

WOODBINE PARCEL "J" PARTIAL RE-PLAT

BEING A RE-PLAT OF A PORTION OF WOODBINE PARCEL "J", LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, AS RECORDED IN PLAT BOOK 77, PAGE 146, 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 "J" PARTIAL RE-PLAT, 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 LOTS 27 THROUGH 68, INCLUSIVE, WOODBINE PARCEL "J", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 146, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH ALL OF LOTS 95 THROUGH 120, INCLUSIVE, AND PORTIONS OF TRACT "R-6" AND TRACT "R-7", AS SHOWN ON SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 112; THENCE, SOUTH 88°38'25" EAST ALONG THE NORTH LINES OF SAID LOTS 99 THROUGH 112, INCLUSIVE, A DISTANCE OF 458.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 99; THENCE, SOUTH 01°21'35" WEST ALONG THE EAST LINE OF SAID LOT 99, A DISTANCE OF 20.00 FEET; THENCE, SOUTH 88°38'25" EAST, ALONG A LINE 1.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOTS 95 THROUGH 98, INCLUSIVE, AND ITS EASTERLY PROLONGATION, A DISTANCE OF 135.47 FEET; THENCE, SOUTH 01°21'35" WEST, ALONG A LINE 8.80 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 95, A DISTANCE OF 82.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA JARDIN AS SHOWN ON SAID PLAT; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°50'03" WEST; THENCE, WESTERLY ALONG SAID CURVE, AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 111°11'33", A DISTANCE OF 4.89 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 89°32'25" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF SAID LOTS 95 THROUGH 120, INCLUSIVE, A DISTANCE OF 838.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 90°17'38", A DISTANCE OF 39.40 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°39'13" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 57.87 FEET; THENCE, SOUTH 88°38'25" EAST, ALONG A LINE 1.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOTS 113 THROUGH 120, INCLUSIVE, AND ITS WESTERLY PROLONGATION, A DISTANCE OF 274.24 FEET TO THE INTERSECTION THEREOF, WITH THE WEST LINE OF SAID LOT 112; THENCE, NORTH 01°21'35" EAST, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.70 ACRES, MORE OR LESS.

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

- 1. LOTS 27R THROUGH 68R, INCLUSIVE, TOGETHER WITH LOTS 95R THROUGH 120R, 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 "J", WOODBINE, HAS BEEN SUBMITTED TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE" ACCORDING TO THAT DOCUMENT RECORDED AT OFFICIAL RECORDS BOOK 8271, 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 "J" IS SUBJECT TO THE "SUBORDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "J", 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.

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 31st DAY OF MARCH 1998.

BY: SCHICKEDANZ BROS-RIVIERA LTD
A FLORIDA LIMITED PARTNERSHIP

BY: ITS GENERAL PARTNER
SCHICKEDANZ ENTERPRISES, INC.
A FLORIDA CORPORATION

ATTEST BY: MARSHA GREGORY, ASSISTANT SECRETARY
BY: WALDEMAR SCHICKEDANZ, PRESIDENT

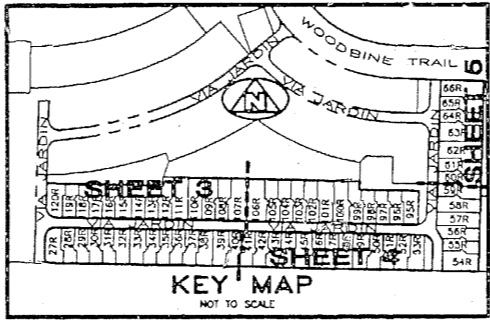
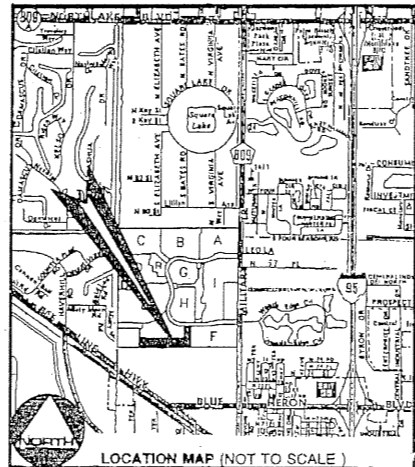
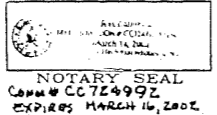
ACKNOWLEDGEMENT:

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 31st DAY OF MARCH 1998

JOHN FENNIMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES:



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 31st DAY OF MARCH 1998.

