SEPTEMBER 1997

WOODBINE PARCEL "H"

SHEET 1 of 4

(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 ALL OF PARCEL "H" AND A PORTION OF TRACT "L3", 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)

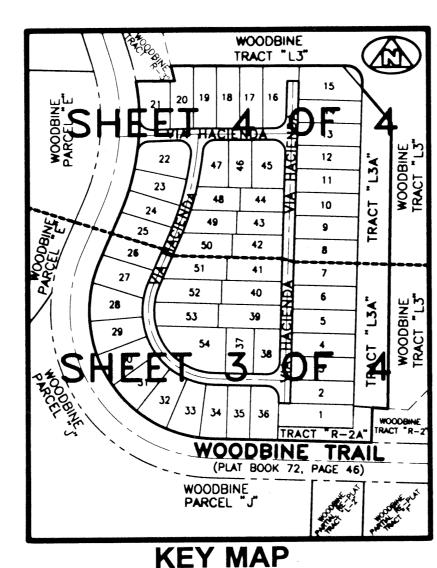
KNOW ALL MEN BY THESE PRESENTS THAT SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, BY SCHICKEDANZ ENTERPRISES, INC., A FLORIDA CORPORATION, IT'S SOLE GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS WOODBINE PARCEL "H", BEING A RE-PLAT OF PARCEL "H" AND A PORTION OF TRACT "L3", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "H"; THENCE, NORTH 88°14'40" WEST, ALONG THE BOUNDARY LINE OF SAID PARCEL "H", A DISTANCE OF 328.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 111'56'50", A DISTANCE OF 508.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23'42'10" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 106.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 33'31'28", A DISTANCE OF 280.85 FEET TO THE END OF SAID CURVE; THENCE, S89°43'32" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 79.96 FEET; THENCE NORTH 13°28'24" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 32.94 FEET; THENCE, SOUTH 89°43'32" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 354.07 FEET; THENCE, CONTINUE SOUTH 89'43'32" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 8.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91 28 51", A DISTANCE OF 51.09 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 01'45'20" WEST, A DISTANCE OF 14.89 FEET TO THE INTERSECTION THEREOF WITH THE BOUNDARY LINE OF SAID PARCEL "H"; THENCE, SOUTH 39'37'56" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 94.23 FEET; THENCE, SOUTH 00'58'04" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 587.19 FEET; THENCE NORTH 85'25'52" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 32.06 FEET; THENCE, SOUTH 01°45'20" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 71.70 FEET TO THE POINT OF BEGINNING.

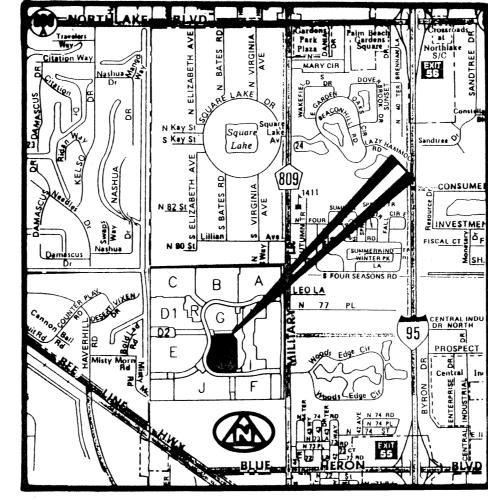
CONTAINING: 9.62 ACRES, MORE OR LESS.

