WOODBINE

(WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT)
LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, 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, IT'S SOLE GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS "WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT" SAID LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

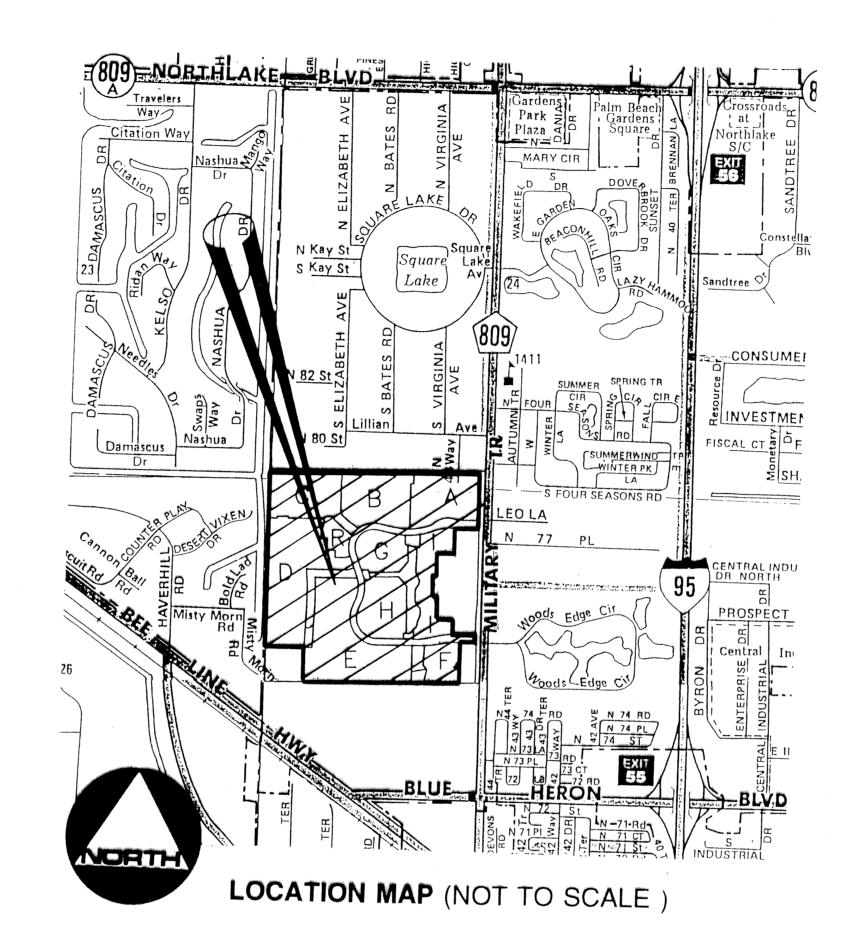
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE, SOUTH 01°39'13" WEST, ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING:

