

MARCH 1994

WOODBINE PARCEL "C"

SHEET 1 of 5

106

APP-22-1994 12:29pm 94-142515

(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 "C", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

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 AS WOODBINE PARCEL "C", SAID LAND BEING A REPLAT OF PARCEL "C", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, 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:

ALL OF PARCEL "C", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

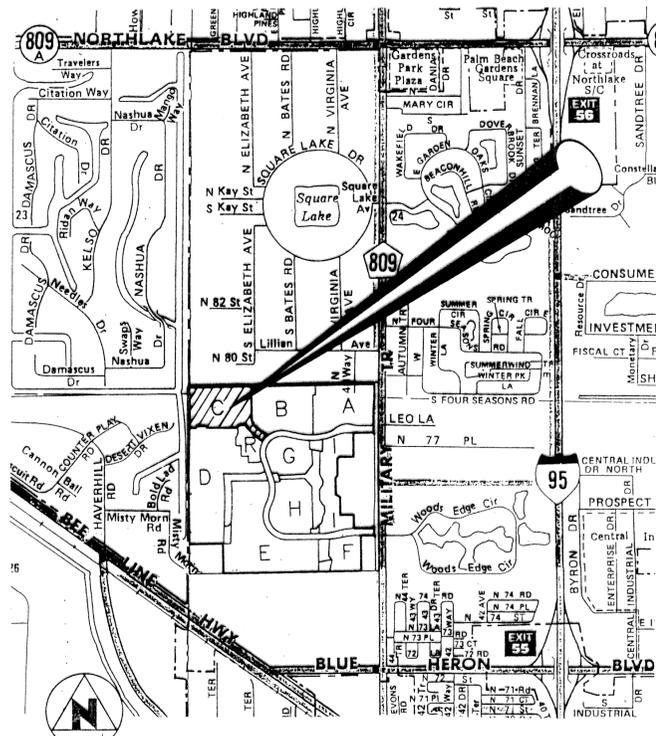
ALSO BEING DESCRIBED AS THE FOLLOWING PARCEL OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "C"; THENCE, SOUTH 86°35'55" EAST, ALONG THE NORTH LINE OF SAID PARCEL "C" (ALL OF THE FOLLOWING DESCRIBED COURSES BEING ALONG THE BOUNDARY OF SAID PARCEL "C"), A DISTANCE OF 910.94 FEET; THENCE, SOUTH 01°45'20" WEST, A DISTANCE OF 100.91 FEET; THENCE, NORTH 88°14'40" WEST, A DISTANCE OF 6.00 FEET; THENCE, SOUTH 01°45'20" WEST, A DISTANCE OF 390.50 FEET; THENCE, SOUTH 21°54'44" EAST, A DISTANCE OF 44.19 FEET; THENCE, SOUTH 46°14'40" EAST, A DISTANCE OF 120.00 FEET; THENCE, SOUTH 54°56'25" EAST, A DISTANCE OF 140.86 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, AND WHOSE POINT BEARS SOUTH 36°43'20" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°51'48", A DISTANCE OF 139.94 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°39'32", A DISTANCE OF 38.50 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 56°14'40" WEST, A DISTANCE OF 25.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 197.94 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", A DISTANCE OF 34.54 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 46°14'40" WEST, A DISTANCE OF 203.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 107.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°35'55", A DISTANCE OF 57.14 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88°14'40" WEST, A DISTANCE OF 71.90 FEET; THENCE, SOUTH 51°59'51" WEST, A DISTANCE OF 50.04 FEET; THENCE, NORTH 88°14'40" WEST, A DISTANCE OF 432.54 FEET; THENCE, NORTH 28°49'25" WEST, A DISTANCE OF 25.55 FEET; THENCE, NORTH 88°14'40" WEST, A DISTANCE OF 127.00 FEET; THENCE, SOUTH 16°22'35" WEST, A DISTANCE OF 23.77 FEET; THENCE, NORTH 88°14'40" WEST, A DISTANCE OF 112.89 FEET; THENCE, NORTH 01°39'13" EAST, A DISTANCE OF 574.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12.53 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:

