# WOODBINE PARCEL "H" PARTIAL REPLAT

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 REPLAT OF A LOTS 29 THROUGH 36, INCLUSIVE, WOODBINE PARCEL "H", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 199, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3

**AREA SUMMARY** 

) ss COUNTY OF PALM BEACH ) THIS PLAT WAS FILED FOR RECORD AT A TOP THIS DAY OF AND DULY A. + SPATHIS DAY OF AUGUST 1899 AND DULY RECORDED IN BLAT BOOK DO ON PAGES STROUGH TO CO.

OROTHY H. WILKEN

STATE OF FLORIDA

LERK OF THE CIRCUIT COURT Oxusia Waln

#### DEDICATION:

87ATE OF FLOSIDA 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 SOLD GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS WOODBINE PARGEL IN PARTLAL REPLAT, LIVING IN THE NORTHWEST ONE-CULATER OF SECTION 25, TOWNSHIP 42 SOLTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF LOTS 29 THROUGH 36, INCLUSIVE, WOODBINE PARGEL IN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 199, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEACH GOUNT, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 36; THENCE NORTH 8814/407 WEST, ALONG THE BOUNDARY LINE OF SAID

PLAT, A DISTANCE OF 136.00 FEET TO THE POINT OF GURVATURE OF A CURVE TO THE RIGHT PAVING A RADIUS OF 350.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF

EXPOSTRY, A DISTANCE OF 376.29 FEET TO THE THE NORTHWEST CORNER OF SAID LOT 29, ADD THE END OF SAID CURVE, THENCE

NORTH 8/4038\* EAST, DEPARTING SAID BOUNDARY LINE AND ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 110.00 FEET

TO THE NORTHEAST CORNER OF SAID LOT 29, SAID NORTHEAST CORNER BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY

HAVING A RADIUS OF 150.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 8/4/038\* EAST. THENCE, SOUTHEASTERLY ALONG SAID

CURVE AND ALONG THE EASTERLY AND NORTHERLY LINES OF SAID LOTS 29, 30, 31, 32, 33 AND 34, THROUGH A CENTRAL ANGLE OF

22°55187, A DISTANCE OF 217:09 FEET TO THE POINT OF TANGENCY, THENCE, SOUTHE 8/14/00" EAST, CONTINUING ALONG THE NORTH

LINE OF SAID LOT 34 AND ALONG THE NORTH LINE OF LOTS 35 AND 36, A DISTANCE OF 111.00 FEET TO THE POINT OF CABROTTURE OF

A CURVE TO THE RIGHT HAVING A RADIUS OF 25:00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE

NORTHEASTERLY LINE OF SAID LOT 36, THROUGH A CENTRAL ANGLE OF 90°0000", A DISTANCE OF 39.27 FEET TO THE POINT OF

TANGENCY, THENCE SOUTH 01°45/20" WEST, ALONG THE EAST LINE OF SAID LOT 36, A DISTANCE OF 85.00 FEET TO THE POINT OF

BEGINNING.

#### CONTAINING: 1.09 ACRES, MORE OR LESS.

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

LOTS 29 THROUGH 38, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS, GRANTEES ANDIOR ASSIGNS FOR HOUSING AND OTHER LAWFUL PURPOSES. IT IS NOTED THAT PARCEL "H.", WOODBINE, HAS BEEN SUBMITTED TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE" ACCORDING TO THAT DOCUMENT RECORDED AT OFFICIAL RECORDS BOOK 821, PAGE 9 IN THE PUBLIC RECORDS OF PAIJA BEACH COUNTY, FLORIDA, AND THE READER IS REFERRED TO THAT DOCUMENT AND ITS AMENDAMENTS TO DETERMINE THE RESTRICTIVE COVENANTS AND PROVISIONS OF SAID DECLARATION. IN ADDITION, WOODBINE PARCEL "H." IS SUBJECT TO THE "SUBGRDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "H. ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORD BOOK 9421, PAGE 1111, PUBLIC RECORDS, 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.

