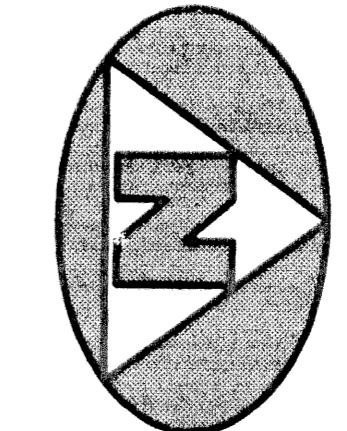


WOODBINE PARCEL "J"

(A PART OF WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT)
LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A RE-PLAT OF PARCEL "J", WOODBINE PARTIAL RE-PLAT, AS RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.



0 15 30 60
GRAPHIC SCALE
(IN FEET)

FLORIDA POWER AND LIGHT
SUBSTATION

N01°39'13"E 409.51'

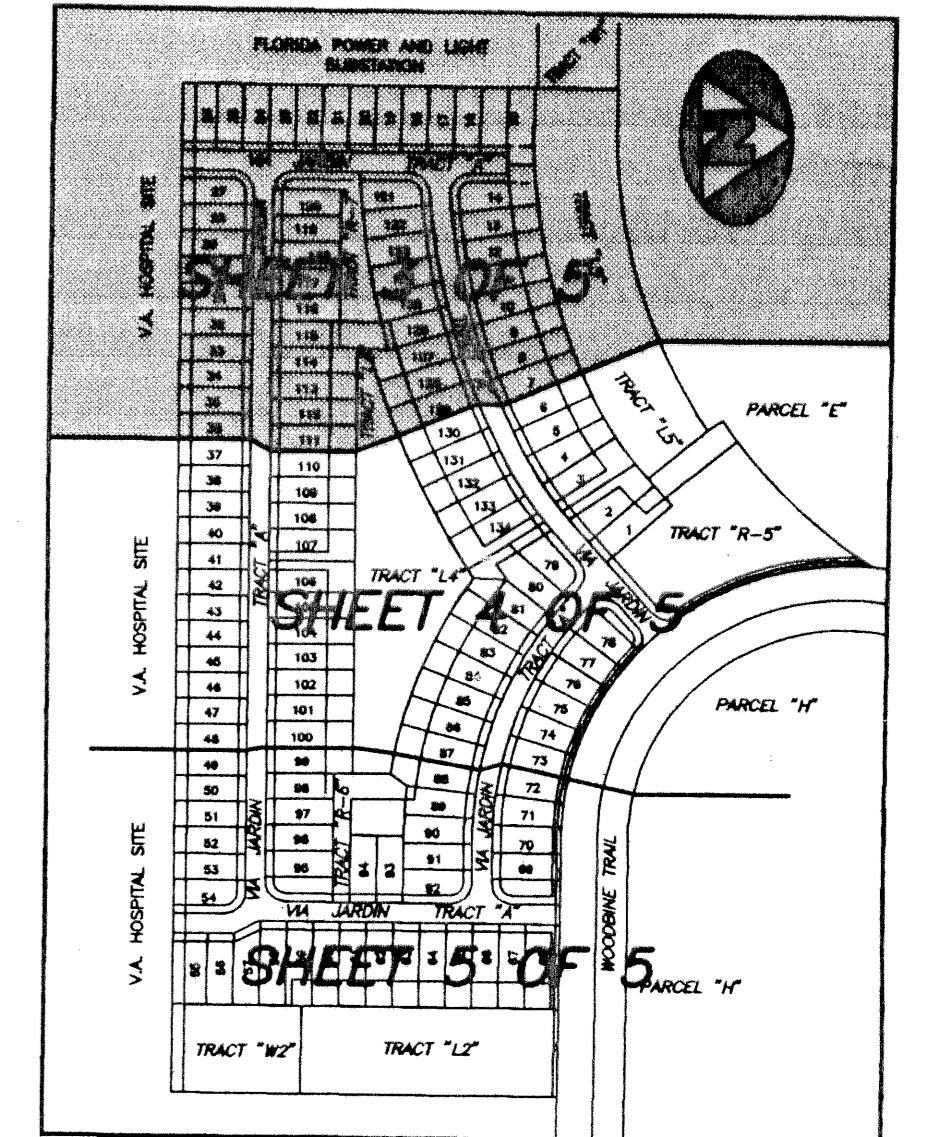
BOUNDARY LINE OF WOODBINE PARTIAL RE-PLAT
AND WEST BOUNDARY LINE OF PARCEL "J"
(P.B. 77, PG. 143)

TRACT "W1"
WOODBINE PARTIAL RE-PLAT
P.B. 77, PG. 143

112.40'
N01°39'13"E
(100.02' NOT RADIAL)

WATER MANAGEMENT EASEMENT NOTE:
WATER MANAGEMENT EASEMENTS (W.M.E.) MAY BE SUBJECT TO FURTHER USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS, AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER WATER MANAGEMENT EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

KEY MAP



PARCEL "E"
WOODBINE PARTIAL RE-PLAT
P.B. 77, PG. 143

TRACT "L5"
LAKE

MATCH LINE SEE SHEET 4 OF 5

SURVEYOR'S NOTES AND LEGEND:

- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATED P.C.P. POSITION.
- LINE WHICH INTERSECT CURVES ARE RADIAL, UNLESS OTHERWISE NOTED.
- C/L DENOTES A CENTERLINE
- W.M.E. DENOTES WATER MANAGEMENT EASEMENT
- 5' LAE DENOTES 5' LIMITED ACCESS EASEMENT
- 10' UE DENOTES UTILITY EASEMENT
- P.B., PG. DENOTES PLAT BOOK & PAGE
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- PRM DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- PCP DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- PRM DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- PCP DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.)

