

OCTOBER 2000

WOODBINE COMMONS COMMERCIAL CENTER PLAT

LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

106

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT WOODBINE COMMONS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY SCHICKEDANZ CAPITAL GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, OWNER OF THE LAND SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WOODBINE COMMONS COMMERCIAL CENTER PLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF WOODBINE PARCEL "1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 163, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 01°48'20" EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT, A DISTANCE OF 827.77 FEET; THENCE, SOUTH 88°14'40" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 239.00 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE SOUTH 01°48'20" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE 60 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 25, A DISTANCE OF 400.04 FEET; THENCE, SOUTH 05°34'10" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 180.40 FEET; THENCE, SOUTH 01°48'20" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 197.73 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF WOODBINE TRAIL, AS SHOWN ON THE PLAT OF WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 49, SAID PUBLIC RECORDS; THENCE, SOUTH 48°48'20" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.38 FEET; THENCE, NORTH 88°14'40" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.31 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS "C1", "C2", "C3", "C4" AND "C-5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR WOODBINE COMMONS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES, AND ALL OTHER LEGAL AND LAWFUL PURPOSES ASSOCIATED THEREWITH.
2. THE WATER LINE AND SEWER LINE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH UTILITIES DEPARTMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THEIR UTILITY FACILITIES.
3. THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, WOODBINE COMMONS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION AND RESERVATION OF RIGHTS TO BE SIGNED BY ITS MANAGING MEMBER, SCHICKEDANZ CAPITAL GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, IN TURN BY SAID DULY AUTHORIZED PRESIDENT ON BEHALF OF THE WOODBINE COMMONS, L.L.C. THIS 25th DAY OF NOV, 2000.

BY: WOODBINE COMMONS, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: ITS MANAGING MEMBER
BY: SCHICKEDANZ CAPITAL GROUP, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Sail R. Reese
PRINT NAME: SAIL R. REESE

BY: W.K. Schickedanz
W.K. SCHICKEDANZ, PRESIDENT

WITNESS: John Fenniman
PRINT NAME: JOHN FENNIMAN

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED W.K. SCHICKEDANZ WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF SCHICKEDANZ CAPITAL GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID MANAGING MEMBER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AS MANAGING MEMBER OF WOODBINE COMMONS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF NOVEMBER, 2000.

MARCH 16, 2002

MY COMMISSION EXPIRES
DATE: 03-12-2002

John H. Fenniman
NOTARY PUBLIC

NOTICE AND DISCLOSURE:

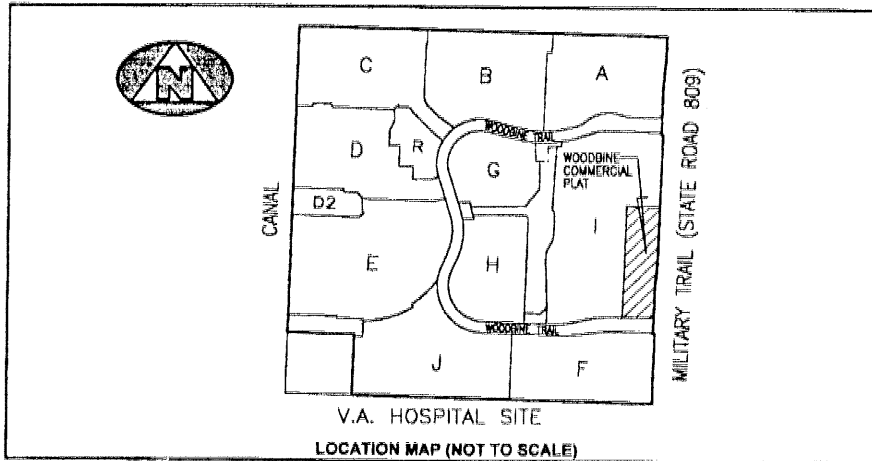
UNIT OF DEVELOPMENT 3A

NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT, OF THE STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IS A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING CERTAIN BENEFITS AND IMPROVEMENTS TO REAL PROPERTIES LOCATED WITHIN ITS UNITS OF DEVELOPMENT.

THIS NOTICE AND DISCLOSURE IS GIVEN IN ORDER TO INFORM THOSE INDIVIDUALS OR ENTITIES OWNING OR PURCHASING TRACTS WITHIN THIS PLAT ENTITLED "WOODBINE COMMONS COMMERCIAL CENTER PLAT", THAT THEY WILL BE RESPONSIBLE TO PAY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCH NON-AD VALOREM ASSESSMENTS THAT HAVE OR MAY BE LEVIED AND ASSESSED BY THE DISTRICT AGAINST SAID LOTS OR UNITS.

FOR FURTHER INFORMATION REGARDING THIS INSTRUMENT, PLEASE CONTACT: NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, 357 HIATT DRIVE, PALM BEACH GARDENS, FLORIDA 33418.



AREA SUMMARY

TRACT "C-1"	0.89 ACRES
TRACT "C-2"	0.64 ACRES
TRACT "C-3"	0.56 ACRES
TRACT "C-4"	1.54 ACRES
TRACT "C-5"	0.68 ACRES
TOTAL	4.31 ACRES



STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT
9:08 AM THIS 17th DAY OF
January, 2001, AND
DULY RECORDED IN PLAT BOOK NO
89 ON PAGES 106-107

DOROTHY WILKEN
CLERK OF THE CIRCUIT COURT
BY: Sheila J. Wilken
DEPUTY CLERK

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

UNION BANK OF FLORIDA, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY 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 RECORD BOOK 128 AT PAGE 1027, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXEC VICE PRESIDENT AND ATTESTED BY ITS SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF JANUARY, 2001

UNION BANK OF FLORIDA
A FLORIDA CORPORATION

ATTEST: Sail Kopperl
VICE PRESIDENT
SIDNEY KOPPERL

BY: Walter F. Mortimer
EXECUTIVE VICE PRESIDENT
WALTER F. MORTIMER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED WALTER F. MORTIMER AND SIDNEY KOPPERL WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED 50a Idem Idem AND Idem Idem Idem RESPECTFULLY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND SENIOR VICE PRESIDENT OF UNION BANK OF FLORIDA, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF January, 2001

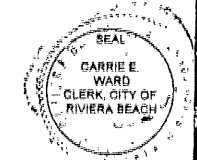
MY COMMISSION EXPIRES: July 15, 2001

John H. Fenniman
NOTARY PUBLIC
Comm # 00000008
Expires July 15, 2001

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "WOODBINE COMMONS COMMERCIAL CENTER PLAT" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 20 DAY OF December, 2000.

BY: Michael D. Brown
MAYOR
BY: Carrie E. Ward
CITY CLERK
BY: L. John Samadi, P.E.
CITY ENGINEER

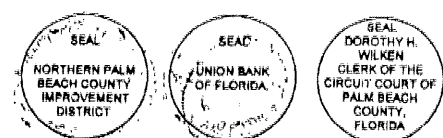


CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

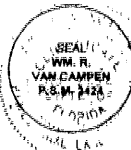
DATE: 1/5/2001

Stephen M. Corbett
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 5474



SURVEYOR'S CERTIFICATION:

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(10), F.S. 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 ORDINANCES OF THE CITY OF RIVIERA BEACH.
BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, P.S.M. 2424 DATED THIS 26th DAY OF October, 2000



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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 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 & MAPPING, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404
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EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm