MARCH 1994

WOODBINE PARCEL "B"

SHEET 2 of 4

103

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

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT _____, THIS_____DAY OF _____, A.D., 1994, AND DULY RECORDED IN PLAT BOOK_____, ON PAGES_____THROUGH_____

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY:_____
DEPUTY CLERK

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE:

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT, AND HEREBY ACKNOWLEDGES THAT ITS EXISTING 20 FOOT WIDE CANAL MAINTENANCE EASEMENT AS SHOWN AND DEDICATED ON WOODBINE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 72 AT PAGES 46, 47 AND 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 14 DAY OF APRIL, A.D., 1994.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY

BY: William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT

NOTICE AND DISCLOSURE:

UNIT OF DEVELOPMENT 3A

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

NORTHERN PALM BEACH COUNTY WATER CONTROL 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 "B", THAT THEY WILL BE RESPONSIBLE TO PAY TO NORTHERN PALM BEACH COUNTY WATER CONTROL 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 WATER CONTROL DISTRICT, 357 HIATT DRIVE, PALM BEACH GARDENS, FLORIDA 33418.

TAZ 111

SUBDIVISION #
BOOK 72 PAGE 103
FLOOD ZONE — FLOOD MAP #
QUAD # — ZONING —
SE — ZIP CODE —
PUD NAME C| RIVIERA Beach

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

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: 4-13-94 BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 01 45'20" WEST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. ⊡ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. LINES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
5. 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.
6. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.
7. 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 WATER CONTROL DISTRICT.

3A. SINCE THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND/OR MAINTAIN WATER MANAGEMENT FACILITIES WITHIN WATER MANAGEMENT EASEMENTS, THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON OR UNDER THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

3B. WATER MANAGEMENT EASEMENTS MARKED WITH AN ASTERISK, 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 PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

4. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE EXISTING NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT 20 FOOT WIDE CANAL MAINTENANCE EASEMENT, AS SHOWN HEREON, UNLESS APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
5. THE EXISTING 20 FOOT WIDE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL MAINTENANCE EASEMENT, AS SHOWN HEREON, DOES NOT ENTITLE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT THE AUTHORITY OR RIGHT TO CONSTRUCT OR INSTALL IMPROVEMENTS WITHIN THE SAID CANAL MAINTENANCE EASEMENT.
6. 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.

"SEAL"
WM. R. VAN CAMPEN, R.L.S. #2424

"SEAL"
NORTHERN PALM BEACH COUNTY
WATER CONTROL DISTRICT

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
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RECORD PLAT
WOODBINE PARCEL "B"

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