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK
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RECORD PLAT
WOODBINE PARCEL "J"

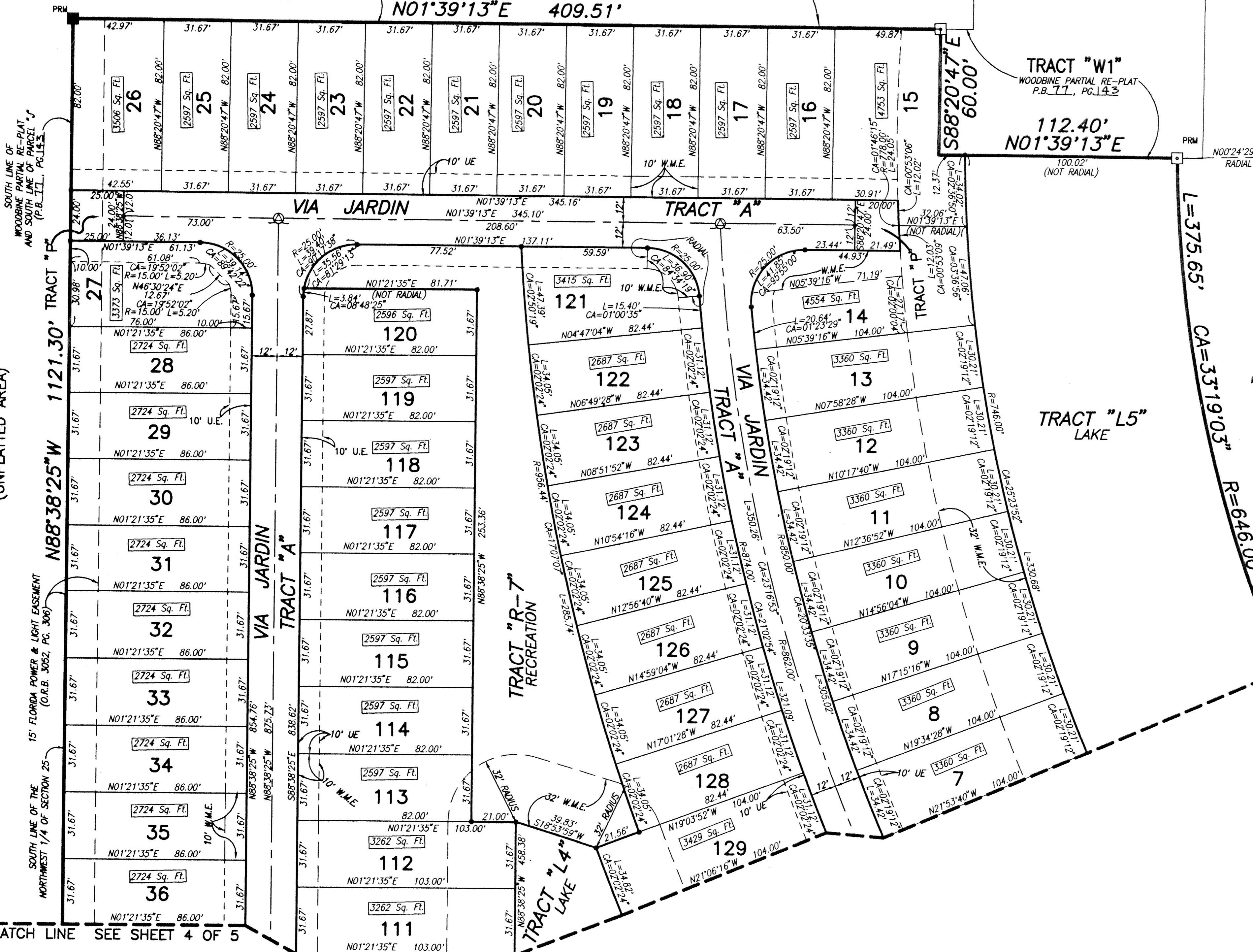
DWN	S.E.G.	FB	DATE 03/01/96	WO.# P11
CKD	FILE	PLAT.dwg	SCALE 1" = 30'	SHEET 3 OF 5

V.A. HOSPITAL SITE
(UNPLATED AREA)

15' FLORIDA POWER & LIGHT EASEMENT
(O.R.B. 3052, PG. 306)

SOUTH LINE OF THE
NORTHWEST 1/4 OF SECTION 25

MATCH LINE SEE SHEET 4 OF 5



SUBDIVISION * Woodbine
BOOK 77
FLOOD ZONE
QUAD *
38
PUD NAME CITY OF RIVIERA BEACH

PAGE 148
FLOOD MAP *
ZONING
ZIP CODE