THENCE, CONTINUE SOUTH 01'39'13" WEST, ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2188.75 FEET TO THE NORTHWEST CORNER OF THE WEST 475 FEET OF THE SOUTH 425 FEET OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE, SOUTH 88'38'25" EAST, ALONG THE NORTH LINE OF THE WEST 475 FEET OF THE SOUTH 425 FEET OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 475.01 FEET TO THE NORTHEAST CORNER OF THE WEST 475 FEET OF THE SOUTH 425 FEET OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE, SOUTH 01'39'13" WEST, ALONG THE EAST LINE OF THE WEST 475 FEET OF THE SOUTH 425 FEET OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 425.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 475 FEET OF THE SOUTH 425 FEET OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE, SOUTH 88'38'25" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 1939.32 FEET; THENCE, NORTH 01"45'20" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 501.82 FEET; THENCE, SOUTH 88"14'40" EAST, A DISTANCE OF 175.00 FEET: THENCE, SOUTH 43'14'40" EAST, A DISTANCE OF 35.36 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL (S.R. NO. 809); THENCE, NORTH 01'45'20" EAST, 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 NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 15.00 FEET TO THE INTERSECTION THEREOF WITH THE RIGHT OF WAY LINE OF AN ADDITIONAL RIGHT OF WAY FOR MILITARY TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 6919, PAGE 745, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 88'14'40" WEST ALONG SAID ADDITIONAL RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET; THENCE, NORTH 01'45'20" EAST, CONTINUING ALONG SAID ADDITIONAL RIGHT OF WAY LINE, A DISTANCE OF 135.00 FEET; THENCE, SOUTH 46'45'20" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 35.36 FEET; THENCE, NORTH 88'14'40" WEST, A DISTANCE OF 248.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00'55'52", A DISTANCE OF 13.00 FEET TO THE END OF SAID CURVE; THENCE, NORTH 01'45'20" EAST, A DISTANCE OF 188.88 FEET; THENCE, NORTH 88'14'40" WEST, A DISTANCE OF 188.00 FEET; THENCE, NORTH 01'45'20" EAST, A DISTANCE OF 251.00 FEET; THENCE, NORTH 58'23'55" WEST, A DISTANCE OF 70.33 FEET; THENCE, NORTH 01'45'20" EAST, A DISTANCE OF 235.00 FEET; THENCE, NORTH 38'21'45" EAST, A DISTANCE OF 43.60 FEET; THENCE, NORTH 01'45'20" EAST, A DISTANCE OF 230.00 FEET; THENCE, NORTH 46'45'20" EAST, A DISTANCE OF 36.77 FEET; THENCE, SOUTH 88'14'40" EAST, A DISTANCE OF 199.00 FEET; THENCE, NORTH 01'45'20" EAST, A DISTANCE OF 332.00 FEET; THENCE, SOUTH 88'14'40" EAST, A DISTANCE OF 271.00 FEET; THENCE, SOUTH 43'14'40" EAST, A DISTANCE OF 35.36 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL (S.R. NO. 809); THENCE, NORTH 01'45'20" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID MILITARY TRAIL AND ALONG A LINE 60 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 15.00 FEET TO THE INTERSECTION THEREOF WITH THE RIGHT OF WAY LINE OF AN ADDITIONAL RIGHT OF WAY FOR MILITARY TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 6919, PAGE 745, OF SAID PUBLIC RECORDS; THENCE, NORTH 88'14'40" WEST, ALONG SAID ADDITIONAL RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET; THENCE, NORTH 01'45'20" EAST CONTINUING ALONG SAID ADDITIONAL RIGHT OF WAY LINE, A DISTANCE OF 334.00 FEET; THENCE, NORTH 05'34'10" EAST, CONTINUING ALONG SAID ADDITIONAL RIGHT OF WAY LINE, A DISTANCE OF 180.40 FEET; THENCE, NORTH 01 45'20" EAST, DEPARTING SAID ADDITIONAL RIGHT OF WAY LINE, ALONG THE WEST RIGHT OF WAY LINE OF SAID MILITARY TRAIL AND ALONG A LINE 60 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 176.97 FEET TO THE INTERSECTION THEREOF WITH A LINE 30 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE, NORTH 88'38'56" WEST, ALONG SAID LINE, A DISTANCE OF 2618.98 FEET TO THE POINT OF BEGINNING

CONTAINING: 136.76 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN IN THIS PLAT AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- PARCELS "A", "B", "C", "D", "E", "F", "G", "H", AND "I", 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 ONE OR MORE OF THE AFORESAID PARCELS OR PORTIONS THEREOF MAY, FROM TIME TO TIME, BE SUBMITTED TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE" ACCORDING TO THAT DOCUMENT RECORDED OR TO BE RECORDED IN THE PUBLIC RECORDS OF PORTIONS THEREOF, IF ANY, ARE SUBJECT TO THE RESTRICTIVE COVENANTS AND PROVISIONS OF SAID DECLARATION.
- 2. TRACT "A", AS SHOWN HEREON, IS HEREBY BEING RETAINED BY SCHICKEDANZ BROS-RIVIERA LTD., A FLORIDA LIMITED PARTNERSHIP, FOR PRIVATE STREET AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS PLAT INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION, AND GATE/GATEHOUSE PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLATE TRACT "A", TOGETHER WITH SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAID PROPERTY AND IMPROVEMENTS, MAY BE CONVEYED IN FEE SIMPLE ABSOLUTE (SUBJECT TO A RESERVATION OF A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS FOR SCHICKEDANZ BROS-RIVIERA BEACH LTD, ITS SUCCESSORS AND/OR ASSIGNS) TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A DRAINAGE DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA. UNLESS AND UNTIL SUCH CONVEYANCE OCCURS AND THE PERPETUAL RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID TRACT "A", TOGETHER WITH IMPROVEMENTS, IS ACCEPTED BY SAID DISTRICT OR ANY OTHER DISTRICT APPROVED PUBLIC AUTHORITY AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACT "A", TOGETHER WITH ALL THE IMPROVEMENTS LOCATED THEREON, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID SCHICKEDANZ BROS-RIVIERA LTD, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
- 3. TRACTS "R1", "R2", "R3" AND "R4" AS SHOWN HEREON ARE DEDICATED IN FEE SIMPLE TO WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL AND/OR OTHER PROPER PURPOSES (SUBJECT TO WATER MANAGEMENT EASEMENTS DESCRIBED HEREINBELOW) AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH. IT IS POSSIBLE THAT AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT THAT EXCLUSIVE WATER MANAGEMENT EASEMENTS MAY BE GRANTED TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, CULVERTS AND OTHER WATER MANAGEMENT FACILITIES WITHIN SAID WATER MANAGEMENT EASEMENTS.
- 4. TRACTS "L1," "L2" AND "L3," AS SHOWN HEREON, ARE HEREBY RETAINED BY SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID TRACTS "L1," "L2" AND "L3" MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, NOT THE OBLIGATION, TO MAINTAIN SAID TRACTS "L1," "L2" AND "L3" AND THE WATER BODIES AND SAID IMPROVEMENTS THEREON, TO THE UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACTS "L1," "L2" AND "L3" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE DISTRICT AND WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH. ""
- TRACTS "W1" AND "W2" ARE HEREBY DEDICATED IN FEE SIMPLE TO WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A LITTORAL ZONE AND FOR WATER MANAGEMENT PURPOSES AND SAID TRACTS "W1" AND "W2" ARE THE WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY OR CROSS-SECTIONS WITHIN SAID LITTORAL ZONES, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS "W1" AND "W2", WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT AND ANY OTHER GOVERNMENTAL ENTITIES EXERCISING JURISDICTION OVER SAID TRACTS "W1" AND "W2."
- 6. THE "WATER MANAGEMENT EASEMENTS" AS SHOWN HEREON, INCLUDING THOSE WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS "R2," "R3" AND "R4," AS SHOWN HEREON, AND INCLUDING THOSE SPECIFIC WATER MANAGEMENT EASEMENTS ACROSS A PORTION OF TRACT "R1" AND INCLUDING THE WATER MANAGEMENT EASEMENTS ACROSS A PORTION OF TRACT "R1" AND DEDICATED TO THE WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, GRANTED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A DRAINAGE DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, WITH THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN SAID EASEMENTS. REGARDLESS OF WHETHER OR NOT SUCH RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- 7. THE "LIFT STATION EASEMENT" LOCATED WITHIN TRACT "R1" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH, FLORIDA, UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF RIVIERA BEACH, FLORIDA.
- THE TWENTY (20) FOOT WIDE "CANAL MAINTENANCE EASEMENT," AS SHOWN ON THE NORTHERN-MOST 20 FEET OF THE PLAT IS HEREBY DEDICATED, IN PERPETUITY, TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID "CANAL MAINTENANCE EASEMENT" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IT SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID DISTRICT AND 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 LIMITED PARTNER'S DAY OF MARCH., A.D., 1994.

