

# WOODBINE PARCEL "D" PLAT NO. 2

# 111

(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 "D", WOODBINE PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**KNOW ALL MEN BY THESE PRESENTS** THAT SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, BY SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS WOODBINE PARCEL "D" PLAT NO. 2, LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**ALL OF PARCEL "D", WOODBINE PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.**

**CONTAINING: 2.14 ACRES, MORE OR LESS.**

**HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:**

- LOTS 72 THROUGH 86, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS, GRANTEEES AND/OR ASSIGNS FOR HOUSING AND OTHER LAWFUL PURPOSES. IT IS NOTED THAT PARCEL "D", WOODBINE, HAS BEEN SUBMITTED TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE" ACCORDING TO THAT DOCUMENT RECORDED AT OFFICIAL RECORDS BOOK 81, PAGE 9 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE READER IS REFERRED TO THAT DOCUMENT AND ITS AMENDMENTS TO DETERMINE THE RESTRICTIVE COVENANTS AND PROVISIONS OF SAID DECLARATION. IN ADDITION, WOODBINE PARCEL "D" IS SUBJECT TO THE "SUBORDINATE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "D", ACCORDING TO THAT DOCUMENT RECORDED OR TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE READER IS REFERRED TO THAT DOCUMENT AND ITS AMENDMENTS TO DETERMINE THE RESTRICTIVE COVENANTS AND PROVISIONS OF SAID DECLARATION.
- THE "WATER MANAGEMENT EASEMENTS", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCCESSOR BY AMENDMENT OF NAME TO NORTHERN PALM BEACH WATER CONTROL DISTRICT, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA; SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE SAID EASEMENTS.
- THE "UTILITY EASEMENTS", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE COMPANY AND CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- TRACT "A" (DELMORA COURT) AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE AS A LIMITED ACCESS PUBLIC RIGHT-OF-WAY AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID DISTRICT. SAID TRACT "A" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA, RESERVING TO SCHICKEDANZ BROS-RIVIERA, LTD, ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS.
- THE DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

**IN WITNESS WHEREOF**, SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THIS DEDICATION AND RESERVATION OF RIGHTS TO BE SIGNED BY ITS SOLE GENERAL PARTNER, SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, IN TURN BY SAID CORPORATION'S DULY AUTHORIZED PRESIDENT ON BEHALF OF THE LIMITED PARTNERSHIP AND THE GENERAL PARTNER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION THIS 28<sup>th</sup> DAY OF OCTOBER, 1996.

BY: **SCHICKEDANZ BROS-RIVIERA LTD**  
A FLORIDA LIMITED PARTNERSHIP  
BY: ITS GENERAL PARTNER  
**SCHICKEDANZ ENTERPRISES, INC.**  
A FLORIDA CORPORATION

ATTEST BY: Marsha Gregory MARSHA GREGORY, ASSISTANT SECRETARY  
BY: Waldemar Schickedanz WALDEMAR SCHICKEDANZ, PRESIDENT

