

# THE VININGS AT DELRAY BEACH

## A REPLAT OF A PORTION OF TRACTS "B", "C" AND "D" LAVER'S NORTH (PB 43, PGS 92, 93 & 94, PBCR)

# 39

STATE OF FLORIDA  
COUNTY OF PALM BEACH



This Plat was filed for record at 4:54 PM, this 6th day of November, 1995 and duly recorded in Plat Book No. 76 on Pages 37 and 42.

DOROTHY H. WILKEN, CLERK  
BY: Dawn A. Martin DC

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE A PORTION OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS "B", "C", AND "D", LAVER'S NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 92, 93 AND 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST NORTHEAST CORNER OF SAID TRACT "D";  
THENCE SOUTH 02°49'30" EAST, ALONG THE EAST LINE OF SAID TRACT "D", 735.93 FEET;  
THENCE SOUTH 87°10'30" WEST, 63.09 FEET TO THE SOUTH LINE OF SAID TRACT "B" AND A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (SAID POINT BEARS SOUTH 50°03'10" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE);

THENCE ALONG SAID SOUTH LINE OF TRACT "B", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 162.00 FEET, A CENTRAL ANGLE OF 17°13'40", AN ARC DISTANCE OF 48.71 FEET TO THE POINT OF TANGENCY;
2. SOUTH 57°10'30" WEST, 111.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 57°10'25", AN ARC DISTANCE OF 87.81 FEET TO THE POINT OF TANGENCY;
4. SOUTH 00°00'05" WEST, 75.32 FEET TO THE SOUTH LINE OF SAID LAVER'S NORTH;

THENCE NORTH 89°59'55" WEST, ALONG THE SOUTH LINE OF SAID LAVER'S NORTH, 170.00 FEET;

- THENCE NORTH 02°49'30" WEST, 220.00 FEET;
- THENCE SOUTH 87°10'30" WEST, 540.00 FEET;
- THENCE NORTH 02°49'30" WEST, 555.00 FEET;
- THENCE NORTH 69°33'25" WEST, 245.20 FEET;
- THENCE NORTH 13°08'15" EAST, 445.03 FEET TO THE NORTH LINE OF SAID TRACT "D";
- THENCE SOUTH 76°51'45" EAST, ALONG SAID NORTH LINE, 441.00 FEET;
- THENCE SOUTH 02°40'20" EAST, CONTINUING ALONG SAID NORTH LINE, 187.03 FEET;
- THENCE NORTH 89°57'10" EAST, CONTINUING ALONG SAID NORTH LINE, 635.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 21.346 ACRES (929,854 SQUARE FEET), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE VININGS AT DELRAY BEACH AND FURTHER DEDICATES AS FOLLOWS:

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACT "A" AND TRACT "C", AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, IS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER AND SEWER MAINS.

THE LAKE MAINTENANCE EASEMENT AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 28th DAY OF August, 1995.

