

MARCH 1994

# WOODBINE PARCEL "B"

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

SHEET 1 of 4

# 102

### 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 "B", SAID LAND BEING A REPLAT OF PARCEL "B", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

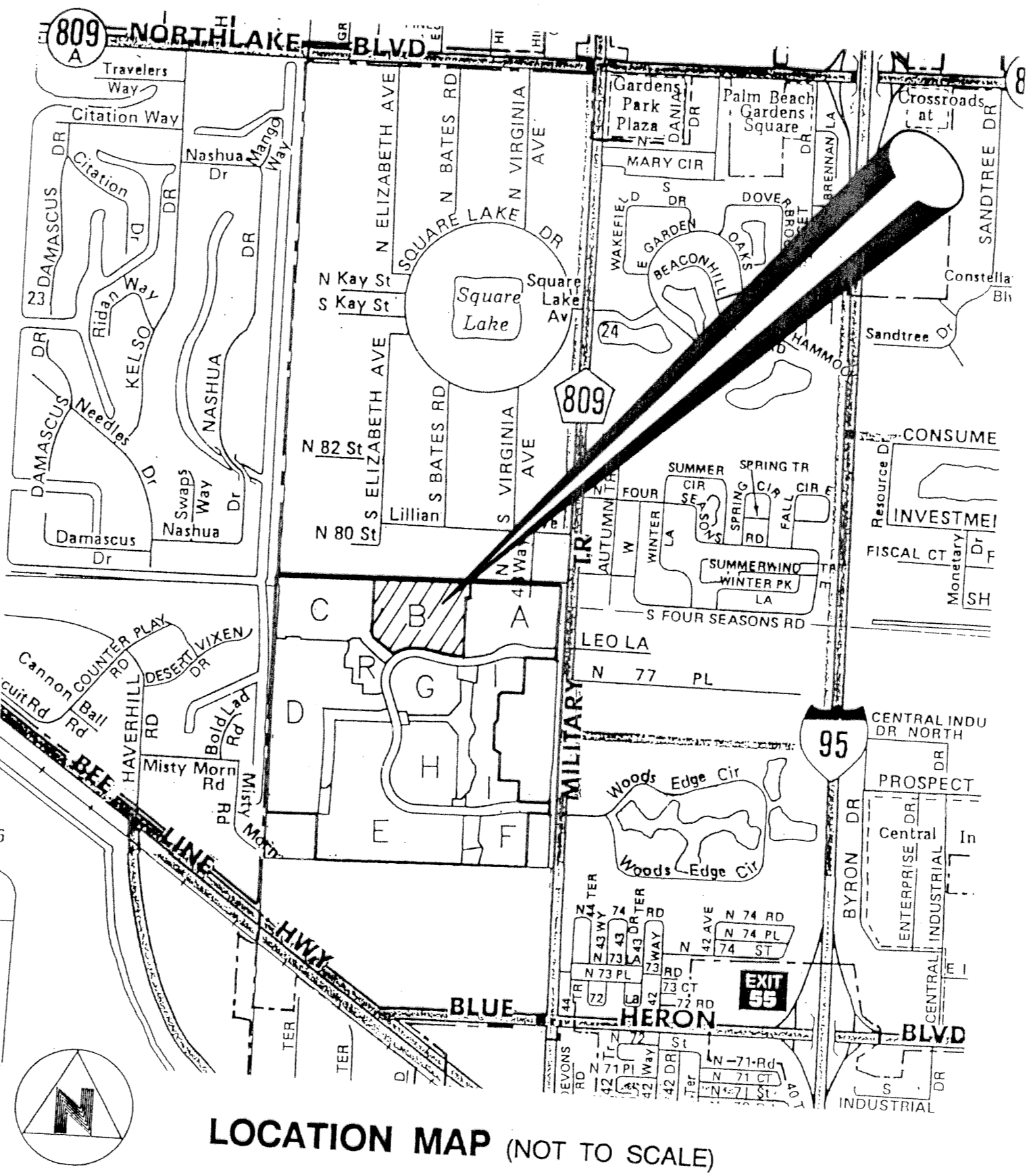
**ALL DESCRIBED AS** THE FOLLOWING PARCEL OF LAND:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE, SOUTH 88° 38'56" EAST, ALONG THE NORTH LINE OF SAID PARCEL "B", THENCE, SOUTH 01° 45'20" WEST, A DISTANCE OF 136.20 FEET, THENCE, NORTH 88° 14'40" WEST, A DISTANCE OF 891.02 FEET, 01° 45'20" WEST, A DISTANCE OF 560.61 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 760.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 00° 11'15" EAST, THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 18'58", A DISTANCE OF 189.90 FEET TO THE POINT OF TANGENCY, THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51° 13'33", A DISTANCE OF 277.16 FEET TO THE END OF SAID CURVE, THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 18'58", A DISTANCE OF 277.16 FEET TO THE END OF SAID CURVE, THENCE, NORTH 54° 56'25" WEST, A DISTANCE OF 140.89 FEET, 01° 45'20" EAST, A DISTANCE OF 120.00 FEET, THENCE, NORTH 21° 54'44" WEST, A DISTANCE OF 44.19 FEET, THENCE, NORTH 01° 45'20" EAST, A DISTANCE OF 390.50 FEET, THENCE, SOUTH 88° 14'40" EAST, A DISTANCE OF 6.00 FEET, THENCE, NORTH 01° 45'20" EAST, A DISTANCE OF 100.91 FEET TO THE **POINT OF BEGINNING**

