

MARCH 1999

# WOODBINE LAKE TRACT

SHEET 1 of 3

110

LYING IN THE NORTHEAST 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 PART OF TRACT "L3", AND PARCEL "1", WOODBINE, AND BEING A RE-PLAT OF TRACT "L3A", WOODBINE PARCEL "H", ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, AND IN PLAT BOOK 80, PAGE 199, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 LAKE TRACT, LYING IN THE NORTH-WEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING ALL OF TRACT "L3A", WOODBINE PARCEL "H", AND A PART OF TRACT "L3" AND PARCEL "1", WOODBINE, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 199, AND PLAT BOOK 72, PAGE 46, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF TRACT "L3A", WOODBINE PARCEL "H", AND A PART OF TRACT "L3" AND PARCEL "1", WOODBINE, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 199, AND PLAT BOOK 72, PAGE 46, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "R4" OF SAID PLAT OF WOODBINE; THENCE, NORTH 89°31'44" EAST, ALONG THE BOUNDARY OF SAID TRACT "R4", A DISTANCE OF 32.00 FEET FOR A POINT OF BEGINNING;

THENCE, NORTH 89°31'44" EAST, CONTINUING ALONG SAID BOUNDARY AND ALONG THE BOUNDARY OF SAID TRACT "L3", A DISTANCE OF 58.00 FEET; THENCE, NORTH 00°28'16" WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT "R4" AND TRACT "L3", A DISTANCE OF 14.55 FEET TO A POINT ON THE BOUNDARY OF THE PLAT OF WOODBINE PARCEL "1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 163, SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 872.60 FEET AND WHOSE RADIUS POINT BEARS, NORTH 01°58'02" WEST; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID TRACT "L3" AND ALONG THE BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "1", THROUGH A CENTRAL ANGLE OF 01°16'54", A DISTANCE OF 18.51 FEET; THENCE, SOUTH 33°08'59" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "1", A DISTANCE OF 72.56 FEET; THENCE, SOUTH 09°30'01" WEST, CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT "L3", AND ALONG THE WESTERLY BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "1", A DISTANCE OF 377.00 FEET; THENCE, SOUTH 24°02'18" EAST, CONTINUING ALONG SAID BOUNDARY LINES, A DISTANCE OF 37.00 FEET; THENCE, SOUTH 01°45'20" WEST, DEPARTING THE BOUNDARY OF SAID TRACT "L3", AND CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "1", A DISTANCE OF 152.44 FEET; THENCE, SOUTH 09°45'20" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 44.69 FEET; THENCE, SOUTH 28°18'06" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 82.23 FEET; THENCE, SOUTH 01°45'20" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 74.22 FEET; THENCE, SOUTH 01°51'41" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 326.42 FEET TO THE INTERSECTION THEREOF WITH THE SAID EASTERLY BOUNDARY OF TRACT "L3"; THENCE, SOUTH 45°36'11" WEST, CONTINUING ALONG THE BOUNDARY OF TRACT "L3", A DISTANCE OF 67.20 FEET; THENCE, NORTH 85°25'52" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "L3", A DISTANCE OF 41.45 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "L3A"; THENCE, CONTINUING NORTH 85°25'52" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "L3A", A DISTANCE OF 70.46 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "L3"; THENCE, NORTH 01°45'20" WEST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "L3A", A DISTANCE OF 654.38 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT "L3A"; THENCE, CONTINUE, NORTH 01°45'20" EAST, ALONG THE BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "H", A DISTANCE OF 14.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "H", THROUGH A CENTRAL ANGLE OF 91°28'51", A DISTANCE OF 51.89 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 80°43'32" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "H" AND ALONG THE BOUNDARY OF SAID TRACT "L3", A DISTANCE OF 362.37 FEET; THENCE, NORTH 13°29'24" WEST, DEPARTING THE BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "H", AND CONTINUING ALONG THE BOUNDARY OF SAID TRACT "L3", A DISTANCE OF 58.48 FEET TO A POINT ON THE BOUNDARY OF WOODBINE PARCEL "G", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 175, SAID PUBLIC RECORDS; THENCE, NORTH 85°38'57" EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT "L3" AND ALONG THE BOUNDARY OF SAID PLAT OF WOODBINE PARCEL "G", A DISTANCE OF 381.28 FEET; THENCE, NORTH 39°31'11" EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT "L3" AND SAID PLAT OF WOODBINE PARCEL "G", A DISTANCE OF 166.65 FEET; THENCE, NORTH 00°28'16" WEST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT "L3" AND SAID PLAT OF WOODBINE PARCEL "G", A DISTANCE OF 202.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.38 ACRES, MORE OR LESS.

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

- 1. THE "LAKE TRACT", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

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 16th DAY OF MARCH, 1999.

