

SEMINOLE GARDENS AT WOODBINE PARCEL "F"

LYING IN, AND BEING A PORTION OF, THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF PARCEL "F", WOODBINE PARTIAL RE-PLAT, RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

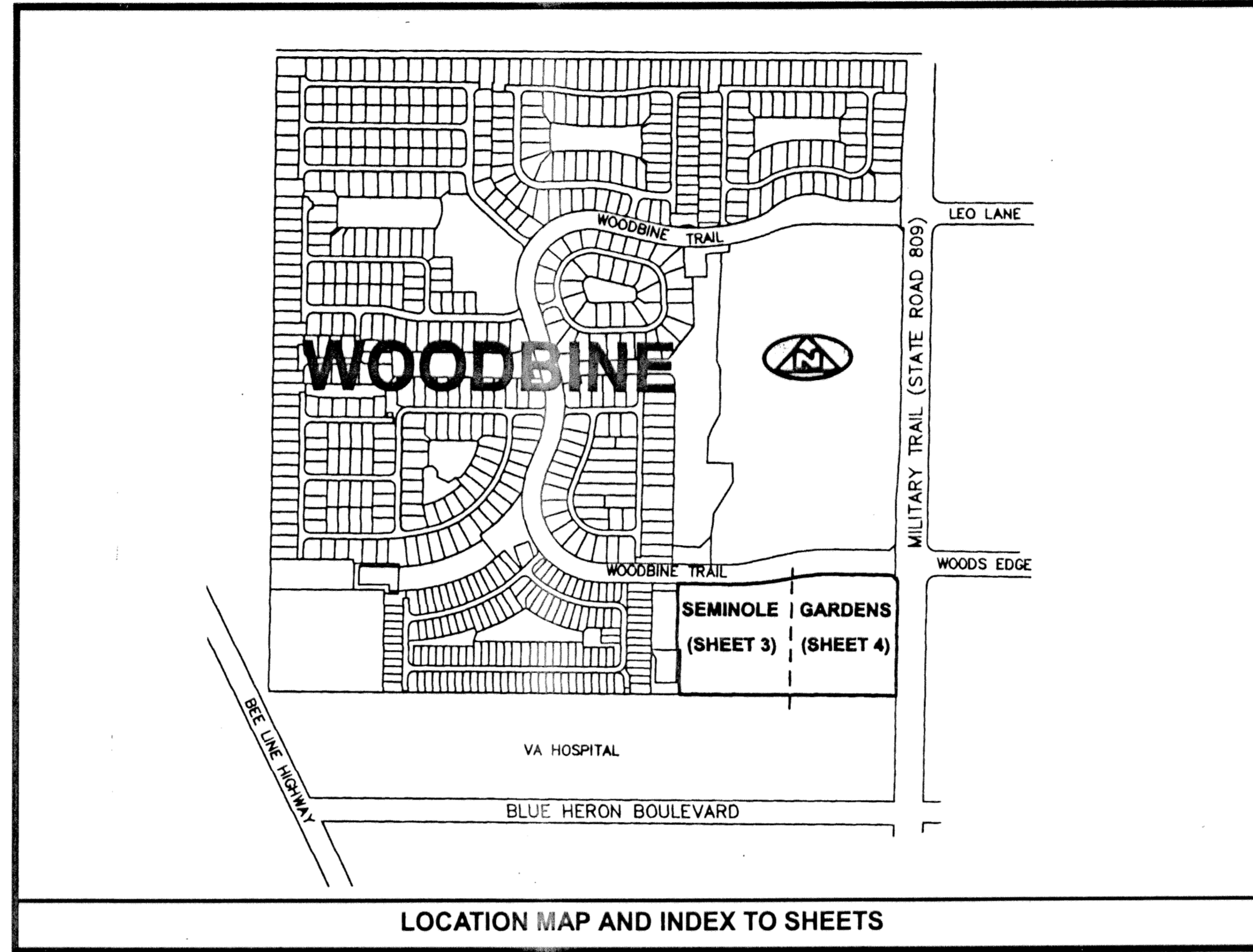
KNOW ALL MEN BY THESE PRESENTS THAT SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, BY SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS SEMINOLE GARDENS AT WOODBINE PARCEL "F", LYING IN, AND BEING A PORTION OF, THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF ALL OF PARCEL "F", WOODBINE PARTIAL RE-PLAT, RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "F", THENCE, NORTH 01°45'20" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "F", A DISTANCE OF 182.42 FEET; THENCE, NORTH 88°14'40" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 12.00 FEET; THENCE, NORTH 01°45'20" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 278.23 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "F"; SAID NORTHWEST CORNER SITUATE IN THE SOUTH RIGHT-OF-WAY LINE OF WOODBINE TRAIL AS SHOWN ON THE PLAT OF WOODBINE, RECORDED IN PLAT BOOK 72, PAGE 48, SAID PUBLIC RECORDS; THENCE, SOUTH 88°14'40" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "F" AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 209.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1215.67 FEET; THENCE, EASTERLY, ALONG SAID CURVE, AND CONTINUING ALONG SAID NORTHERLY BOUNDARY AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12°34'53", A DISTANCE OF 268.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID NORTHERLY BOUNDARY AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12°34'53", A DISTANCE OF 153.71 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°14'40" EAST, CONTINUING ALONG SAID NORTHERLY BOUNDARY AND ITS EASTERLY PROLONGATION, AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 260.00 FEET; THENCE, SOUTH 43°14'40" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.35 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE, SOUTH 01°45'20" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 25, A DISTANCE OF 475.44 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 25; THENCE, NORTH 88°38'25" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER AND ALONG THE SOUTH LINE OF SAID PARCEL "F", A DISTANCE OF 900.02 FEET TO THE POINT OF BEGINNING