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

- 1. LOTS 1 THROUGH 54, 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 "H", WOODBINE, 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. IN ADDITION, WOODBINE PARCEL "H" IS SUBJECT TO THE "SUBORDINATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE PARCEL "H", 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 "10 FOOT AND 17 FOOT 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.
- THE "32 FOOT 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. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, A PART OR ALL OF THE SAID WATER MANAGEMENT EASEMENTS MAY BE, SUBJECT TO WRITTEN ACCEPTANCE AND THE RECORDING THEREOF IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A DRAINAGE DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, WITH THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN SAID EASEMENTS. REGARDLESS OF WHETHER OR NOT SUCH CONVEYANCE OCCURS, THE LANDS ON 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.
- 4. 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.
- 5. THE "LIMITED ACCESS EASEMENTS," AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6. TRACT "A" (VIA HACIENDA), 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.
- 7. TRACT "R-2A", AS SHOWN HEREON, IS HEREBY RESERVED FOR WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- 8. TRACT "L3A", AS SHOWN HEREON, IS HEREBY 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 "L3A" 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 "L3A" AND THE WATER BODIES AND SAID IMPROVEMENTS THEREON, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A DRAINAGE DISTRICT CREATED PURSUANT TO THE LAWS OF 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 "L3A" 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.



NOT TO SCALE



LOCATION MAP

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 DAY OF TULY, 1997.

BY: SCHICKEDANZ BROS-RIVIERA LTD

A FLORIDA LIMITED PARTNERSHIP

BY: ITS GENERAL PARTNER

SCHICKEDANZ ENTERPRISES, INC.
A FLORIDA CORPORATION

MARSHA GREGORY, ASSISTANT SECRETARY

BY: WALDEMAR SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA

SOUNTY 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 OFFICIAL SEAL THIS 29 DAY OF JULY , 1997.

John H. Flumin an NOTARY PUBLIC COMMISSION # CC346054



ACCEPTANCE OF RESERVATIONS:

MY COMMISSION EXPIRES: FEB. 20, 1998

STATE OF FLORIDA

SS COUNTY OF PALM BEACH)

WOODBINE MASTER ASSOCIATION, INC.

ATTEST: Marina Jugary MARSHA GREGORY, SECRETARY

BY: A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: ALLIAND H. SCHICKEDANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND MARSHA GREGORY, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY OF WOODBINE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 29 DAY OF JULY 1997.

Hu H. Fluminan

NOTARY PUBLIC COMMISSION # CC 346054
MY COMMISSION EXPIRES: FEB. 20,1998



SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA

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: 7-28-97

BY: Club. 7 Jan Compeu 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 00°58'04"WEST, ALONG THE EAST LINE OF PARCEL "H", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 72, PAGE 46, PALM BEACH COUNTY, FLORIDA.
- 2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES 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.).
- LINES 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.
- 8. 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 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 THE 10 FOOT AND 17 FOOT WATER MANAGEMENT EASEMENTS, THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON OR UNDER THE 10 FOOT AND 17 FOOT WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 4. THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, PLACED ON OR UNDER THE 32 FOOT WATER MANAGEMENT EASEMENTS AS SHOWN HEREON.
- 5. 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.
- 6. THE 10 FOOT AND 17 FOOT WATER MANAGEMENT EASEMENTS, 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 FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE PARCEL "H" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 16 DAY OF SEPTEMBER, 1997.

CLARÁ K. WILLIAMS /
MAYOR

BY:

CARRIE E. WARD CMC AAE

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

CITY CLERK

AREA SUMMARY

 TRACT "A"
 0.93 ACRES

 TRACT "L3A"
 0.94 ACRES

 TRACT "R-2A"
 0.15 ACRES

 LOTS (54)
 7.60 ACRES

 TOTAL
 9.62 ACRES

STATE OF FLORIDA)

S
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 1:06 PM, THIS 3 rd. DAY OF SCORDED IN PLAT BOOK 80, ON PAGES 19 THROUGH 202

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY: <u>Parbasa a. Plate</u>
DEPUTY CLERK









"SEAL"

DOROTHY H. WILKEN

CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, 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 "H"

 DWN
 S.E.G.
 FB
 DATE
 01-01-97
 WO.#
 P11H

 CKD
 FILE
 P11H-TB.dwg
 SCALE
 N.T.S.
 SHEET
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