WITNESS: Elizabeth Barta  
(PRINTED NAME) ELIZABETH BARTA

BY: Gloria Glass, L.P.  
A GEORGIA LIMITED PARTNERSHIP

WITNESS: Fred Licata  
(PRINTED NAME) FRED LICATA

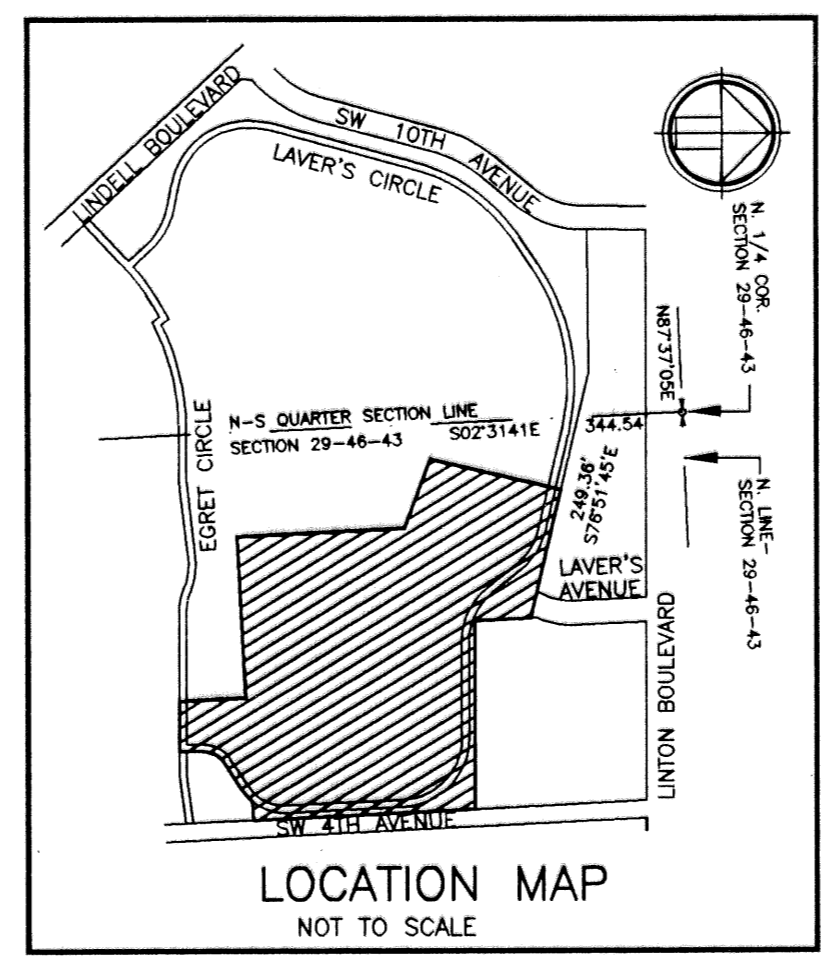
BY: Dieter Glass  
DIETER GLASS  
PRESIDENT

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, PLS



4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, FL 33309  
PH: 305-776-7604 • FAX: 305-776-7608

APRIL, 1995



### SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF PARCEL "D", LAVER'S NORTH, AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 92-94, P.B.C.R. SAID LINE BEARS NORTH 02°49'30" WEST.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
6. D.E. - DENOTES DRAINAGE EASEMENT.  
■ - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.  
P.B. - DENOTES PLAT BOOK.  
ORB - DENOTES OFFICIAL RECORDS BOOK.  
POB - DENOTES POINT OF BEGINNING.  
POC - DENOTES POINT OF COMMENCEMENT.  
C - DENOTES CENTERLINE.  
U.E. - DENOTES UTILITY EASEMENT.  
R/W - DENOTES RIGHT-OF-WAY.  
G.U. - DENOTES GENERAL UTILITY EASEMENT.  
N.R. - DENOTES NON-RADIAL.
7. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

### ACKNOWLEDGEMENT

STATE OF Florida SS  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED DIETER GLASS, WHO IS PERSONALLY KNOWN TO ME OR ~~WHO~~ AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GLORIA GLASS SPORTS RESORTS, LTD., A GEORGIA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF August, 1995.

NOTARY PUBLIC:  
Doak S. Campbell, III  
DOAK S. CAMPBELL, III  
MY COMMISSION # 0000070 EXPIRES February 16, 1997  
BORNED YOU TRY FOR INSURANCE, INC.

### TITLE CERTIFICATE

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

I, JEFFREY A. DEUTH, 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 GLORIA GLASS, L.P., A GEORGIA LIMITED PARTNERSHIP, AND THAT THE CURRENT TAXES HAVE BEEN PAID.

DATED: August 7, 1995  
PRINTED NAME JEFFREY A. DEUTH

### APPROVALS:

THIS PLAT OF THE VININGS AT DELRAY BEACH WAS APPROVED ON THE 5th DAY OF SEPTEMBER, A.D. 1995, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST:  
Oliver Mac Hugo Harty  
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Diane Domiguez  
DIRECTOR OF PLANNING AND ZONING

CD BSA  
CITY ENGINEER

W.D. Samuel  
DIRECTOR OF ENVIRONMENTAL SERVICES

Karen A. Kinsowski  
CHAIRPERSON, PLANNING AND ZONING BOARD

Michael D. Rose  
FIRE MARSHAL

### 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 ("PRM's") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("PCP's") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: AUGUST 7, 1995  
BY: Michael D. Rose  
MICHAEL D. ROSE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 95-0243

DEDICATION (GLORIA GLASS SPORTS RESORTS, LTD.)	ACKNOWLEDGEMENT (NOTARY)	CITY SEAL	SURVEYOR No. 3998 STATE OF FLORIDA
---	-----------------------------	-----------	--

SUBDIVISION # THE VINING AT DELRAY BEACH  
BOOK 76 PAGE 39  
FLOOD ZONE FLOOD MAP  
QUAD # ZONING  
SE ZIP CODE  
PUD NAME/CITY OF DELRAY BEACH