

MARCH 1999

WOODBINE PARCEL "J" PARTIAL REPLAT NO.2

SHEET 1 OF 3

19

(A PART OF WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT)
BEING A REPLAT OF LOTS 101R THROUGH 106R, INCLUSIVE, WOODBINE PARCEL "J" PARTIAL RE-PLAT, RECORDED IN PLAT BOOK 82, PAGE 162,
PUBLIC RECORDS, PALM BEACH COUNTY, AND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH,
PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT
9:11 AM THIS 3rd DAY OF
MAY, 1999, AND DULY
RECORDED IN PLAT BOOK 82, ON
PAGES 19 THROUGH 21.
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Leigh A. Hendler
DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, BY SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WOODBINE PARCEL "J" PARTIAL REPLAT NO.2", AND BEING A REPLAT OF ALL OF LOTS 101R THROUGH 106R, INCLUSIVE, WOODBINE PARCEL "J" PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 162, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 101R; THENCE, SOUTH 01°21'35" WEST, ALONG THE EAST LINE OF SAID LOT 101R, A DISTANCE OF 103.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 101R; THENCE, NORTH 89°38'25" WEST, ALONG THE SOUTH LINES OF SAID LOTS 101R THROUGH 106R, INCLUSIVE, A DISTANCE OF 200.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 106R; THENCE, NORTH 01°21'35" EAST, ALONG THE WEST LINE OF SAID LOT 106R, A DISTANCE OF 103.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 106R; THENCE, SOUTH 89°38'25" EAST, ALONG THE NORTH LINE OF SAID LOTS 101R THROUGH 106R, INCLUSIVE, A DISTANCE OF 200.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.47 ACRES, MORE OR LESS.

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

1. LOTS 101R2 THROUGH 106R2, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS, GRANTEEES AND/OR ASSIGNS FOR HOUSING AND OTHER LAWFUL PURPOSES. IT IS NOTED THAT PARCEL "J" WOODBINE, HAS BEEN SUBMITTED TO THE 'DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE' ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 8271, PAGE 9, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND THAT THE READER IS REFERRED TO THAT DOCUMENT AND ITS AMENDMENTS TO DETERMINE THE RESTRICTIVE COVENANTS AND PROVISIONS OF SAID DECLARATION. IN ADDITION, WOODBINE PARCEL "J" IS SUBJECT TO THE SUBORDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "J", ACCORDING TO THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 8421 PAGE 1111 OF 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.

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 OR 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 15th DAY OF APRIL, 1999.

BY: SCHICKEDANZ BROS-RIVIERA LTD,
A FLORIDA LIMITED PARTNERSHIP

BY: ITS GENERAL PARTNER
BY: SCHICKEDANZ ENTERPRISES, INC.,
A FLORIDA CORPORATION (A GENERAL PARTNER)

ATTEST: Marsha Gregory
MARSHA GREGORY, ASSISTANT SECRETARY

BY: W. Schickedanz
WALDEMAR SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED WALDEMAR SCHICKEDANZ AND MARSHA GREGORY WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY RESPECTFULLY, 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 15th DAY OF APRIL, 1999.

MARCH 16, 2002
MY COMMISSION EXPIRES
#CC 724992

John H. Ferrismon
NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS:

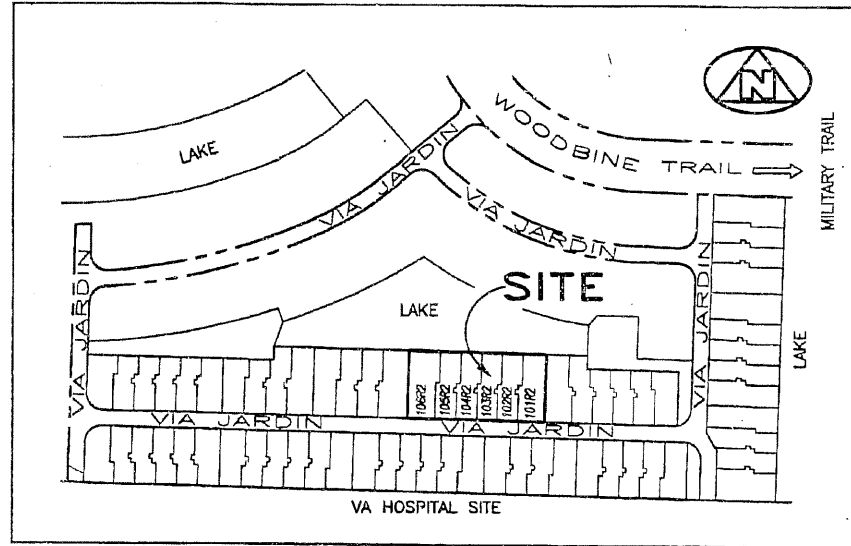
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WOODBINE MASTER ASSOCIATION, INC., HEREBY CONSENTS TO AND CONFIRMS THE PRIOR ACCEPTANCE OF THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, DATED THIS 15th DAY OF APRIL, 1999.