BY: SCHICKEDANZ ENTERPRISES, INC. A FLORIDA CORPORATION, AS GENERAL PARTNER  
ATTEST BY: MARSHA GREGORY, ASSISTANT SECRETARY  
BY: WALDEMAR SCHICKEDANZ, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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.

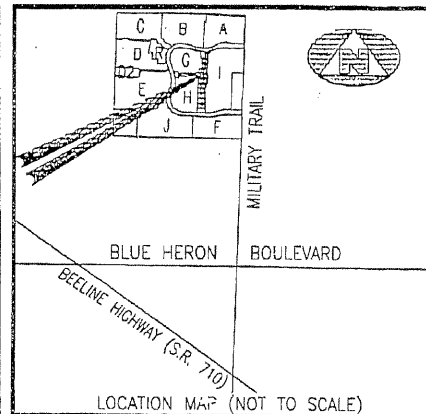
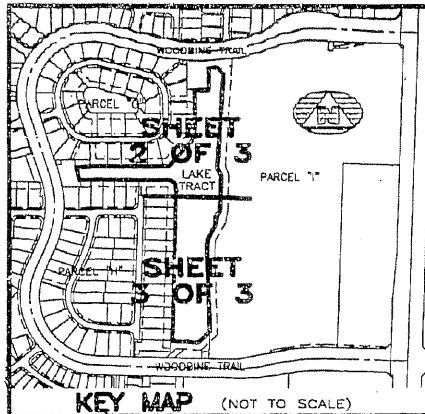
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF MARCH, 1999.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3-16-2002  
#CC 724992

### ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WOODBINE MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY AGREES AND CONSENTS TO THE DEDICATION AS STATED AND SHOWN HEREON, DATED THIS 16th DAY OF MARCH, 1999.

WOODBINE MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION  
ATTEST: VICKY BUTLER, SECRETARY  
BY: GERHARD H. SCHICKEDANZ, PRESIDENT



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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND VICKY BUTLER, 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 16th DAY OF MARCH, 1999.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3-16-2002  
#CC 724992

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

NATIONS BANK, N.A., SUCCESSOR BY MERGER AND AMENDMENT OF NAME TO BARNETT BANK OF PALM BEACH COUNTY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN THE OFFICIAL RECORDS BOOK 8320 AT PAGE 268 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, NATIONS BANK, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEAN W. KUNA ITS VICE PRESIDENT, AND ATTESTED TO BY RICHARD GORDON ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF APRIL, 1999.

ATTEST: RICHARD GORDON, VICE PRESIDENT  
BY: DEAN W. KUNA, VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

BEFORE ME PERSONALLY APPEARED DEAN W. KUNA AND RICHARD GORDON WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF NATIONS BANK, N.A., 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF APRIL, 1999.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: JUNE 19, 2001  
#CC 657426

### CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED JULY 1, 1999, IN ACCORDANCE WITH SECTION 177.091, FLORIDA STATUTES.

BY: PAUL W. POTRONY, PROFESSIONAL LAND SURVEYOR  
DATE: 04-21-99

### 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 THE "LAKE TRACT", AS SHOWN HEREON, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT P. NORRIS 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 20th DAY OF MARCH, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: PETER L. PIMENTEL, SECRETARY  
BY: ROBERT P. NORRIS, PRESIDENT

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, JOHN FENNIMAN, A DULY LICENSED ATTORNEY, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN 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 WATER CONTROL DISTRICT.

DATE: MARCH 26, 1999  
BY: JOHN FENNIMAN, CHARTERED ATTORNEY  
302 S. EAST OCEAN BLVD. STUART, FLORIDA 34994

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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: 3-15-99  
BY: WM. R. VAN CAMPEN, R.L.S. 2424

### SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF NORTH 03°30'01" EAST, ALONG THE EAST LINE OF TRACT "L3", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 72, PAGE 46, PALM BEACH COUNTY, FLORIDA.
- 2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- 3. DENOTES FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- 4. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- 5. DENOTES FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
- 6. DENOTES FOUND #2424 OFFSET PERMANENT REFERENCE MONUMENT.
- 7. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
- 8. 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.
- 9. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE LAKE TRACT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 27th DAY OF MARCH, 1999.

BY: MICHAEL BROWN, MAYOR  
BY: CARRIE E. WARD, CITY CLERK  
BY: LAL JOHN SAMADI, P.E., CITY ENGINEER

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 33404.

BENCH MARK LAND SURVEYING & MAPPING, INC.  
4152 W. BLUE HERON BOULEVARD • SUITE 121  
RIVIERA BEACH • FLORIDA 33404  
PHONE: (561) 846-2102 • L.B. 2171 • FAX: (561) 844-9555  
EMAIL: bmlm@aol.com WEB: http://members.cox.com/bmlm

### RECORD PLAT WOODBINE LAKE TRACT

OWN	D.W.	FB	DATE	8-1-99	WO.#	F11
CKD			FILE	P11-L149	SCALE	N.T.S.
					SHEET	1 OF 3