

MARCH 1999

WOODBINE PARCEL "J" PARTIAL REPLAT NO.2

SHEET 2 OF 3

20

(A PART OF WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT)
BEING A REPLAT OF LOTS 101R THROUGH 106R, INCLUSIVE, WOODBINE PARCEL "J" PARTIAL RE-PLAT, RECORDED IN PLAT BOOK 82, PAGE 132,
PUBLIC RECORDS, PALM BEACH COUNTY, AND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH,
PALM BEACH COUNTY, FLORIDA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT _____, THIS _____ DAY OF _____, 1999 AND DULY RECORDED IN PLAT BOOK _____, ON PAGES _____ THROUGH _____.
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: _____ DEPUTY CLERK

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT. SAID DISTRICT ALSO HEREBY ACKNOWLEDGES THAT ITS EXISTING WATER MANAGEMENT EASEMENTS AS DESCRIBED IN PLAT BOOK 77, PAGE 148, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT D. MORRIS, ITS PRESIDENT, AND PETER M. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF MAY, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter M. Pimentel BY: Robert D. Morris
PETER M. PIMENTEL, SECRETARY ROBERT D. MORRIS, PRESIDENT

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF HILLSBORO) SS

NATIONS BANK N.A., THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY 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 RECORD BOOK 8320 AT PAGE 268, AS AMENDED BY MORTGAGE MODIFICATION AND SPREADER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9046, PAGE 677, BOTH, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS FURTHER AMENDED, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEAN W. KUNA, ITS SENIOR VICE PRESIDENT AND ATTESTED BY RICHARD GORDON, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF APRIL, 1999.

NATIONS BANK N.A.
A NATIONAL ASSOCIATION

ATTEST: Richard Gordon BY: Dean W. Kuna
VICE PRESIDENT SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

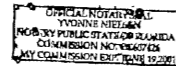
STATE OF FLORIDA)
COUNTY OF HILLSBORO) SS

BEFORE ME PERSONALLY APPEARED DEAN W. KUNA AND RICHARD GORDON WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT AND VICE PRESIDENT OF NATIONS BANK N.A., A 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF APRIL, 1999.

MY COMMISSION EXPIRES: JUNE 19, 2001
CC 657426

Yvonne Nelson
NOTARY PUBLIC



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 IN SCHICKEDANZ BROS-RIVIERA LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE TAXES DUE PRIOR TO 12-31-1998 HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: April 15, 1999 NAME: John Fenniman
JOHN FENNIMAN, ATTORNEY-AT-LAW
LICENSED IN FLORIDA
735 COLORADO AVENUE
STUART, FLORIDA, 34985

CITY APPROVALS:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE PARCEL "J" PARTIAL REPLAT NO.2 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 02 DAY OF June, 1999.

BY: Michael Brown
MICHAEL BROWN
MAYOR
BY: Carrie Ward
CARRIE WARD
CITY CLERK
BY: Lal John Samadi
LAL JOHN SAMADI, P.E.
CITY ENGINEER

THIS INSTRUMENT WAS PREPARED BY WM. R. VANCAMPEN IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING, INC., 4152 WEST BLUE HERON BOULEVARD, RIVIERA BEACH FLORIDA, SUITE 121.

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RECORD PLAT
WOODBINE PARCEL "J" PARTIAL
REPLAT NO.2

DWN: MKH	FB	DATE: 06/09	WJF P11
CKD: RVC	FILE: P11	SCALE: NONE	SHEET 2 OF 3