BY: SCHICKEDANZ BROS-RIVIERA LTD.

A FLORIDA LIMITED PARTNERSHIP
BY: ITS GENERAL PARTNER
SCHICKEDANZ ENTERPRISES, INC.
A FLORIDA CORPORATION

ASSISTANT SECRETARY

WALDEMAR SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED WALDEMAR SCHICKEDANZ AND THERESA ROWE, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SCHICKEDANZ ENTERPRISES, OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF 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 SEAL THIS 11 H DAY OF MARCH , A.D., 1994.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-20-1998



JOHN H. FENNIMAN Notary Public, State of Fig. My Commission Supires February 26, 1998





"SEAL"

DOROTHY H. WILKEN

CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA

AREA TABULATION:

SHEET 1 of

PARCEL "A" PARCEL "B 12.88 ACRES PARCEL "C" **12.53 ACRES** PARCEL "D" 23.10 ACRES PARCEL "E" 24.04 ACRES PARCEL "F" 4.84 ACRES PARCEL "G" 6.85 ACRES PARCEL "H 9.60 ACRES PARCEL " 9.74 ACRES TRACT "A" 8.61 ACRES TRACT "R1 2.85 ACRES TRACT "R2" 0.22 ACRE TRACT "R3" 0.22 ACRE TRACT "R4" 0.33 ACRE TRACT "L1" 2.86 ACRES TRACT "L2" TRACT "L3" 4.13 ACRES TRACT "W1" 0.58 ACRE TRACT "W2" 0.60 ACRE

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT

159 PM, THIS

DAY OF

RECORDED IN PLAT BOOK

72, ON

PAGES

THROUGH

DOROTHY H. WILKEN

CLERK OF THE CIRCUIT COURT



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

WOODBINE MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11 PM DAY OF MARCH., 1994.

WOODBINE MASTER ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

GERHARD H. SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT OF WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 ____// * DAY OF ______ MARCH

John H. Ferriman

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-20-1998

JOHN H. FENNINI Matery Public, State of My Commission Expin February 20, 1998

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; COUNTY WATER CONTROL DISTRICT.

DATE: 3-8-1994

BY: John Fenniman
JOHN FENNIMAN

JOHN FENNIMAN, CHARTERED 735 COLORADO AVENUE STUART, FLORIDA 34995

CITY APPROVAL:

T IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 14 DAY OF MARCH 1994.

BY: CLARA K. WILLIAMS
MAYOR

BY: GWENDOLYN E. DAVIS
CITY CLERK

BY: LANGE MAYOR

CITY CLERK

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



BENCH MARK
Land Surveying and Mapping, Inc
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Fax (407) 844-9659 Phone (407) 848-210;

RECORD PLAT WOODBINE

 DWN
 FB
 DATE 02-28-94
 WO # P11

 CKD
 FILE
 SCALE
 SHEET 1 OF 4