CONTAINING: 10.02 ACRES, MORE OR LESS

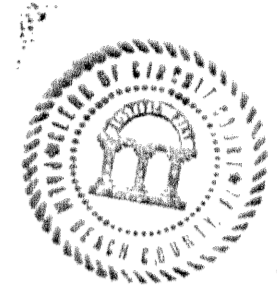
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. LOTS 1 THROUGH 136, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SCHICKEDANZ BROS-RIVIERA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS, GRANTEES AND/OR ASSIGNS FOR HOUSING AND OTHER LAWFUL PURPOSES. IT IS NOTED THAT SEMINOLE GARDENS AT WOODBINE PARCEL "F", 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, AS AMENDED BY THE EIGHTH AMENDMENT THERETO, AND THE READER IS REFERRED TO THAT DOCUMENT AND ITS AMENDMENTS TO DETERMINE THE RESTRICTIVE COVENANTS AND PROVISIONS OF SAID DECLARATION. IN ADDITION, SEMINOLE GARDENS AT WOODBINE PARCEL "F" IS SUBJECT TO THE "SUBORDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SEMINOLE GARDENS AT WOODBINE PARCEL "F", 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 SUB-DECLARATION.
2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. SAID DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN THE WATER MANAGEMENT FACILITIES WITHIN THE DRAINAGE EASEMENTS. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE GARDENS AT WOODBINE PARCEL "F" HOMEOWNERS' SUB-ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. THERE SHALL BE NO PLACEMENT OF UTILITY FACILITIES ON OR UNDER THESE DRAINAGE EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING THE CITY OF RIVIERA BEACH, THE 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 WATER MANAGEMENT FACILITIES OR OTHER UTILITIES.
4. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. TRACT "A" (SEMINOLE GARDENS CIRCLE) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEMINOLE GARDENS AT WOODBINE PARCEL "F" HOMEOWNERS' SUB-ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, 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 SUB-ASSOCIATION. SAID TRACT "A" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SUB-ASSOCIATION, 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.
6. TRACT "O" (OPEN SPACE), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEMINOLE GARDENS AT WOODBINE PARCEL "F" HOMEOWNERS' SUB-ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WALKWAY AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SUB-ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
7. TRACTS "P-1", "P-2", "P-3", "P-4" AND "P-5" (PARKS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SEMINOLE GARDENS AT WOODBINE PARCEL "F" HOMEOWNERS' SUB-ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WALKWAY, PARK AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SUB-ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
8. TRACT "R" (RECREATION), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEMINOLE GARDENS AT WOODBINE PARCEL "F" HOMEOWNERS' SUB-ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SUB-ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
9. AN EASEMENT OVER ALL OF TRACT "A" (SEMINOLE GARDENS CIRCLE) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR INGRESS, EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER UTILITIES.
10. THE WATER & SEWER EASEMENTS (W.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER UTILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE GARDENS AT WOODBINE PARCEL "F" HOMEOWNERS' SUB-ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.



