SEPTEMBER 1996

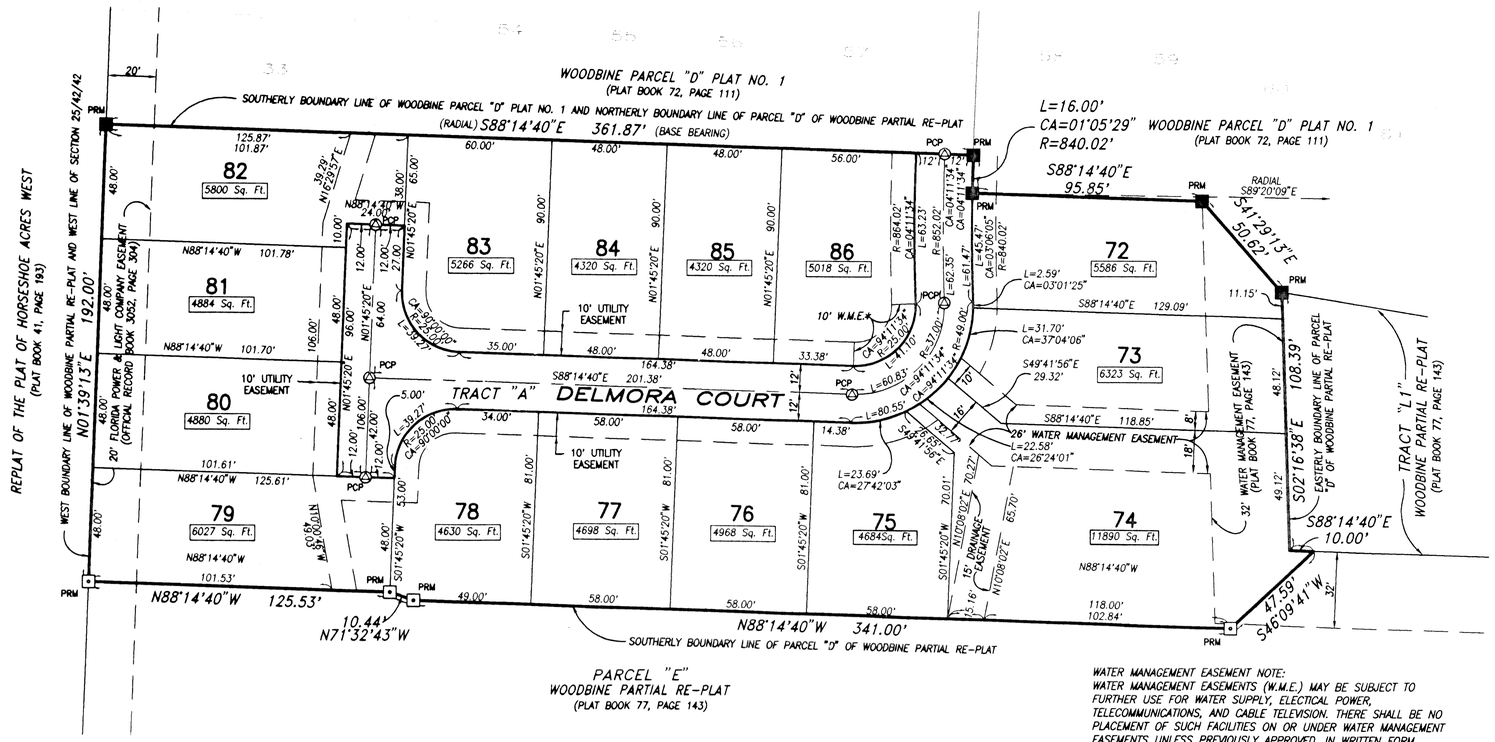
WOODBINE PARCEL "D" PLAT NO. 2

SHEET 2 of 2

112

(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 "D", WOODBINE PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA



WATER MANAGEMENT EASEMENT NOTE:
WATER MANAGEMENT EASEMENTS (W.M.E.) MAY BE SUBJECT TO FURTHER USE FOR WATER SUPPLY, ELECTICAL POWER, TELECOMMUNICATIONS, AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER WATER MANAGEMENT EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

BARNETT BANK, N.A. SUCCESSOR BY MERGER AND AMENDMENT OF NAME TO BARNETT BANK OF PALM BEACH COUNTY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN THE OFFICIAL RECORDS BOOK 8320 AT PAGE 268 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN THE WITNESS WHEREOF, BARNETT BANK, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUNE B. WOOD, ITS AND VICE PRESIDENT, AND ATTESTED TO BY DEAN FENNELL, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF October, 1996.

BARNETT BANK, N.A.
A NATIONAL ASSOCIATION

ATTEST: _____
DEAN FENNELL, VICE PRESIDENT

BY: _____
JUNE B. WOOD, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JUNE B. WOOD AND DEAN FENNELL WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF BARNETT BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 24 DAY OF OCTOBER, 1996.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

John H. Fenniman
MY COMMISSION # CC368884 EXPIRES
February 26, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

NOTARY SEAL

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 MORTGAGE OF RECORD IS SHOWN HEREIN AND THAT THE PROPERTY IS FURTHER UNENCUMBERED, EXCEPT AS TO THE RIGHTS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCCESSOR BY AMENDMENT OF NAME TO NORTHERN PALM BEACH WATER CONTROL DISTRICT.

DATE: OCTOBER 25, 1996 BY: _____
JOHN FENNIMAN

JOHN FENNIMAN, CHARTERED
735 COLORADO AVENUE
STUART, FLORIDA 34995

NOTICE AND DISCLOSURE:

UNIT OF DEVELOPMENT 3A

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

NORTHERN PALM BEACH COUNTY IMPROVEMENT 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 LOTS OR UNITS WITHIN THIS PLAT ENTITLED WOODBINE PARCEL "D" PLAT NO. 2, THAT THEY WILL BE RESPONSIBLE TO PAY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCH NON-AD VALOREM ASSESSMENTS THAT HAVE OR MAY BE LEVIED AND ASSESSED BY THE DISTRICT AGAINST SAID LOTS OR UNITS.

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

SURVEYOR'S NOTES AND LEGEND:

1. 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 P.C.P. POSITION.
2. LINES WHICH INTERSECT CURVES ARE NOT RADIAL, UNLESS OTHERWISE NOTED.
3. C/L DENOTES CENTERLINE
4. O.R.B. DENOTES OFFICIAL RECORDS BOOK
5. PRM DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
6. PCP DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
7. PRM DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
8. PCP DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.)

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 "D"
PLAT NO. 2

DWN	DJM	FB -	DATE 06/01/96	WO.# P11	
CKD		FILE P11-02-A.dwg	SCALE 1" = 30'	SHEET 2 OF 2	

SUBDIVISION # WOODBINE
BOOK 78 PAGE 112
FLOOD ZONE — FLOOD MAP # —
QUAD # — ZONING —
SE — ZIP CODE —
PUD NAME City of Riviera Bch
TAZ - 111