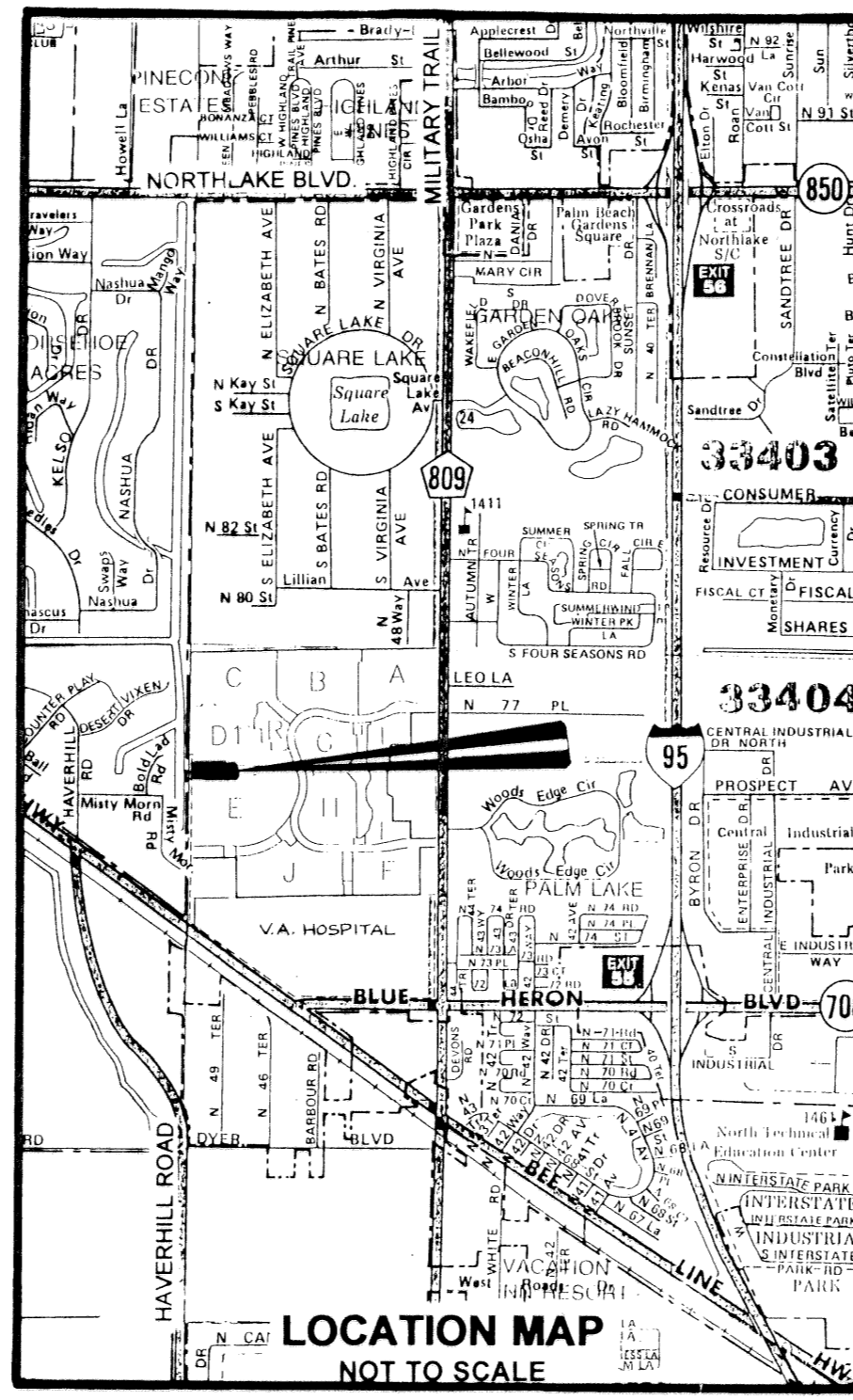
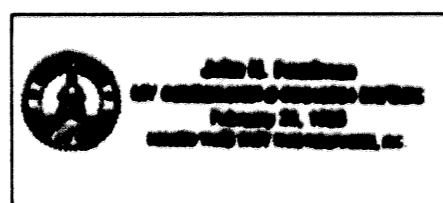
### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**BEFORE ME PERSONALLY APPEARED** WALDEMAR SCHICKEDANZ AND MARSHA GREGORY, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AS GENERAL PARTNER OF SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL THIS 28<sup>th</sup> DAY OF OCTOBER, 1996.

MY COMMISSION EXPIRES: John H. Ferrisiman NOTARY PUBLIC



### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**WOODBINE MASTER ASSOCIATION, INC.** A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28<sup>th</sup> DAY OF OCTOBER, 1996.

**WOODBINE MASTER ASSOCIATION, INC.**  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Marsha Gregory MARSHA GREGORY, SECRETARY  
BY: Gerhard H. Schickedanz GERHARD H. SCHICKEDANZ, PRESIDENT

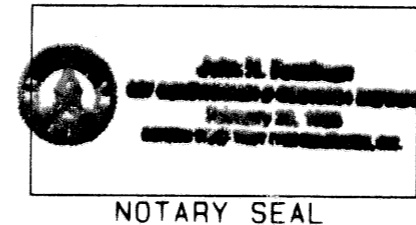
### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**BEFORE ME PERSONALLY APPEARED** GERHARD H. SCHICKEDANZ AND MARSHA GREGORY, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY OF WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 28<sup>th</sup> DAY OF OCTOBER, 1996.

MY COMMISSION EXPIRES: John H. Ferrisiman NOTARY PUBLIC



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

**THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT** HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT "A", AS SHOWN HEREON; AND SAID DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS, AND SAID DISTRICT HEREBY ACKNOWLEDGES THAT ITS EXISTING WATER MANAGEMENT AS DESCRIBED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

**IN WITNESS WHEREOF**, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 28<sup>th</sup> DAY OF NOVEMBER, 1996.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

ATTEST: Peter L. Pimentel PETER L. PIMENTEL, SECRETARY  
BY: William L. Kerslake WILLIAM L. KERSLAKE, PRESIDENT

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH, FLORIDA 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 THE CITY OF RIVIERA BEACH, FLORIDA.

