

WOODBINE COMMONS COMMERCIAL CENTER PARTIAL REPLAT

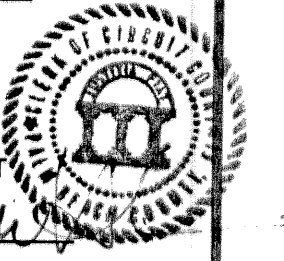
BEING A REPLAT OF TRACTS "C-2", "C-3", "C-4" AND "C-5", WOODBINE COMMONS COMMERCIAL CENTER PLAT, RECORDED IN PLAT BOOK 89, PAGE 106, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

181

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT
8:44 A.M., THIS 14th DAY OF
May 2003, AND
DULY RECORDED IN PLAT BOOK NO.
96 ON PAGES 181-182

DOROTHY WILKEN
CLERK OF THE CIRCUIT COURT
BY: [Signature]
DEPUTY CLERK



DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

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 PARTIAL REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "C-2", "C-3", "C-4" AND "C-5", WOODBINE COMMONS COMMERCIAL CENTER PLAT, AS RECORDED IN PLAT BOOK 89, PAGE 106, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 3.42 ACRES, MORE OR LESS.

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

- TRACTS "C-2R", "C-3R", "C-4R" AND "C-5R", 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.
- 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.
- 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.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WOODBINE COMMONS COMMERCIAL CENTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

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 26th DAY OF MARCH, 2003.

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

WITNESS: [Signature] BY: [Signature]
PRINT NAME: ANA M. WILLIAMS W.K. SCHICKEDANZ, PRESIDENT

WITNESS: [Signature]
PRINT NAME: Linda J. Adams

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

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 26 DAY OF March, 2003.
March 16, 2006 BY: [Signature] SEAL: Comm# DD 082102
MY COMMISSION EXPIRES NOTARY PUBLIC

PRINTED NAME: JOHN H. FENNIMAN

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

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 12248 AT PAGE 1057, 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 LYNNE WINES, ITS PRESIDENT AND ATTESTED BY JULITA L. HOWARD, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF FEBRUARY, 2003.

ATTEST: [Signature] BY: [Signature]
JULITA L. HOWARD, VICE PRESIDENT LYNNE WINES, PRESIDENT

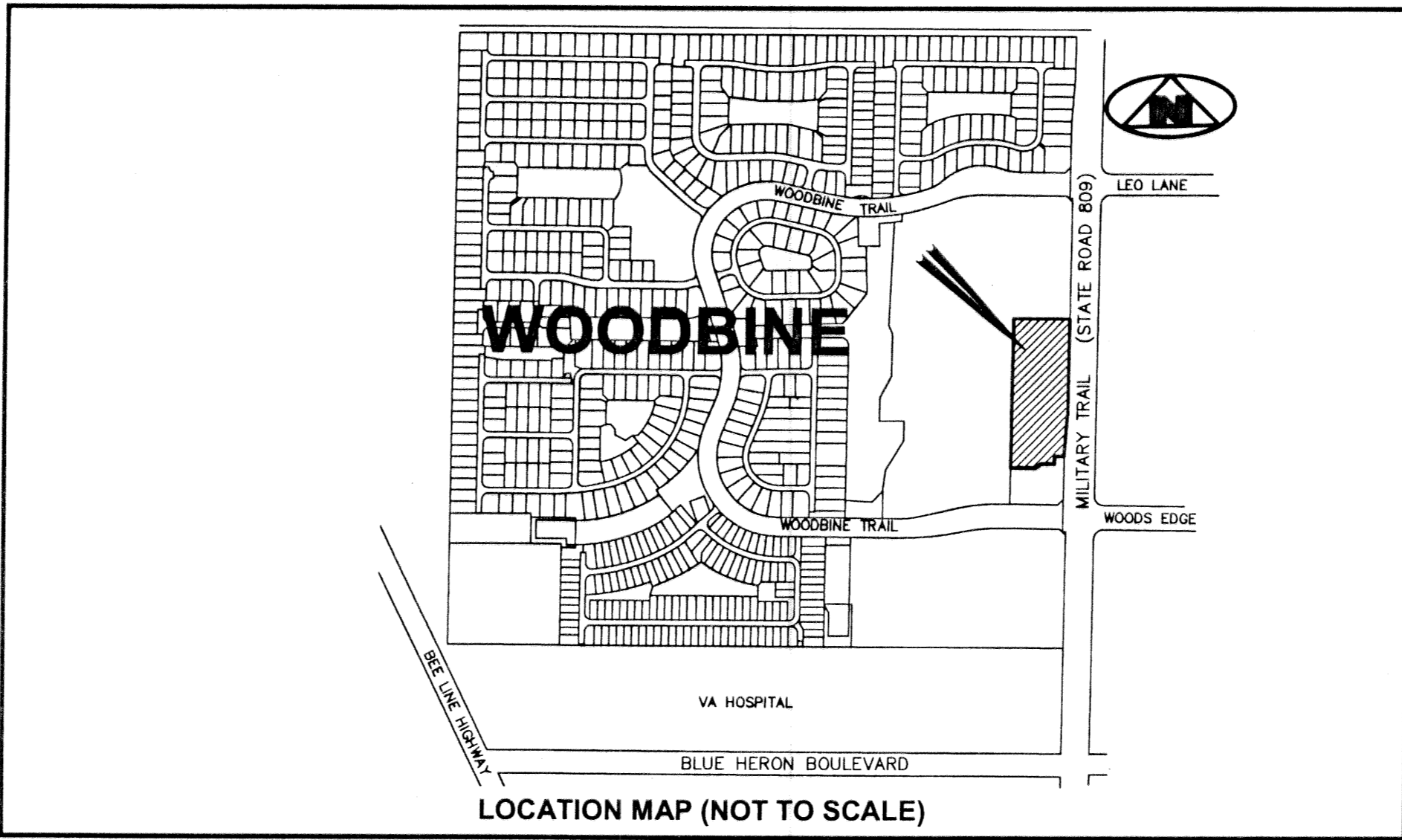
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED LYNNE WINES AND JULITA L. HOWARD WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND 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 10th DAY OF FEBRUARY, 2003.
MY COMMISSION EXPIRES: 10/24/05 SEAL: DD067746
NOTARY PUBLIC

