

WOODBINE PARTIAL RE-PLAT

143

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 "E", PARCEL "F", TRACT "L1", TRACT "L2", TRACT "W1", TRACT "W2", AND A PORTION OF PARCEL "D", WOODBINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 48, 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 PARTIAL RE-PLAT, 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:

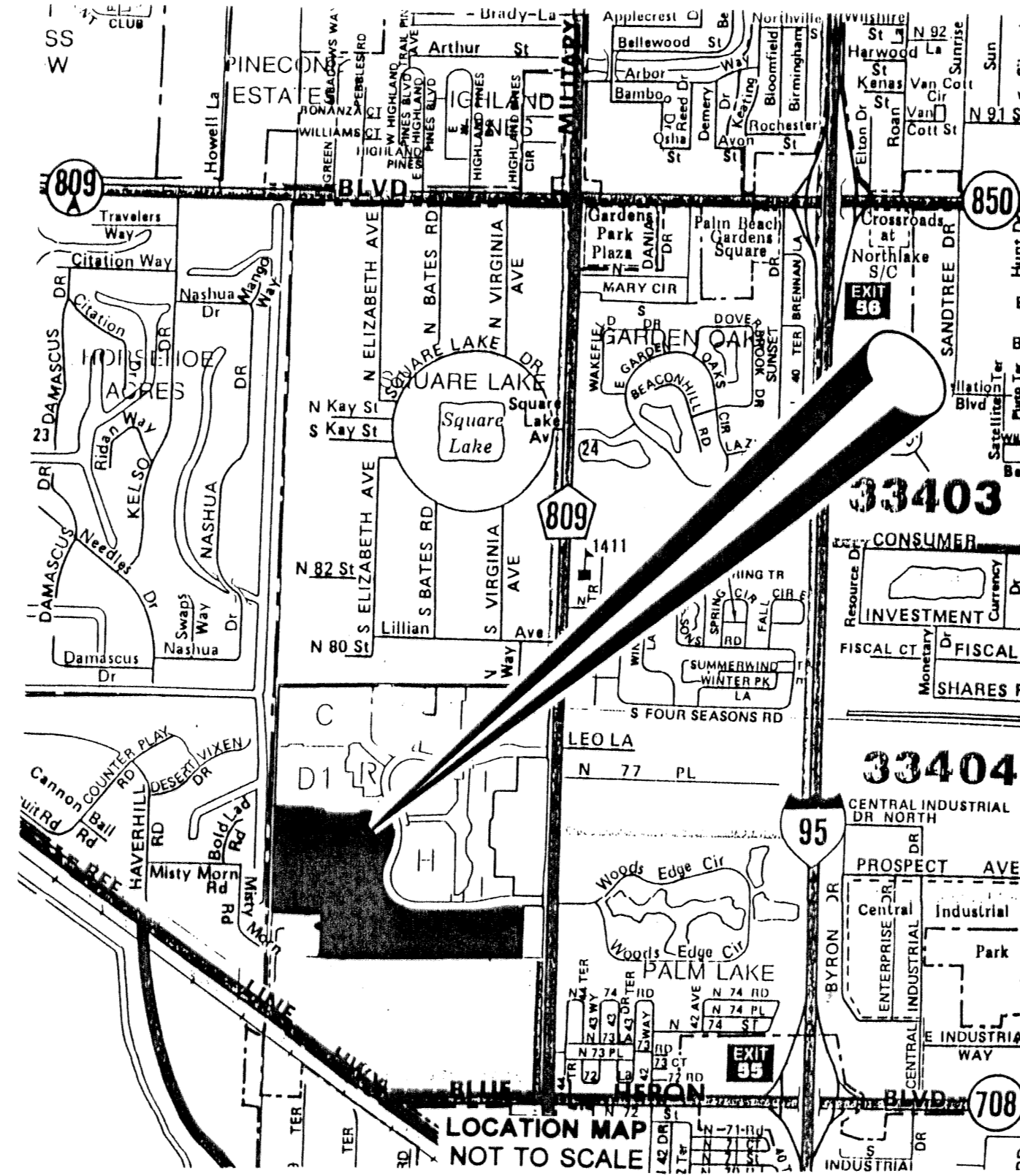
A PARCEL OF LAND BEING A RE-PLAT OF PARCEL "E", PARCEL "F", TRACT "L1", TRACT "L2", TRACT "W1", TRACT "W2", AND A PORTION OF PARCEL "D", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 48, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "F" OF SAID PLAT OF WOODBINE; THENCE, NORTH 88°38'25" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 1939.32 FEET; THENCE, NORTH 01°39'13" EAST, CONTINUING ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 425.01 FEET; THENCE, NORTH 88°38'25" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 475.01 FEET; THENCE, NORTH 01°39'13" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 1038.26 FEET TO THE SOUTHWEST CORNER OF WOODBINE PARCEL "D" PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 111, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 88°14'40" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF WOODBINE PARCEL "D" PLAT NO.1, A DISTANCE OF 361.87 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 840.02 FEET AND WHOSE RADIUS POINT BEARS SOUTH 88°14'40" EAST; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF WOODBINE PARCEL "D" PLAT NO.1, THROUGH A CENTRAL ANGLE OF 01°05'29", A DISTANCE OF 16.00 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 88°14'40" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF WOODBINE PARCEL "D" PLAT NO.1, A DISTANCE OF 95.85 FEET; THENCE, SOUTH 41°29'13" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF WOODBINE PARCEL "D" PLAT NO.1, A DISTANCE OF 50.62 FEET; THENCE, SOUTH 80°41'48" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF WOODBINE PARCEL "D" PLAT NO.1, A DISTANCE OF 81.88 FEET; THENCE, SOUTH 88°14'40" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF WOODBINE PARCEL "D" PLAT NO.1, A DISTANCE OF 437.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 102.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF WOODBINE PARCEL "D" PLAT NO.1, THROUGH A CENTRAL ANGLE OF 19°17'45", A DISTANCE OF 34.35 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 72°27'35" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF WOODBINE PARCEL "D" PLAT NO.1, A DISTANCE OF 61.74 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY RIGHT-OF-WAY LINE OF WOODBINE TRAIL AS SHOWN ON SAID PLAT OF WOODBINE; THENCE, SOUTH 17°32'25" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 114.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 41°14'35", A DISTANCE OF 287.93 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 23°42'10" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 106.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET; THENCE, SOUTHERLY AND EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 111°56'50", A DISTANCE OF 664.31 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°14'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODBINE TRAIL, A DISTANCE OF 524.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1215.67 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12°34'53", A DISTANCE OF 266.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12°34'53", A DISTANCE OF 153.77 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°14'40" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE 85.00 FEET TO THE NORTHEAST CORNER OF PARCEL "F" OF SAID PLAT OF WOODBINE; THENCE, SOUTH 01°45'20" WEST, ALONG THE EAST BOUNDARY LINE OF SAID PARCEL "F", A DISTANCE OF 501.82 FEET TO THE POINT OF BEGINNING.

