

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

47

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT
THIS _____ DAY OF _____
A.D., 1994, AND DULY
RECORDED IN PLAT BOOK _____, ON
PAGES _____ THROUGH _____

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY: _____
DEPUTY CLERK

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE:

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE CANAL MAINTENANCE EASEMENT, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR OVER THE LANDS OVER WHICH SAID CANAL MAINTENANCE EASEMENT LIES, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO, OR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY WATER CONTROL 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 11 DAY OF MARCH, A.D., 1994.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY

BY: William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT

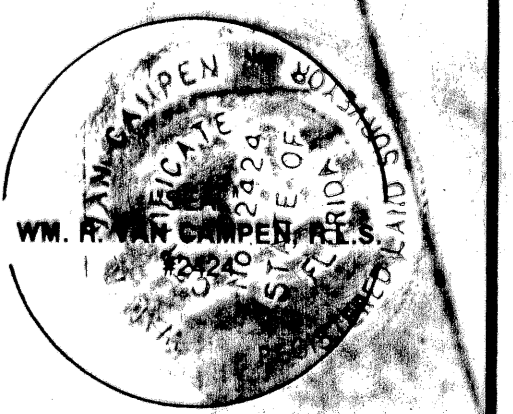
SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

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 (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, FLORIDA 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.

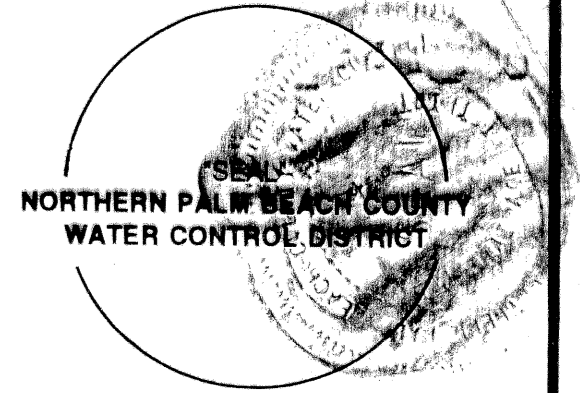
BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 3-8-94 BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 01°45'20" WEST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. LINES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
5. 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.
6. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



NOTICE AND DISCLOSURE:

UNIT OF DEVELOPMENT 3A

NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY WATER CONTROL 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 LAND WITHIN THE PLAT ENTITLED WOODBINE, THAT THEY WILL BE RESPONSIBLE TO PAY TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT SUCH NON-AD VALOREM ASSESSMENTS THAT HAVE OR MAY BE LEVIED AND ASSESSED BY THE DISTRICT AGAINST SAID LAND.

FOR FURTHER INFORMATION REGARDING THIS INSTRUMENT, PLEASE CONTACT: NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, 357 HIATT DRIVE, PALM BEACH GARDENS, FLORIDA 33418.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS

1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE AND PROVISIONS OF THE P.U.D. (PLANNED UNIT DEVELOPMENT).
2. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACT A, AS SHOWN HEREON, UNLESS PREVIOUSLY APPROVED IN WRITTEN PERMIT FORM BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
3. SINCE THE NORTHERN PALM BEACH COUNTY WATER CONTROL 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 THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, INCLUDING THOSE WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS "R2," "R3" AND "R4," AND INCLUDING THE WATER MANAGEMENT EASEMENTS ACROSS A PORTION OF TRACT "R1," AS SHOWN HEREON, AND INCLUDING THE WATER MANAGEMENT EASEMENTS ADJOINING TRACTS "L1," "L2" AND "L3," UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
4. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE CANAL MAINTENANCE EASEMENT, AS SHOWN HEREON, UNLESS APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
5. THE CANAL MAINTENANCE EASEMENT AND THE DEDICATION THEREOF, AS SHOWN THEREON, DOES NOT GRANT TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT THE AUTHORITY OR RIGHT TO CONSTRUCT OR INSTALL IMPROVEMENTS WITHIN THE SAID CANAL MAINTENANCE EASEMENT.

SUBDIVISION * WOODBINE
BOOK 72 PAGE 47
FLOOD ZONE - FLOOD MAP # -
CUAD # - ZONING -
CE - ZIP CODE -
PID NAME RIVIERA BEACH

TAZ 111
72Z

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 WOODBINE