AREA TABULATION:

Table with 2 columns: Tract Name and Area. Includes Tract 'A' (1.40 ACRES), Tract 'O' (0.02 ACRES), Tract 'P-1' (0.09 ACRES), Tract 'P-2' (0.03 ACRES), Tract 'P-3' (0.12 ACRES), Tract 'P-4' (0.11 ACRES), Tract 'P-5' (0.37 ACRES), Tract 'R' (0.47 ACRES), Lots (136) (7.41 ACRES), and TOTAL (10.02 ACRES).



STATE OF FLORIDA )
COUNTY OF PALM BEACH )
THIS PLAT WAS FILED FOR RECORD
AT 2:15 PM, THIS 22nd DAY
OF November, 2002
AND DULY RECORDED IN PLAT BOOK
NO. 96 ON PAGES 131-134.
DOROTHY WILKEN
CLERK OF THE CIRCUIT COURT
BY: [Signature] DEPUTY CLERK

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE AND PROVISIONS OF THE RESIDENTIAL PLANNED UNIT DEVELOPMENT (R.P.U.D.)
2. 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 THE 20 FOOT AND 32 FOOT WATER MANAGEMENT EASEMENTS AND THE DRAINAGE EASEMENTS, AS SHOWN HEREON, THERE SHALL BE NO BUILDINGS, STRUCTURES, UTILITIES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON OR UNDER SAID WATER MANAGEMENT EASEMENTS AND DRAINAGE EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY EASEMENTS AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

SURVEYOR'S NOTES AND LEGEND:

- 1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF NORTH 01°45'20" EAST, ALONG THE WEST LINE OF PARCEL "F", WOODBINE PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 143, PALM BEACH COUNTY, FLORIDA.
DENOTES A FOUND PERMANENT CONTROL POINT (L.S. 2424)
DENOTES A FOUND PERMANENT REFERENCE MONUMENT (L.S. 2424)
DENOTES A SET PERMANENT CONTROL POINT (L.S. 2424)
DENOTES A SET PERMANENT REFERENCE MONUMENT (L.S. 2424)

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 14th DAY OF NOVEMBER, 2002.

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

ATTEST BY: Gail Schickedanz, GAIL SCHICKEDANZ, SECRETARY
BY: Waldemar Schickedanz, Waldemar Schickedanz, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WALDEMAR SCHICKEDANZ AND GAIL SCHICKEDANZ, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND 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 14th DAY OF NOVEMBER 2002.
MY COMMISSION EXPIRES: 3-16-2006 NOTARY PUBLIC John H. Fenniman
FLORIDA COMMISSION NO DD082102 PRINTED NAME: JOHN H. FENNIMAN

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 HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP; THAT THE TAXES DUE PRIOR TO 12-31-02 HAVE BEEN PAID; THAT THE MORTGAGE OF RECORD IS SHOWN HEREON 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: 10-28-2002 BY: John Fenniman, JOHN FENNIMAN, ATTORNEY-AT-LAW, JOHN FENNIMAN, CHARTERED, 900 S.E. OCEAN BOULEVARD, SUITE 120, STUART, FLORIDA 34994

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SEMINOLE GARDENS AT WOODBINE PARCEL "F" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 20th DAY OF NOVEMBER, 2002.

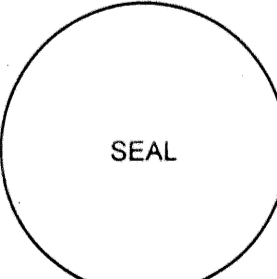
BY: Michael D. Brown, MICHAEL D. BROWN, Mayor
BY: Carrie E. Ward, CARRIE E. WARD, CITY CLERK
BY: Lal Samadi, LAL SAMADI, P.E., CITY ENGINEER



CITY SURVEYOR'S APPROVAL:

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 I, FLORIDA STATUTES.

BY: Steve Gordon, STEVE GORDON, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA CERTIFICATE NO. 5974, DATE: 11/20/2002



SCHICKEDANZ ENTERPRISES, INC. SEAL

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... DATE: 12 DAY OF NOVEMBER, 2002. BY: Wm. R. Van Campen, W.M. R. VAN CAMPEN, L.S. 2424

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. 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. PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm