

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 ALL OF PARCEL "H" AND A PORTION OF TRACT "L3", 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

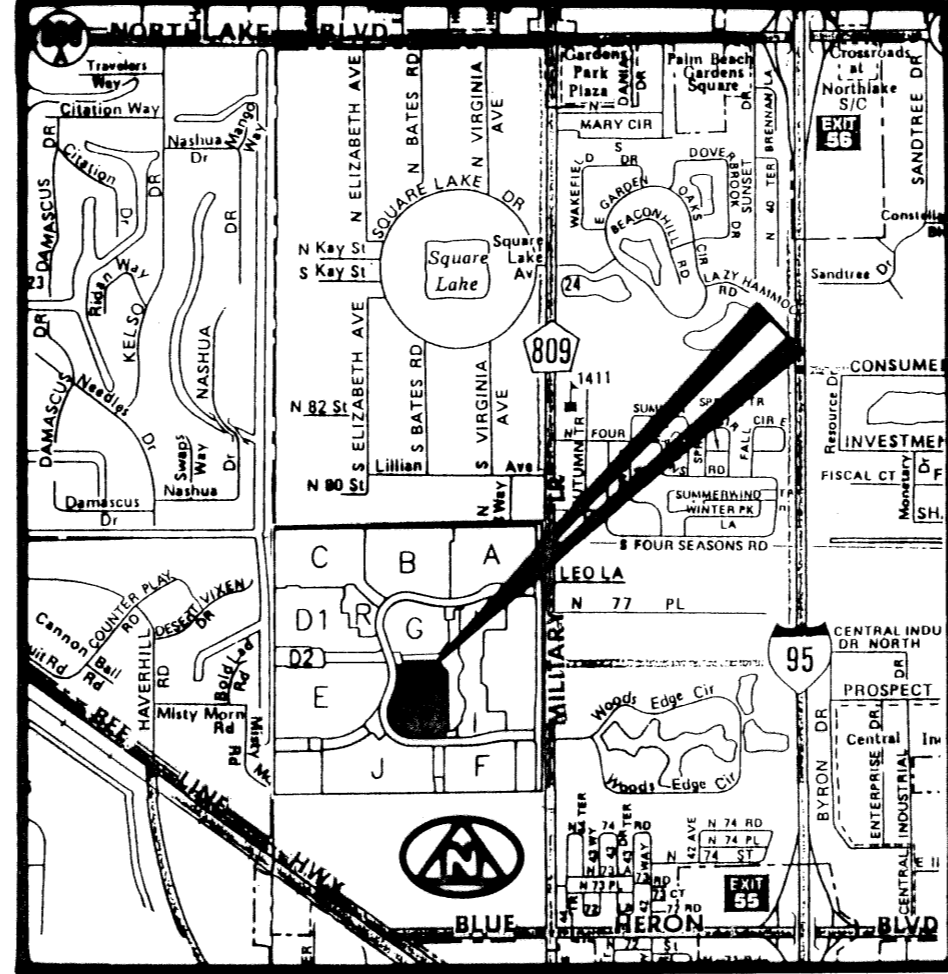
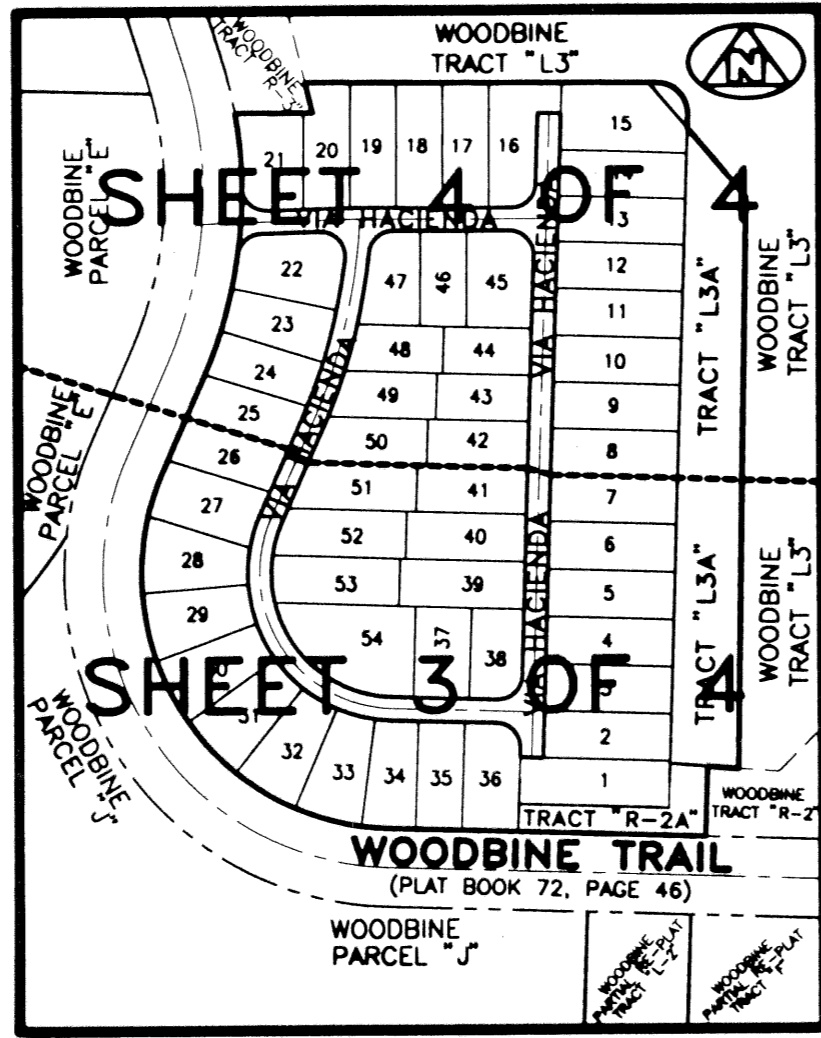
KNOW ALL MEN BY THESE PRESENTS THAT SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, BY SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS WOODBINE PARCEL "H", BEING A RE-PLAT OF PARCEL "H" AND A PORTION OF TRACT "L3", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LAND 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "H"; THENCE, NORTH 88°14'40" WEST, ALONG THE BOUNDARY LINE OF SAID PARCEL "H", A DISTANCE OF 328.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 111°56'50", A DISTANCE OF 508.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23°42'10" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 106.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 33°31'28", A DISTANCE OF 280.85 FEET TO THE END OF SAID CURVE; THENCE, S89°43'32" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 79.96 FEET; THENCE NORTH 13°28'24" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 32.94 FEET; THENCE, SOUTH 89°43'32" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 354.07 FEET; THENCE, CONTINUE SOUTH 89°43'32" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 8.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°28'51", A DISTANCE OF 51.09 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 01°45'20" WEST, A DISTANCE OF 14.89 FEET TO THE INTERSECTION THEREOF WITH THE BOUNDARY LINE OF SAID PARCEL "H"; THENCE, SOUTH 39°37'56" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 94.23 FEET; THENCE, SOUTH 00°58'04" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 587.19 FEET; THENCE, NORTH 85°25'52" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 32.08 FEET; THENCE, SOUTH 01°45'20" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 71.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.62 ACRES, MORE OR LESS.