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

ATTEST: Vicky Butler
VICKY BUTLER, SECRETARY

BY: G. H. Schickedanz
GERHARD H. SCHICKEDANZ, PRESIDENT



LOCATION MAP
(NOT TO SCALE)

ACKNOWLEDGEMENT:

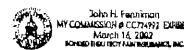
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND VICKY BUTLER WHO ARE BOTH PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTFULLY OF WOODBINE MASTER ASSOCIATION INC., A 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 15th DAY OF APRIL, 1999.

MARCH 16, 2002
MY COMMISSION EXPIRES
#CC 724992

John H. Ferrismon
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 MONUMENTS ACCORDING TO SEC. 177.09 (2)(F), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 3-2-99

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, P.S.M. NO. 2424
STATE OF FLORIDA

SURVEYOR'S NOTES:

- THE BASE BEARING (BB) AS SHOWN HEREON, IS NORTH 01°21'35" EAST ALONG THE WEST LINE OF LOT 106R, WOODBINE PARCEL "J" PARTIAL RE-PLAT (PLAT BOOK 82, PAGE 162).
- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
- C/L DENOTES CENTERLINE
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.

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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE AND PROVISIONS OF THE PLANNED UNIT DEVELOPMENT PUD.
- 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 WATER MANAGEMENT EASEMENTS, THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON OR UNDER THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- IF ANY LOT, SHOWN HEREON, RECEIVES A DEVELOPMENT ORDER TO PERMIT CONSTRUCTION ON A "ZERO LOT LINE" BASIS, EACH OWNER OF A LOT AND/OR SINGLE-FAMILY UNIT UPON WHICH "ZERO LOT LINE" CONSTRUCTION HAS OCCURRED AND THE PROVIDER OF ANY UTILITY SERVICE SHALL HAVE AN EASEMENT OVER SUCH LOT AND/OR SINGLE-FAMILY UNIT (AND CONCURRENTLY EACH ADJOINING LOT AND/OR SINGLE FAMILY UNIT SHALL BE BURDENED WITH SAID EASEMENT) AS MAY REASONABLY BE REQUIRED FOR THE PROPER MAINTENANCE OF THE LOT AND/OR SINGLE FAMILY UNIT INCLUDING, BUT NOT LIMITED TO, EASEMENT FOR ELECTRIC SERVICE METERS, EASEMENT FOR CONDUIT SERVICE LINES AND WIRES, UP TO FOUR FOOT ROOF OVERHANGS, EASEMENT AND EASEMENTS AS REQUIRED FOR DRAINAGE PIPES, RAIN DRAINAGE GUTTERS, SCREEN ENCLOSURE FIXTURES, SCREEN ENCLOSURE ANCHORS, AND AIR CONDITIONER COMPRESSORS AND COMPRESSOR PADS. BUILDING STRUCTURE GROUND LEVEL ENCROACHMENTS SHALL HAVE AN EASEMENT OVER ADJACENT LOT AND/OR SINGLE-FAMILY UNIT NOT EXCEEDING 0.4 OF A FOOT. SAID EASEMENTS SHALL NOT BE APPLICABLE TO LANDS ENCUMBERED BY ANY WATER MANAGEMENT EASEMENT AS SHOWN HEREON.
- THE UTILITY EASEMENTS AND WATER MANAGEMENT EASEMENTS AS SHOWN HEREON, ARE EXISTING AND WERE TAKEN FROM THE PLAT OF WOODBINE PARCEL "J", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 146, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- NO NEW UTILITY OR WATER MANAGEMENT EASEMENTS ARE BEING CREATED BY THIS PLAT.
- WATER MANAGEMENT EASEMENTS AS SHOWN HEREON, MAY BE SUBJECT TO FURTHER UNDERGROUND USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER WATER MANAGEMENT EASEMENTS, UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VANCAMPEN, PSM NO. 2424, IN AND FOR THE OFFICES OF BENCH MARK SURVEYING AND MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33407.

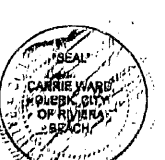
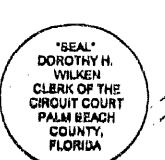
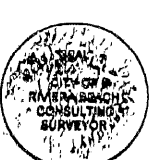
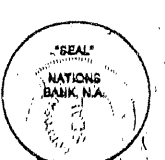
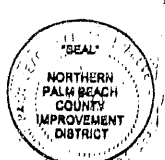
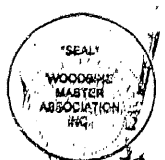
CERTIFICATE OF REVIEW:

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.061 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: Paul J. Fotorny
PAUL J. FOTORNY, P.S.M.

FLORIDA LICENSE NO. 2297

DATE: 04-21-99



BENCH MARK Land Surveying & Mapping, Inc.
4152 West Blue Heron Blvd., Suite 121,
Riviera Beach, FL 33404
Phone 848-2102 L.R. 2171 Fax (561) 344-9659
EMAIL: bmlm@aol.com WEB: http://members.aol.com/bmlm

RECORD PLAT
WOODBINE PARCEL "J" PARTIAL
REPLAT NO.2

DWN: MKH	FS	DATE: 04/19/99	WO: P11
CKD: RVC	FILE: P11	SCALE: NONE	SHEET 1 OF 3