

This Instrument Prepared By:

**David E. Rohal**

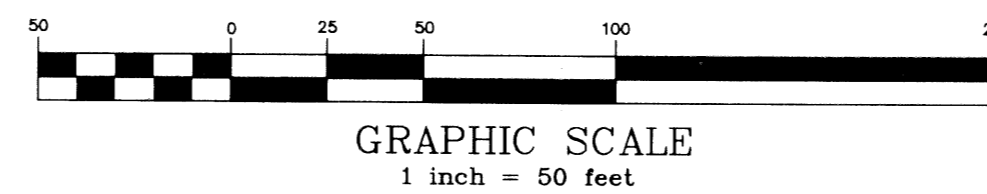
2200 PARK CENTRAL BLVD. NORTH  
SUITE 100  
POMPANO BEACH, FLORIDA 33064  
(954) 974-2200

**CC CONSULTANTS**

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

# BOYNTON ESTATES II - REPLAT ONE

A REPLAT OF A PORTION OF BOYNTON ESTATES II (P.B. 85, PAGES 49, 50 & 51, P.B.C.R.)  
LYING IN THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.



NORTH

SYLVIA  
Palm Beach County  
Brass Disc in concrete

N 817174.0930  
E 946016.4520

55204'46"E  
2054'92'

(GRID)  
(GROUND)

FOUND  
P.R.M., LS #3542

N 815911.158  
E 947637.588

North line of the SE 1/4 of  
the SE 1/4 of Section 1-45-42

ACREAGE

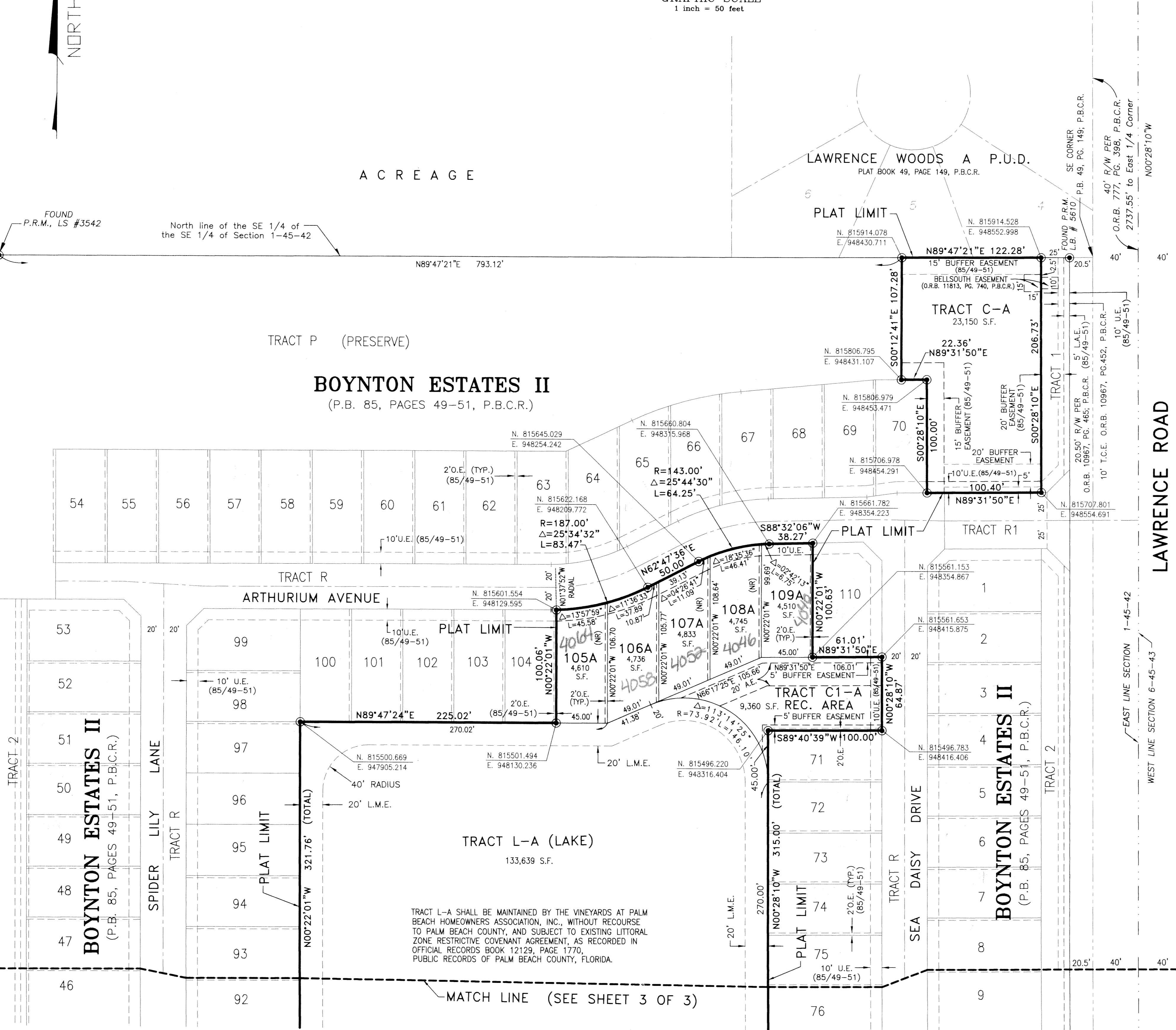
LAWRENCE WOODS A P.U.D.  
PLAT BOOK 49, PAGE 149, P.B.C.R.