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

- 1. LOTS 1 THROUGH 54, 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...
2. THE "10 FOOT AND 17 FOOT WATER MANAGEMENT EASEMENTS", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
3. THE "32 FOOT 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...
4. THE "UTILITY EASEMENTS," AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES...
5. THE "LIMITED ACCESS EASEMENTS," AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6. TRACT "A" (VIA HACIENDA), AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
7. TRACT "R-2A", AS SHOWN HEREON, IS HEREBY RESERVED FOR WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...
8. TRACT "L3A", AS SHOWN HEREON, IS HEREBY RETAINED BY SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP...



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 29th DAY OF JULY, 1997.

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

ATTEST BY: MARSHA GREGORY, ASSISTANT SECRETARY
BY: WALDEMAR SCHICKEDANZ, PRESIDENT

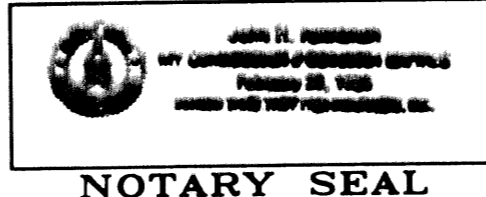
ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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 SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 OFFICIAL SEAL THIS 29 DAY OF JULY, 1997.

John H. Fournier
NOTARY PUBLIC COMMISSION # CC346054
MY COMMISSION EXPIRES: FEB. 20, 1998



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 29 DAY OF JULY, 1997.

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

ATTEST: MARSHA GREGORY, SECRETARY
BY: GERHARD H. SCHICKEDANZ, PRESIDENT

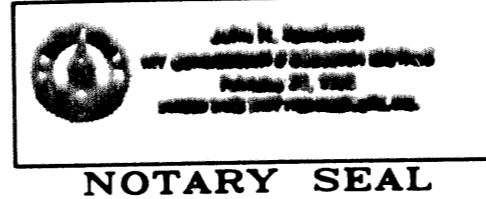
ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND MARSHA GREGORY, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY OF WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 29 DAY OF JULY, 1997.

John H. Fournier
NOTARY PUBLIC COMMISSION # CC346054
MY COMMISSION EXPIRES: FEB. 20, 1998



SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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: 7-28-97

BY: Wm. R. Van Campen, R.L.S. 2674

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 00°58'04" WEST, ALONG THE EAST LINE OF PARCEL "H", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 72, PAGE 46, PALM BEACH COUNTY, FLORIDA.
2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. DENOTES FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
4. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
5. DENOTES FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
6. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
7. 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.
8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE AND PROVISIONS OF THE PLANNED UNIT DEVELOPMENT PUD.
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 IMPROVEMENT DISTRICT.
3. SINCE THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND/OR MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THE 10 FOOT AND 17 FOOT WATER MANAGEMENT EASEMENTS, THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON OR UNDER THE 10 FOOT AND 17 FOOT WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
4. THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, PLACED ON OR UNDER THE 32 FOOT WATER MANAGEMENT EASEMENTS AS SHOWN HEREON.
5. 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 ELECTRIC SERVICE METERS, EASEMENT FOR CONDUIT SERVICE LINES AND WIRES, UP TO FOUR FOOT ROOF OVERHANGS, EASEMENT AND EASEMENTS AS REQUIRED FOR DRAINAGE PIPES, RAIN DRAINAGE GUTTERS, SCREEN ENCLOSURE FIXTURES, SCREEN ENCLOSURE ANCHORS, 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. SAID EASEMENTS SHALL NOT BE APPLICABLE TO LANDS ENCUMBERED BY ANY WATER MANAGEMENT EASEMENT AS SHOWN HEREON.
6. THE 10 FOOT AND 17 FOOT WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE SUBJECT TO FURTHER UNDERGROUND USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER THESE WATER MANAGEMENT EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE PARCEL "H" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 16 DAY OF SEPTEMBER, 1997.

CLARA K. WILLIAMS
MAYOR

CARRIE E. WARD CMC AAE
CITY CLERK

LAL JOHN SAMADI, P.E.
CITY ENGINEER

AREA SUMMARY

Table with 2 columns: Tract Name and Area in Acres. Rows include Tract A (0.93), Tract L3A (0.94), Tract R-2A (0.15), Lots (54) (7.60), and TOTAL (9.62).

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. logo and contact information.

RECORD PLAT WOODBINE PARCEL "H" table with columns for DWN, S.E.G., FB, DATE, WO.#, P11H, CKD, FILE, SCALE, N.T.S., SHEET 1 OF 4.



STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 1:04 PM, THIS 30th DAY OF September, 1997, AND DULY RECORDED IN PLAT BOOK 80, ON PAGES 19 THROUGH 202.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

By: Barbara A. Platt
DEPUTY CLERK

Vertical column of official seals for Schickedanz Enterprises, Inc., Woodbine Master Association, Inc., City of Riviera Beach, and Dorothy H. Wilken.