- LOTS 1 THROUGH 88 INCLUSIVE, 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 PARCEL "C", WOODBINE HAS BEEN 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 PALM BEACH COUNTY, FLORIDA, AND THE READER IS REFERRED TO THAT DOCUMENT AND ITS AMENDMENTS TO DETERMINE THE RESTRICTIVE COVENANTS AND PROVISIONS OF SAID DECLARATION. IN ADDITION, WOODBINE PARCEL "C" IS SUBJECT TO THE SUBORDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "C," ACCORDING TO THAT DOCUMENT RECORDED OR TO BE RECORDED IN 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 DECLARATION.
- 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 AND PEDESTRIAN CIRCULATION PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, 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 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 SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
- THE "WATER MANAGEMENT EASEMENTS," AS SHOWN HEREON, ARE (SUBJECT TO THE HEREINBELOW PROVISIONS), HEREBY 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 PLAT, A PART OR ALL OF THE SAID WATER MANAGEMENT EASEMENTS MAY BE SUBJECT TO WRITTEN ACCEPTANCE AND THE RECORDING THEREOF 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 CONVEYANCE OCCURS, THE LANDS ON OR UNDER SAID WATER MANAGEMENT EASEMENTS SHALL REMAIN THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- THE "UTILITY EASEMENTS," AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CITY OF RIVIERA BEACH UTILITIES DEPARTMENT, FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE COMPANY AND CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE "PEDESTRIAN ACCESS EASEMENTS," AS SHOWN HEREON, ARE HEREBY RESERVED FOR WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE "EMERGENCY VEHICLE ACCESS EASEMENTS," AS SHOWN HEREON, ARE HEREBY RESERVED FOR WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE "LIMITED ACCESS EASEMENTS," AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.



LOCATION MAP (NOT TO SCALE)

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 15th DAY OF April, A.D., 1994.

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

ATTEST BY: *Theresa Rowe*
ASSISTANT SECRETARY

BY: *Waldemar Schickedanz*
WALDEMAR SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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, 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 SEAL THIS 15th DAY OF April, A.D., 1994.

Lola A. Ackerman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-20-94

AREA TABULATION:

LOTS (88) 10.56 ACRES
TRACT "A" 1.97 ACRES
TOTAL 12.53 ACRES
DENSITY 7.02 D.U./ACRE

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 15th DAY OF April, 1994.

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

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 15th DAY OF April, 1994.

Lola A. Ackerman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-20-94

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 PROPERTY IS UNENCUMBERED, EXCEPT AS TO THE RIGHTS OF NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

DATE: April 18, 1994 BY: *John Fenniman*
JOHN FENNIMAN

JOHN FENNIMAN, CHARTERED
735 COLORADO AVENUE
STUART, FLORIDA 34995

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE PARCEL "C" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 21st DAY OF April, 1994.

BY: *Clara K. Williams*
CLARA K. WILLIAMS
MAYOR

BY: *Gwendolyn E. Davis*
GWENDOLYN E. DAVIS
CITY CLERK

BY: *Lal John Samad*
LAL JOHN SAMAD, P.E.
CITY ENGINEER



STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT 12:29 PM THIS 22nd DAY OF April, A.D., 1994 AND DULY RECORDED IN PLAT BOOK 72 ON PAGES 106 THROUGH 110
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: *Lola A. Ackerman*
DEPUTY CLERK

SUBDIVISION #
BOOK 72
FLOOD ZONE
QUAD #
SE
PAGE 106
FLOOD MAP #
ZONING
ZIP CODE
PUD NAME C/Riviera Beach



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) 848-2102

RECORD PLAT
WOODBINE PARCEL "C"

DWN	FB	DATE	3-2-94	WO.#	P11
CKD	FILE	SCALE		SHEET	1 OF 5