**BENCH MARK LAND SURVEYING & MAPPING, INC.**

DATE: 9-18-96

BY: Wm. R. Van Campen  
WM. R. VAN CAMPEN, R.L.S. 2424



### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 88° 14' 40" WEST, ALONG THE SOUTH LINE OF WOODBINE PARCEL "D" PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 72, PAGE 111, PALM BEACH COUNTY, FLORIDA.
- ⊙ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- DENOTES FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- ▲ DENOTES FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
- LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE AND PROVISIONS OF THE PLANNED UNIT DEVELOPMENT PUD.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACT A, AS SHOWN HEREON, UNLESS PREVIOUSLY APPROVED IN WRITTEN PERMIT FORM BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- SINCE THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND/OR MAINTAIN WATER MANAGEMENT FACILITIES WITHIN WATER MANAGEMENT EASEMENTS, THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON OR UNDER THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- IF ANY LOT, SHOWN HEREON, RECEIVES A DEVELOPMENT ORDER TO PERMIT CONSTRUCTION ON A "ZERO LOT LINE" BASIS, EACH OWNER OF A LOT AND/OR SINGLE-FAMILY UNIT UPON WHICH "ZERO LOT LINE" CONSTRUCTION HAS OCCURRED AND THE PROVIDER OF ANY UTILITY SERVICE SHALL HAVE AN EASEMENT OVER SUCH LOT AND/OR SINGLE-FAMILY UNIT (AND CONCURRENTLY EACH ADJOINING LOT AND/OR SINGLE-FAMILY UNIT SHALL BE BURDENED WITH SAID EASEMENT) AS MAY REASONABLY BE REQUIRED FOR THE PROPER MAINTENANCE OF THE LOT AND/OR SINGLE-FAMILY UNIT INCLUDING, BUT NOT LIMITED TO, EASEMENT FOR ELECTRIC SERVICE METERS, EASEMENT FOR CONDUIT SERVICE LINES AND WIRES, UP TO FOUR FOOT ROOF OVERHANGS, EASEMENT AND EASEMENTS AS REQUIRED FOR DRAINAGE PIPES, RAIN DRAINAGE GUTTERS, SCREEN ENCLOSURE FIXTURES, SCREEN ENCLOSURE ANCHORS, AND AIR CONDITIONER COMPRESSORS AND COMPRESSOR PADS. BUILDING STRUCTURE GROUND LEVEL ENCROACHMENTS SHALL HAVE AN EASEMENT OVER ADJACENT LOT AND/OR SINGLE-FAMILY UNIT NOT EXCEEDING 0.4 OF A FOOT. SAID EASEMENTS SHALL NOT BE APPLICABLE TO LANDS ENCUMBERED BY ANY WATER MANAGEMENT EASEMENT AS SHOWN HEREON.
- WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE SUBJECT TO FURTHER UNDERGROUND USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER THESE WATER MANAGEMENT EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

### CITY APPROVAL:

**IT IS HEREBY CERTIFIED** THAT THIS PLAT OF WOODBINE PARCEL "D" PLAT NO. 2 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 13<sup>th</sup> DAY OF NOVEMBER, 1996.

Clara K. Williams  
CLARA K. WILLIAMS  
MAYOR

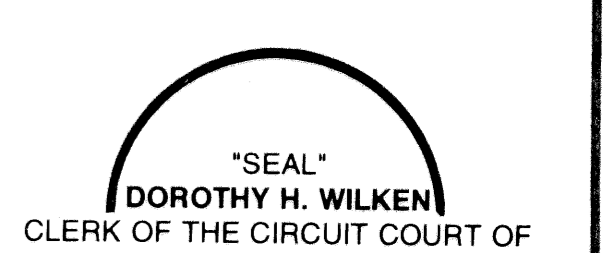
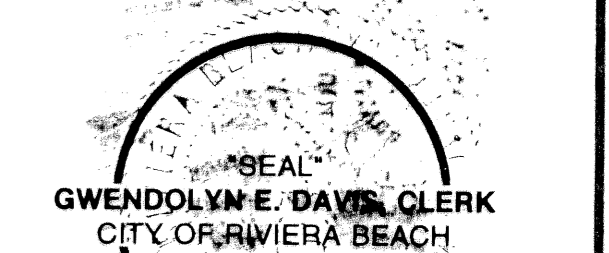
Gwendolyn E. Davis  
GWENDOLYN E. DAVIS  
CITY CLERK

BY: Lal John Samadi, P.E.  
LAL JOHN SAMADI, P.E.  
CITY ENGINEER

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 10:19 AM, THIS 22 DAY OF November, 1996, AND DULY RECORDED IN PLAT BOOK 78, ON PAGES 111 THROUGH 112.

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: Dorothy H. Wilken DEPUTY CLERK



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**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
Fax (407) 844-8659 Phone (407) 848-2102

**RECORD PLAT**  
**WOODBINE PARCEL "D"**  
**PLAT NO. 2**

OWN	DW	FB	DATE	04/01/96	WO.#	P11
CKD			FILE	P1102-18.dwg	SCALE	1" = 30'
					SHEET	1 OF 2

SUBDIVISION # WOODBINE  
BOOK 78  
PAGE 111  
FLOOD ZONE  
ZONING  
QUAD  
SE  
ZIP CODE  
P&D NAME CITY OF RIVIERA BEACH  
TAZ - 111