**JUNE 1996** 

## WOODBINE PARCEL "J"

SHEET 2 of 5

(A PART OF 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, AND BEING A RE-PLAT OF PARCEL "J", WOODBINE PARTIAL RE-PLAT, AS RECORDED IN PLAT BOOK\_77, PAGE143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH )

BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING CORPORATION, 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, AS AMENDED BY MORTGAGE MODIFICATION AND SPREADER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9046, PAGE 677, BOTH, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS FURTHER AMENDED, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN THE WITNESS WHEREOF, BARNETT BANK OF PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUNE B. WOOD, VICE PRESIDENT AND ATTESTED TO BY R. DEAN FENNELL, VICE PRESIDENT ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8+4 DAY OF July 1996.

> BARNETT BANK OF PALM BEACH COUNTY A FLORIDA BANKING CORPORATION

R. DEAN PENNELL, VICE PRESIDENT

**ACKNOWLEDGEMENT:** 

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED R. DEAN FENNELL AND JUNE B. WOOD WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENTS , RESPECTIVELY OF BARNETT BANK OF PALM BEACH COUNTY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 8 DAY OF TOLK

MY COMMISSION EXPIRES:

MARTINA S. LANGER MY COMMISSION & ST. 44-56-5 ST. 1005 - June S. 1005

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 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.

JOHN FENNIMAN, CHARTERED 735 COLORADO AVENUE STUART, FLORIDA 34995

## **NOTICE AND DISCLOSURE:**

UNIT OF DEVELOPMENT 3A

NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION 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 LOTS OR UNITS WITHIN THIS PLAT ENTITLED WOODBINE PARCEL "J", 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.

## 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 TRACT "A" AND OF TRACTS "L4" AND "L5", AS SHOWN HEREON; AND SAID DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS; AND SAID DISTRICT HEREBY ACKNOWLEDGES THAT ITS EXISTING WATER MANAGEMENT EASEMENT, AS DESCRIBED IN PLAT BOOK 77 AT PAGE 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, 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 17 TH DAY OF JULY

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

WILLIAM L. KERSLAKE, PRESIDENT



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



RECORD PLAT

DATE 03/01/96 WO.# P11 FILE PLAT.dwg | SCALE 1" = 30' | SHEET 2 OF 5