CONTAINING: 45.78 ACRES, MORE OR LESS.

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

- PARCEL "D", PARCEL "E", PARCEL "F", AND PARCEL "J", AS SHOWN HEREON, ARE HEREBY RESERVED FOR SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS, GRANTEEES AND/OR ASSIGNS FOR HOUSING AND OTHER LAWFUL PURPOSES. IT IS NOTED THAT WOODBINE PARCEL "J", HAS BEEN SUBMITTED TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE" ACCORDING TO THAT DOCUMENT RECORDED AT OFFICIAL RECORDS BOOK 8271, 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.
- 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.
- TRACTS "L1" AND "L2", AS SHOWN HEREON, ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS "W1" AND "W2" ARE HEREBY DEDICATED IN FEE SIMPLE TO WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A LITTORAL ZONE AND FOR WATER MANAGEMENT PURPOSES AND SAID TRACTS "W1" AND "W2" ARE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY AND OTHER GOVERNMENTAL ENTITIES' LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS WITHIN SAID LITTORAL ZONES, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS "W1" AND "W2", WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT AND ANY OTHER GOVERNMENTAL ENTITIES EXERCISING JURISDICTION OVER SAID TRACTS "W1" AND "W2".
- TRACT "S", AS SHOWN HEREON, IS HEREBY RESERVED FOR SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS, GRANTEEES AND/OR ASSIGNS FOR STORAGE PURPOSES.



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 18 DAY OF JULY, 1996.

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: Waldemar Schickedanz
WALDEMAR SCHICKEDANZ, PRESIDENT

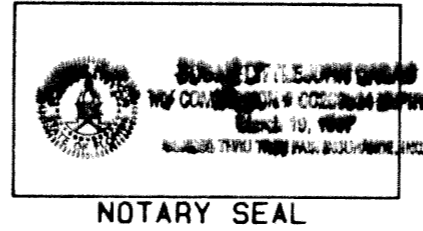
ACKNOWLEDGEMENT:

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 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 18 DAY OF July, 1996.

MY COMMISSION EXPIRES: June 2, 1998
NOTARY PUBLIC



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: 6-25-96

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF NORTH 88°38'25" WEST, ALONG THE SOUTH LINE OF WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 72, PAGE 48, PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- DENOTES FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
- LINE'S WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE AND PROVISIONS OF THE PLANNED UNIT DEVELOPMENT PUD.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, UNLESS PREVIOUSLY APPROVED IN WRITTEN PERMIT FORM BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 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.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT "L1" AND TRACT "L2", AS SHOWN HEREON; AND SAID DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT 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 17 DAY OF July, 1996.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

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

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

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE PARTIAL RE-PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 6th DAY OF August, 1996.

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

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 3:02 A.M. THIS 16 DAY OF August, A.D., 1996, AND DULY RECORDED IN PLAT BOOK 77, ON PAGES 143 THROUGH 145

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



AREA SUMMARY

PARCEL "D"	2.14 ACRES
PARCEL "E"	17.61 ACRES
PARCEL "F"	7.73 ACRES
TRACT "L1"	14.20 ACRES
TRACT "L2"	1.44 ACRES
TRACT "W1"	0.67 ACRES
TRACT "W2"	0.50 ACRES
TRACTS "S"	0.50 ACRES
TOTAL	45.78 ACRES

This instrument was prepared by Wm. R. Van Campen, R.L.S., Inc. and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida. Fax (407) 844-9659 Phone (407) 848-2102

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
PARTIAL RE-PLAT

BOOK 77 PAGE 143
FLOOD ZONE
FLOOD MAP
QUAD
SE
ZIP CODE
CITY OF RIVIERA BEACH

