SEPTEMBER 1995

WOODBINE PARCEL "G"

SHEET 1 of 3

175

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

DEDICATION:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, BY SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, IT'S SOLE GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS WOODBINE PARCEL "G", LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CONTAINING: 6.85 **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 40 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 "G", WOODBINE, HAS BEEN SUBMITTED TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE" ACCORDING TO THAT DOCUMENT RECORDED AT OFFICIAL RECORDS BOOK 271, PAGE 9 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. IN ADDITION, WOODBINE PARCEL "G" IS SUBJECT TO THE "SUBORDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "G", 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.
2. THE "WATER MANAGEMENT EASEMENTS", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCCESSOR BY AMENDMENT OF NAME TO NORTHERN PALM BEACH WATER CONTROL DISTRICT, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT,, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE SAID EASEMENTS.
3. 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.
4. THE "LIMITED ACCESS EASEMENTS," AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. TRACT "A" (GALLEON COVE CIRCLE) AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE AS A LIMITED ACCESS PUBLIC RIGHT-OF-WAY AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID DISTRICT. SAID TRACT "A" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA, RESERVING TO SCHICKEDANZ BROS-RIVIERA, LTD, ITS SUCCESSORS AN/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS.
6. TRACT "L", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
7. THE "FLORIDA POWER AND LIGHT COMPANY EASEMENT", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC UTILITY FACILITIES.

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 25 DAY OF AUGUST, A.D., 1995.

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

ATTEST BY: Marsha Gregory
MARSHA GREGORY, ASSISTANT SECRETARY

BY: W. Schickedanz
WALDEMAR SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

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 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 AS GENERAL PARTNER OF SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP.

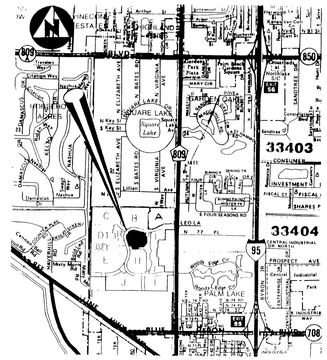
WITNESS MY HAND AND SEAL THIS 25 DAY OF AUGUST, A.D., 1995.

John H. Fenniman
NOTARY PUBLIC

JOHN H. FENNIMAN
Notary Public, State of Fla.
My Commission Expires
February 20, 1998
Comm. No. CC346054

NOTARY SEAL

MY COMMISSION EXPIRES: -2-20-98



LOCATION MAP (NOT TO SCALE)

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 COUNTY WATER CONTROL DISTRICT.

DATE: 9-6-95 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 "G" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 7 DAY OF SEPTEMBER, 1995.

BY: Clara K. Williams
CLARA K. WILLIAMS
MAYOR

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

BY: LAL JOHN SAMADI, P.E.
CITY ENGINEER

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 "G", 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 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: 9-6-95 BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

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 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 IMPROVEMENT DISTRICT.
4. 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.
5. 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 IMPROVEMENT DISTRICT.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 89°38'57" WEST, ALONG THE SOUTH LINE OF PARCEL "G", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLATBOOK 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. 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.
9. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. W.M.E. DENOTES WATER MANAGEMENT EASEMENT.

AREA SUMMARY

TRACT "A"	0.76 ACRES
TRACT "L"	0.42 ACRES
LOTS (40)	5.67 ACRES
TOTAL	6.85 ACRES

STATE OF FLORIDA)
SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 8:31 A.M. THIS 11th DAY OF September, A.D., 1995, AND DULY RECORDED IN PLAT BOOK 75, ON PAGES 175 THROUGH 177

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Dawn Martin
DEPUTY CLERK

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

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

"SEAL"
SCHICKEDANZ ENTERPRISES, INC.
A FLORIDA CORPORATION

"SEAL"
GWENDOLYN E. DAVIS, CLERK
CITY OF RIVIERA BEACH

SUBDIVISION # Woodbine Parcel "G"
BOOK 75 PAGE 175
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
PUD NAME C/Riviera Bch 25/42/42

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 "G"

DWN DJM	FB	DATE 04/01/95	WO.# P11	
CKD	FILE P11C-TB.dwg	SCALE N.T.S.	SHEET 1 OF 3	