

MARCH 1994

WOODBINE PARCEL "D" PLAT NO. 1

SHEET 1 of 4

111

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 A PORTION OF PARCEL "D", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

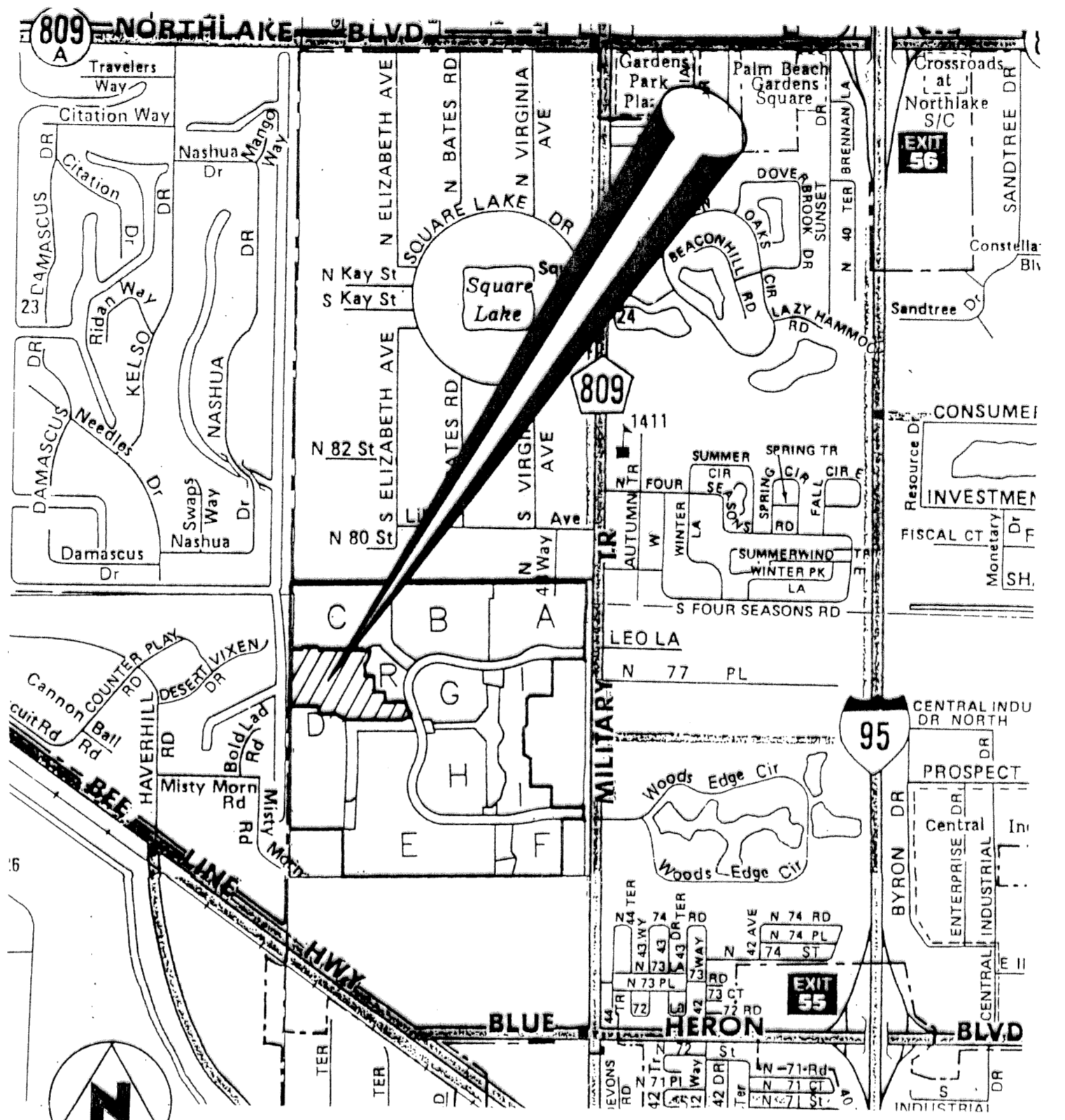
KNOW ALL MEN BY THESE PRESENTS THAT SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, BY SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS WOODBINE PARCEL "D" PLAT NO. 1, SAID LAND BEING A REPLAT OF A PORTION OF PARCEL "D" WOODBINE, 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "D", THENCE, SOUTH 01°39'13" WEST, ALONG THE WEST LINE OF SAID PARCEL "D", A DISTANCE OF 578.00 FEET; THENCE, SOUTH 88°14'40" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 361.87 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 840.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 88°14'40" EAST; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°08'29", A DISTANCE OF 181.00 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 88°14'40" EAST, A DISTANCE OF 95.85 FEET; THENCE, SOUTH 41°29'13" EAST, A DISTANCE OF 80.82 FEET TO AN ANGLE POINT ON THE BOUNDARY LINE COMMON TO TRACT "L" AND PARCEL "D" OF SAID PLAT OF WOODBINE; THENCE, SOUTH 80°41'48" EAST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 61.86 FEET; THENCE, SOUTH 88°14'40" EAST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 437.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 102.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND ALONG SAID COMMON BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 19°17'44", A DISTANCE OF 34.35 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 72°27'35" EAST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 61.74 FEET; THENCE, NORTH 17°32'25" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 166.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 115.93 FEET; THENCE, NORTH 01°45'20" EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", THROUGH A CENTRAL ANGLE OF 19°17'44", A DISTANCE OF 90.00 FEET; THENCE, NORTH 88°14'40" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 144.00 FEET; THENCE, NORTH 88°14'40" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 76.00 FEET; THENCE, NORTH 01°45'20" EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 121.00 FEET; THENCE, SOUTH 88°14'40" EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 130.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 80°27'23" WEST; THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", THROUGH A CENTRAL ANGLE OF 80°05'41", A DISTANCE OF 136.35 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88°14'40" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 438.54 FEET; THENCE, NORTH 28°49'25" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 25.85 FEET; THENCE, NORTH 88°14'40" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 127.00 FEET; THENCE, SOUTH 16°23'35" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 23.77 FEET; THENCE, NORTH 88°14'40" WEST, CONTINUING ALONG THE BOUNDARY LINE OF SAID PARCEL "D", A DISTANCE OF 112.89 FEET TO THE POINT OF BEGINNING.