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

ATTEST: MARSHA GREGORY, SECRETARY
BY: GERHARD H. SCHICKEDANZ, PRESIDENT

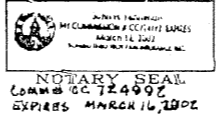
ACKNOWLEDGEMENT:

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 SEAL THIS 31st DAY OF MARCH 1998

JOHN FENNIMAN
NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

I, JOHN FENNIMAN, 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 SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE MORTGAGE OF RECORD IS SHOWN HEREIN AND THAT THE PROPERTY IS FURTHER UNENCUMBERED, EXCEPT AS TO THE RIGHTS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCCESSOR BY AMENDMENT OF NAME TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

DATE: May 11, 1998 BY: JOHN FENNIMAN

JOHN FENNIMAN, CHARTERED
735 COLORADO AVENUE
STUART, FLORIDA 34996

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 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: 3-31-98 BY: WM. R. VAN CAMPEN, P.S.M. No. 2424

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 88°38'25" WEST, ALONG THE SOUTH LINE OF PARCEL "J", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 77, PAGE 146, PALM BEACH COUNTY, FLORIDA.
2. [E] DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. [F] DENOTES FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
4. [G] DENOTES FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
5. LINES WHICH INTERSECT CURVES ARE NOT RADIAL, UNLESS OTHERWISE NOTED.
6. 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.
7. 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:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE AND PROVISIONS OF THE PLANNED UNIT DEVELOPMENT PUD.
2. 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.
3. 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.
4. 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.
5. THE UTILITY EASEMENTS AND WATER MANAGEMENT EASEMENTS, (W.M.E.) AS SHOWN HEREON, ARE EXISTING AND WERE TAKEN FROM THE PLAT OF WOODBINE PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 143, AND THE PLAT OF WOODBINE PARCEL "J", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 146, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. NO NEW UTILITY OR WATER MANAGEMENT EASEMENTS ARE BEING CREATED BY THIS PLAT. WATER MANAGEMENT EASEMENTS AS SHOWN HEREON, MAY BE 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 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 "J" PARTIAL RE-PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 17th DAY OF June 1998.

CLARA K. WILLIAMS
MAYOR

CARRIE E. WARD
CITY CLERK

LAL JOHN SARAJI, P.E.
CITY ENGINEER

AREA SUMMARY

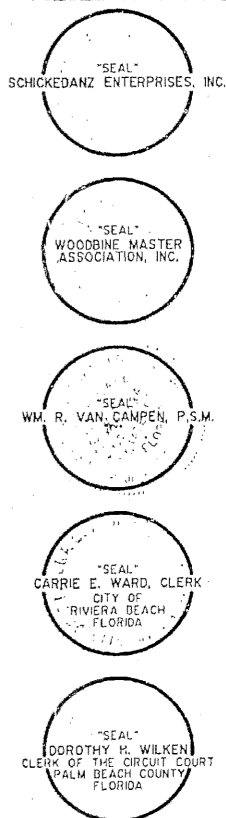
LOTS (68) 4.70 ACRES
TOTAL 4.70 ACRES



STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 2:47pm, THIS 24 DAY OF June, 1998 AND DULY RECORDED IN PLAT BOOK 82, ON PAGES 162 THROUGH 166.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
DEPUTY CLERK



THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M., 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
Tel: (561) 844-4528, Fax: (561) 844-4171, Phone (561) 844-2102

RECORD PLAT
WOODBINE PARCEL "J"
PARTIAL RE-PLAT
DWN DJW FB DATE 11-1-97 WD # 1031
CKD FILE P112-1108.dwg SCALE 1/15 SHEET 1 OF 5