2517.91'

N07°04'42" E

ACREAGE

West line of the E 3/4 of SE 1/4  
of SE 1/4 of Section 1-45-42

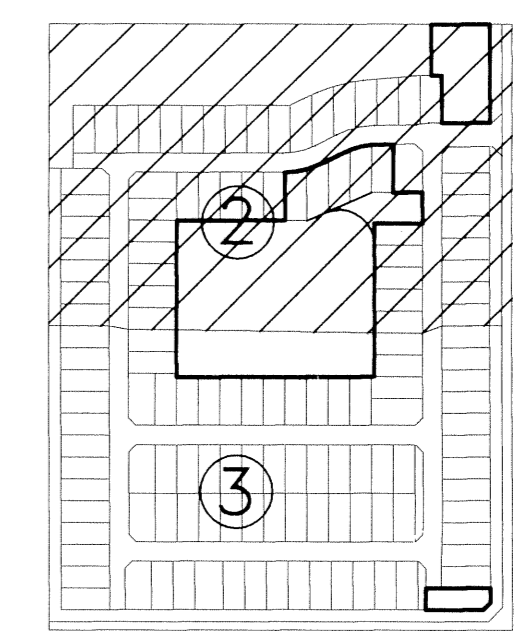


### LEGEND:

- Denotes Set Permanent Reference Monument (P.R.M.)  
Stamped: PRM LB 5610
- Denotes Permanent Control Point (P.C.P.)
- L.M.E. Denotes Lake Maintenance Easement
- A.E. Denotes Lake Maintenance Access Easement
- U.E. Denotes Utility Easement
- D.E. Denotes Drainage Easement
- O.E. Denotes Roof Overhang Easement
- Denotes Centerline
- L.A.E. Denotes Limited Access Easement
- (NR) Denotes Non Radial
- S.F. Denotes Square Feet
- P.B.C.R. Denotes Palm Beach County Records
- R Denotes Radius
- △ Denotes Delta (central angle)
- L Denotes Arc Length
- LS Denotes Land Surveyor
- L.W.D.D. Denotes Lake Worth Drainage District
- L.B. Denotes Licensed Business
- O.R.B. Denotes Official Records Book
- T.C.E. Denotes Temporary Construction Easement
- (85/49-51) Denotes Plat Book 85, Pages 49, 50 & 51,  
Palm Beach County Records

### SURVEYOR'S NOTES:

- 1.) Bearings shown hereon are based on the East line of Section 1-45-42, N 00°28'10" W (grid).
- 2.) Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- 3.) "No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments".
- 4.) Easements are for Public Utilities, unless otherwise noted.
- 5.) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- 6.) Coordinates shown are Grid Datum = NAD 83, 1990 Adjustment Zone = Florida East, Linear unit = U.S. survey foot Coordinate system 1983 State Plane Transverse Mercator Projection All distances are ground, Scale Factor = 1.0000374 Ground distance multiplied by the Scale Factor = Grid distance  
  
PLAT BEARING = GRID BEARING
- 7.) Where Utility and Drainage Easements cross, Drainage Easements take precedence.



INDEX  
N.T.S.      ② INDICATES SHEET NUMBER

BOYNTON ESTATES II - REPLAT ONE  
 PAGE 52  
 FLOOD MAP # 1758  
 ZONING MAP # 34  
 ZIP CODE 33462  
 4/1/11

To JAMES  
Palm Beach County  
Brass Disc in concrete

TRACT L-A SHALL BE MAINTAINED BY THE VINEYARDS AT PALM BEACH HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 12129, PAGE 1770, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.