to the right 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 68°56'13" East for 17.17 feet; thence run North 89°44'09" East for 36.13 feet; thence run North 42°35'58" East for 54.58 feet; thence run South 23°53'16" East for 66.86 feet to a point of curvature; thence run Southeasterly and Northeasterly, along a circular curve to the left having 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 88°25'44" East for 272.87 feet; thence run South 1°34'16" East, along the East line of said Tract "C", for 698.40 feet to the POINT OF BEGINNING, containing 17.96 acres, more or less.

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

Tract A, as shown hereon, is hereby reserved for the Owner and/or its successors and assigns, as a private roadway tract serving this lot for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of the Owner, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

Tract L, as shown hereon, is hereby reserved for the Owner and/or its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of the Owner, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

The lake maintenance easement as shown hereon is hereby reserved for the Owner and/or its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Owner and/or its successors and assigns, without recourse to the City of Boynton Beach, Florida.

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, lake maintenance, and lake maintenance access 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.

IN WITNESS WHEREOF, I, Howard R. Scharlin, Trustee, do hereunto set my hand and seal this 27th day of December, 1994.

Witness: Lyette V. Gomez

Witness: M. S. By: Howard R. Scharlin, Trustee

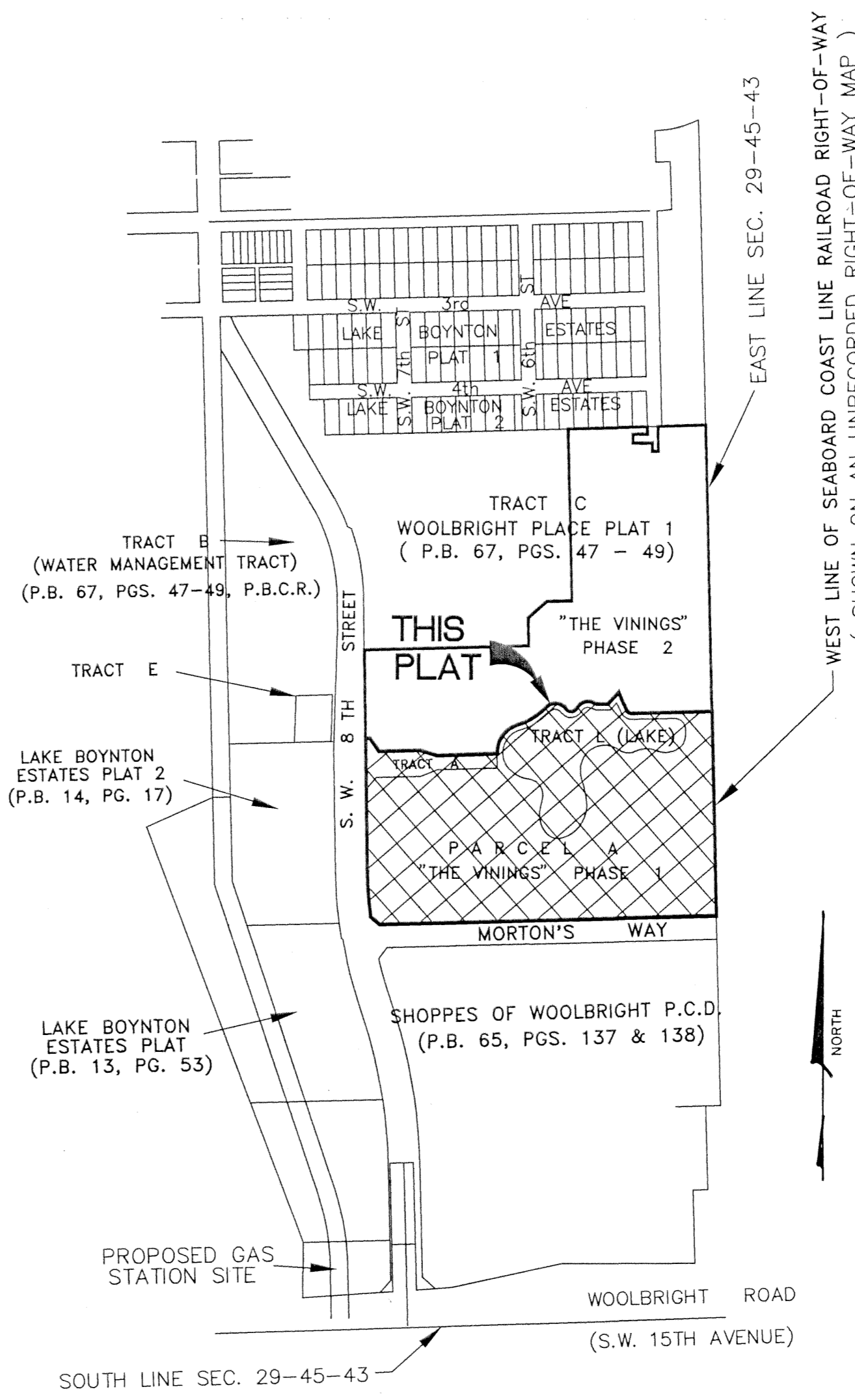
ACKNOWLEDGEMENT:

State of Florida } ss
 County of Dade }

BEFORE ME personally appeared Howard R. Scharlin, Trustee to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed said instrument for the purpose expressed therein.

WITNESS my hand and official seal this 27th day of December, 1994.

My Commission expires: 7-4-98
Barbara Sanchez
 Notary Public



TITLE CERTIFICATION:

I, John Lanzetta, 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 Howard R. Scharlin, Trustee; that the current taxes have been paid; and there are no other encumbrances of record that would affect the subdivision of this property.

Date: 12/27/94

John Lanzetta
 JOHN LANZETTA, ESQ.
 Attorney at Law licensed in Florida

CITY APPROVAL:

This plat is hereby approved for record this 2nd day of March, 1995

By: Edward Harming
 EDWARD HARMENING, MAYOR

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

CITY OF BOYNTON BEACH ENGINEER:

This plat is hereby approved for record this 2nd day of March, 1995

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

12-16-94
 DATE
Gregory S. Mire
 GREGORY S. MIRE, P.L.S.
 License No. 4437
 State of Florida

SUBDIVISION # The Vinings @ Boynton Beach Plat I
 BOOK 74
 FLOOD ZONE - FLOOD MAP #
 QUAD #
 SE -
 PUD NAME e/ Boynton Beach
 PART 101
 ZONING
 ZIP CODE

HOWARD R. SCHARLIN, NOTARY

OFFICIAL NOTARY SEAL
 KENIA SANCHEZ
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. CC381140
 MY COMMISSION EXPIRES JULY 4, 1998

SURVEYOR
 GREGORY S. MIRE
 P.L.S.
 LICENSE NO. 4437
 STATE OF FLORIDA