**CONTAINING: 12.88 ACRES**, MORE OR LESS.

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

- LOTS 1 THROUGH 96 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 "B", WOODBINE, HAS BEEN SUBMITTED TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FLORIDA, AND THE READER IS REFERRED TO THAT DOCUMENT RECORDED OR TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, IN ADDITION, WOODBINE PARCEL "B" IS SUBJECT TO THE "SUBORDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "B", 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 THEREON, AS WELL AS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAID PROPERTY AND IMPROVEMENTS, MAY BE CONVEYED TO 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 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 BEING 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 THE WATER BODIES AND SAID IMPROVEMENTS THEREON, AS WELL AS 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.
- TRACTS "P-1" AND "P-2", AS SHOWN HEREON ARE HEREBY RESERVED FOR WOODBINE MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PARKING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
- TRACT "R", AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL AND/OR OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, 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, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE SUBJECT TO WRITTEN ACCEPTANCE AND THE RECORDING THEREOF IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, GRANTED MANAGEMENT FACILITIES WITHIN SAID EASEMENTS, REGARDLESS OF WHETHER OR NOT SUCH CONVEYANCE OCCURS, TO MAINTAIN WATER 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 15<sup>TH</sup> 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 CORPORATE SEAL OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 15<sup>TH</sup> DAY OF APRIL, A.D., 1994.

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

### AREA TABULATION:

LOTS (96)	10.15 ACRES
TRACT "A"	1.55 ACRES
TRACT "R"	0.15 ACRES
TRACT "P-1"	0.04 ACRES
TRACT "P-2"	0.04 ACRES
TRACT "L"	0.95 ACRES
TOTAL	12.88 ACRES
DENSITY	7.45 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 15<sup>TH</sup> 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 SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 15<sup>TH</sup> 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 "B" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 21<sup>ST</sup> DAY OF APRIL, 1994.

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

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

BY: *Lal John Samadi*  
LAL JOHN SAMADI, P.E.  
CITY ENGINEER

SCHICKEDANZ ENTERPRISES, INC. SEAL

SCHICKEDANZ ENTERPRISES, INC. SEAL

GWENDOLYN E. DAVIS, CLERK CITY OF RIVIERA BEACH

DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA

WOODBINE MASTER ASSOCIATION, INC. SEAL

WOODBINE MASTER ASSOCIATION, INC. SEAL

NOTARY PUBLIC STATE OF FLORIDA

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 "B"

SUBDIVISION #  
BOOK 72  
FLOOD ZONE  
QUAD #  
SE  
PAGE 102  
FLOOD MAP #  
ZONING  
ZIP CODE  
PUD NAME C/Riviera Beach

TAZ III