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

Ull Felsiched
WALDEMAR SCHICKEDANZ, PRESIDE

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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, 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 DARWING AS CREDITED AND THE PROPERTY OF SAID CORPORATION AS GENERAL DARWING AS CREDIT OF SAID CORPORATION AS C PARTNER OF SCHICKEDANZ BROS-RIVIERA LTD. A FLORIDA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF JULY John H. Flynninger MY COMMISSION EXPIRES: MARCH 16, 2001

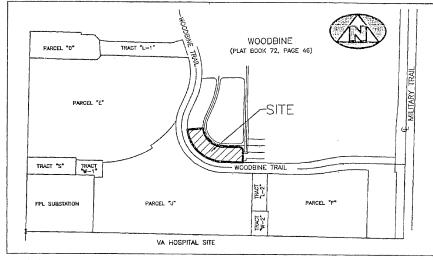
#### **ACCEPTANCE OF RESERVATIONS:**

COUNTY OF PALM REACH )

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

1974 TAY OF THE 47 1090





#### ACKNOWLEDGEMENT:

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

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, RESPECTIVELY, 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.

\_ DAY OF July Hotel H. Freeders an MOTARY PUBLIC MY COMMISSION EXPIRES: MARCH 16, 2002

#### **GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:**

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE AND PROVISIONS OF THE
- . THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS PER THE PLAT OF WOODBINE PARCEL "H", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 199, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- 3. THE 5 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS PER THE PLAT OF WOODBINE PARCEL "H", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 199, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- IF ANY LOT, SHOWN HEREON, RECEIVES A DEVELOPMENT ORDER TO PERMIT CONSTRUCTION ON A "ZERO LOT LINE" BASIS, EACH 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 EDERVICE METERS, EASEMENT FOR CONDUIT SERVICE LINES AND WIRES, UP TO FOUR FOOT ROOF OVERHANDS, EASEMENT AND EASEMENTS AS REQUIRED FOR DRAINAGE PIPES, RAIN BRAINAGE GUTTERS, SCREEN ENCLOSURE FIXTURES, SCREEN ENCLOSURE FIXTURES, SCREEN ENCLOSURE FIXTURES, SCREEN ENCLOSURE FIXTURES, SCREEN ENCHORS, 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.

#### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOTS 34, 35 AND 36, "WOODBINE PARCEL "H", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 80, PAGE 199, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING NORTH 88"14"40" WEST.
- 3. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- 4. M DENOTES FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- 5. O DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- 6. A DENOTES FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
- 7.- DENOTES LOT CORNER MONUMENT POSITION.

SEAL CARRIE E WARD, CLERK CITY OF RIVIERA BEACH

- B. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
- B. 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.

## SURVEYOR'S CERTIFICATION:

1.09 ACRES

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 FORM OF THE FLAT, 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.

COUNTY OF PALM BEACH

NOTICE:

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 (P.R.M.S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.S) PERMANENT CONTROL. POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH, FOR THE REQUIRED IMPROVEMENTS; AND THAT MONUMENTS, ACCORDING TO SECTION 177,091 (9) WILL BE SET UNDER THE GUARANTEES POSTED WITH HE GITY OF RIVIERA BEACH, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL 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, FOR THE CITY OF RIVIERA BEACH.

BENCH MARK LAND SURVEYING & MAPPING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404
CERTIFICATE OF AUTHORIZATION NUMBER LB2171

BY: ULM 1 Jun 2110011.
WM. R. VAR CAMPEN, P.S.M. (424

#### TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH )

DATE: 7-6-99

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 12-31-38 HAVE BEEN PAID, AND THAT THE MORTGAGE OF RECORD IS SHOWN HEREON AND THAT THE PROPERTY IS FURTHER UNBENDUMBERED, EXCEPT AS TO THE RIGHTS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

DATE: July 6 1999

John Fleuminan

JOHN FENNIMAN, CHARTERED 900 S.E. OCEAN BOULEVARD, SUITE 120, STUART, FLORIDA 34994

### CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE PARCEL "H" PARTIAL REPLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 04 DAY OF ( um \_\_\_\_1999.

~ÇHY\QLERK ∐ Mondounal LAL JOHN SAMADI, P.E. CITY ENGINEER

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED JULY 1, 1998, IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

BY:

DATE: ALGOST 10, 1997

NICK MILLER

DATE: ALGOST 10, 1997

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 3888

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING AND MAP-PING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404.

BE	NCH MARK	Land Surveying a
、一个	4152 West Blue Heron B Riviera Beach, Fl. 33404	lvd., Suite 121,

Phone 848-2102 L.B. 2171 Fax (561) 844-9659 EMAIL:bmism@sol.com WEB: http://members.sol.com//bmism

RECORD PLAT WOODBINE PARCEL "H" PARTIAL REPLAT