CONTAINING: 11.31 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 71 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 "D", 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 "D" PLAT NO. 1 IS SUBJECT TO THE "SUBORDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "D" PLAT NO. 1", 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 CONVEYANCE 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.
- TRACT "L" AS SHOWN HEREON, IS HEREBY RETAINED BY SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID TRACT "L" MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID TRACT "L" AND SAID IMPROVEMENTS THEREON, 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, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACT "L" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE DISTRICT AND WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
- THE "WATER MANAGEMENT EASEMENTS" AS SHOWN HEREON, ARE (SUBJECT TO THE HEREBYBELOW 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 THEREAFTER 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, SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION THIS 18th 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

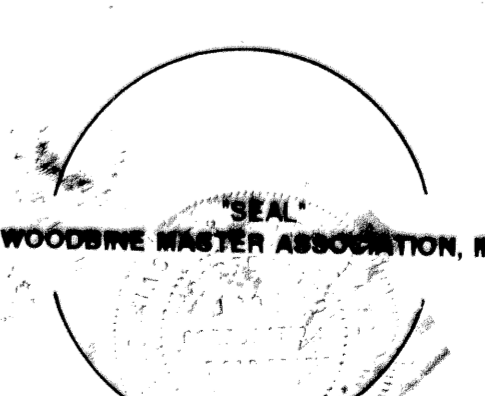
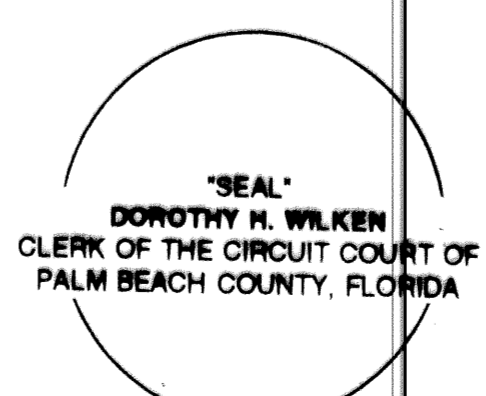
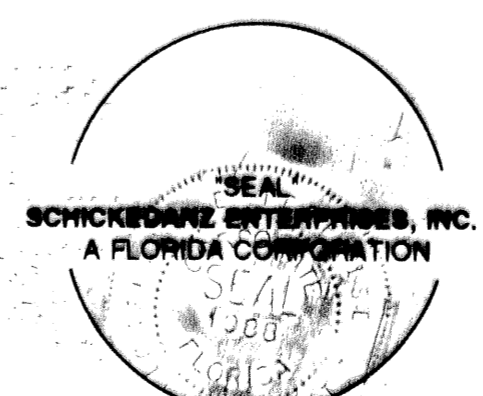
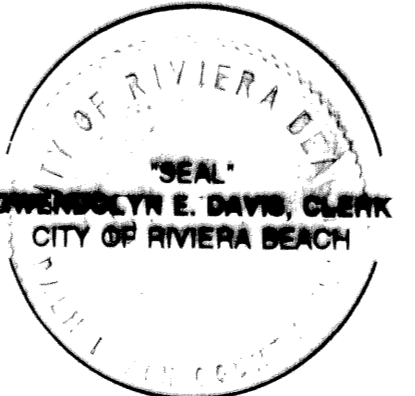
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

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 SAID 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 18 DAY OF April, A.D., 1994.

Lola A. Ackerman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-28-99



AREA TABULATION:

| | |
|-----------|----------------|
| LOTS (71) | 8.57 ACRES |
| TRACT "A" | 1.45 ACRES |
| TRACT "L" | 1.29 ACRES |
| TOTAL | 11.31 ACRES |
| DENSITY | 6.28 D.U./ACRE |

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

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 15 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)
) SS
COUNTY OF PALM BEACH)

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 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: 12-28-99

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
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 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 "D" PLAT NO. 1 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 21 DAY OF APRIL, 1994.

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

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

BY: *Lal John Samandi*
LAL JOHN SAMANDI, P.E.
CITY ENGINEER

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) 844-9959 Phone (407) 844-2102

RECORD PLAT
WOODBINE PARCEL "D" PLAT NO. 1

| | | | | | |
|-----|------|-------|--------|-------|--------|
| DWN | FB | DATE | 3-2-94 | WO.# | P11 |
| CKD | FILE | SCALE | | SHEET | 1 OF 4 |

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BOOK 72
FLOOD ZONE
ZONING
ZIP CODE
PUD NAME (Riviera Beach)