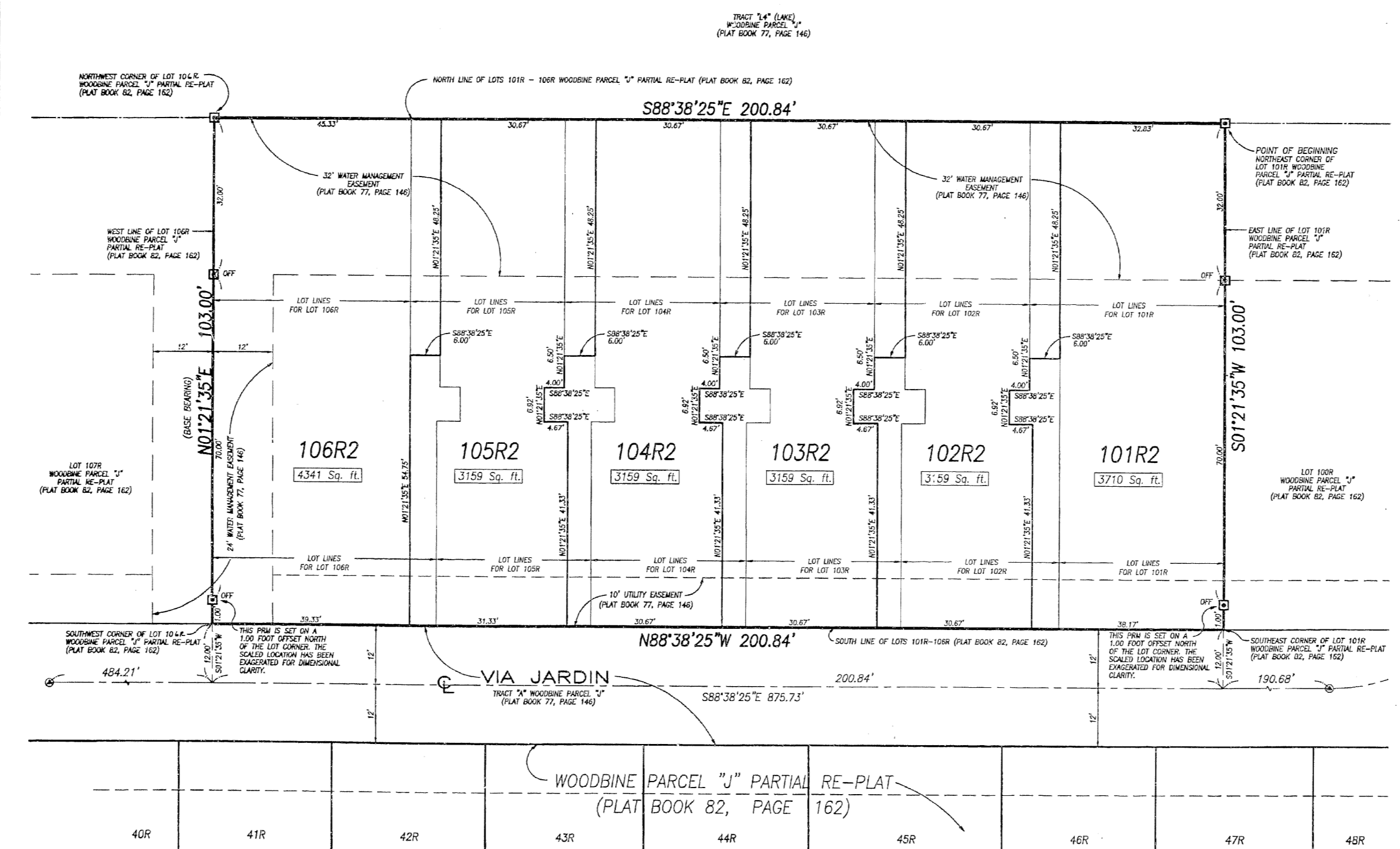


(A PART OF WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT)  
 BEING A REPLAT OF LOTS 101R THROUGH 106R, INCLUSIVE, WOODBINE PARCEL "J" PARTIAL RE-PLAT, RECORDED IN PLAT BOOK 82, PAGE 162,  
 PUBLIC RECORDS, PALM BEACH COUNTY, AND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
 CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



GRAPHIC SCALE  
(IN FEET)

**SURVEYOR'S NOTES AND LEGEND:**

1. THE BASE BEARING (BS) AS SHOWN HEREON, IS N01°21'35"E ALONG THE WEST LINE OF LOT 106R, WOODBINE PARCEL "J" PARTIAL RE-PLAT (PLAT BOOK 82, PAGE 162).
2. C/L DENOTES A CENTERLINE.
3. OFF DENOTES AN OFFSET (#2424 PERMANENT REFERENCE MONUMENT (P.R.M.))
4. P DENOTES A FOUND (#2424 PERMANENT CONTROL POINT (P.C.P.))

**NOTE:**  
 THE UTILITY EASEMENTS AND WATER MANAGEMENT EASEMENTS 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 146, AND THE PLAT OF WOODBINE PARCEL "J" PARTIAL RE-PLAT, AS RECORDED IN PLAT BOOK 82, PAGE 162, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.  
 NO NEW UTILITY OR WATER MANAGEMENT EASEMENTS ARE BEING CREATED BY THIS PLAT.  
 WATER MANAGEMENT EASEMENTS (W.M.E.) AS SHOWN HEREON MAY BE SUBJECT TO FURTHER USE FOR WATER SUPPLY, SEWER, GAS, TELECOMMUNICATIONS, AND OTHER TELEVISION, THERE SHALL BE NO OBLIGATION ON THE PART OF THE CITY OF RIVIERA BEACH TO MAINTAIN OR REPAIR THESE EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN FORM BY THE NORTHERN PALM BEACH COUNTY GOVERNMENT DISTRICT.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S., IN AND FOR THE OFFICES OF BENCH MARK AND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

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<b>RECORD PLAT</b>	
<b>WOODBINE PARCEL "J"</b>	
<b>PARTIAL REPLAT NO.2</b>	
DATE: 03/19/99	SCALE: 1" = 10'
BY: [Signature]	SHEET 3 OF 3