PRINTED NAME: CARIDAD HERRERA



AREA SUMMARY	
TRACT "C-2R"	1.14 ACRES
TRACT "C-3R"	0.56 ACRE
TRACT "C-4R"	1.11 ACRES
TRACT "C-5R"	0.61 ACRE
TOTAL	3.42 ACRES

SURVEYOR'S LEGEND AND NOTES:

- ⓐ DENOTES A FOUND PERMANENT CONTROL POINT STAMPED "PCP LB 2171"
- ⓑ DENOTES A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 2171"
- ⓒ DENOTES A SET PERMANENT CONTROL POINT STAMPED "PCP LB 2171"
- ⓓ DENOTES A SET PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 2171"

THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 01°45'20" WEST ALONG THE EAST LINE OF WOODBINE COMMONS COMMERCIAL CENTER PLAT, RECORDED IN PLAT BOOK 89, PAGE 106, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS ARE REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

WOODBINE COMMONS COMMERCIAL CENTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 26th DAY OF MARCH, 2003.

ATTEST: [Signature] BY: [Signature]
GAIL FRIESE, SECRETARY GERHARD H. SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND GAIL FRIESE, WHO ARE BOTH PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF WOODBINE COMMONS COMMERCIAL CENTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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.

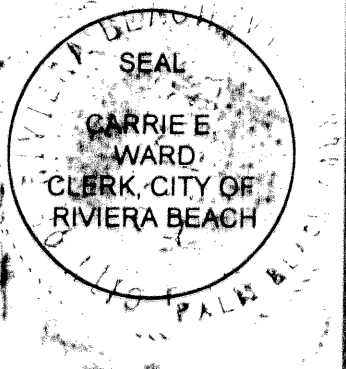
WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF March, 2003.
MY COMMISSION EXPIRES: March 16, 2006 NOTARY PUBLIC, [Signature] SEAL: DD 082102

FLORIDA COMMISSION NO. DD 082102 PRINTED NAME: JOHN H. FENNIMAN

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "WOODBINE COMMONS COMMERCIAL CENTER PARTIAL REPLAT" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 19th DAY OF FEBRUARY, 2003.

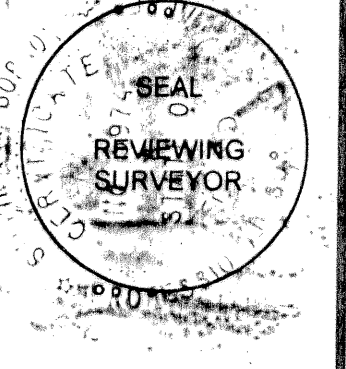
BY: [Signature]
MICHAEL D. BROWN
MAYOR
BY: [Signature]
CARRIE E. WARD
CITY CLERK
BY: [Signature]
L. JOHN SAMADI, P.E.
CITY ENGINEER



REVIEWING 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 1, FLORIDA STATUTES.

DATE: 3/25/2003 BY: [Signature]
STEPHEN M. GORDON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 5974



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO 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 PAMELA M. RAUCH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF APRIL, 2003.

ATTEST: [Signature] BY: [Signature]
O'NEAL BARDIN, JR., SECRETARY PAMELA M. RAUCH, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
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 IN WOODBINE COMMONS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE TAXES DUE PRIOR TO 12-31-2002 HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 26, 2003 NAME: [Signature]
JOHN FENNIMAN, ATTORNEY-AT-LAW
MEMBER OF THE FLORIDA BAR
900 S.E. OCEAN BLVD., SUITE 120
STUART, FLORIDA, 34994

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 PARTIAL REPLAT", 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.

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 SECTION 177.091(9), CHAPTER 177, FLORIDA STATUTES, 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: [Signature] DATED THIS 6th DAY OF FEBRUARY, 2003

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

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

SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

SEAL UNION BANK OF FLORIDA

SEAL WM. R. VAN CAMPEN P.S.M. 2424

SURVEYOR'S BOOK PAGE FLOOD MAP # 150 # FLOOD ZONE ZONING QUAD # SE ZIP CODE TAZ PUD NAME