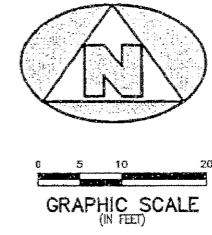
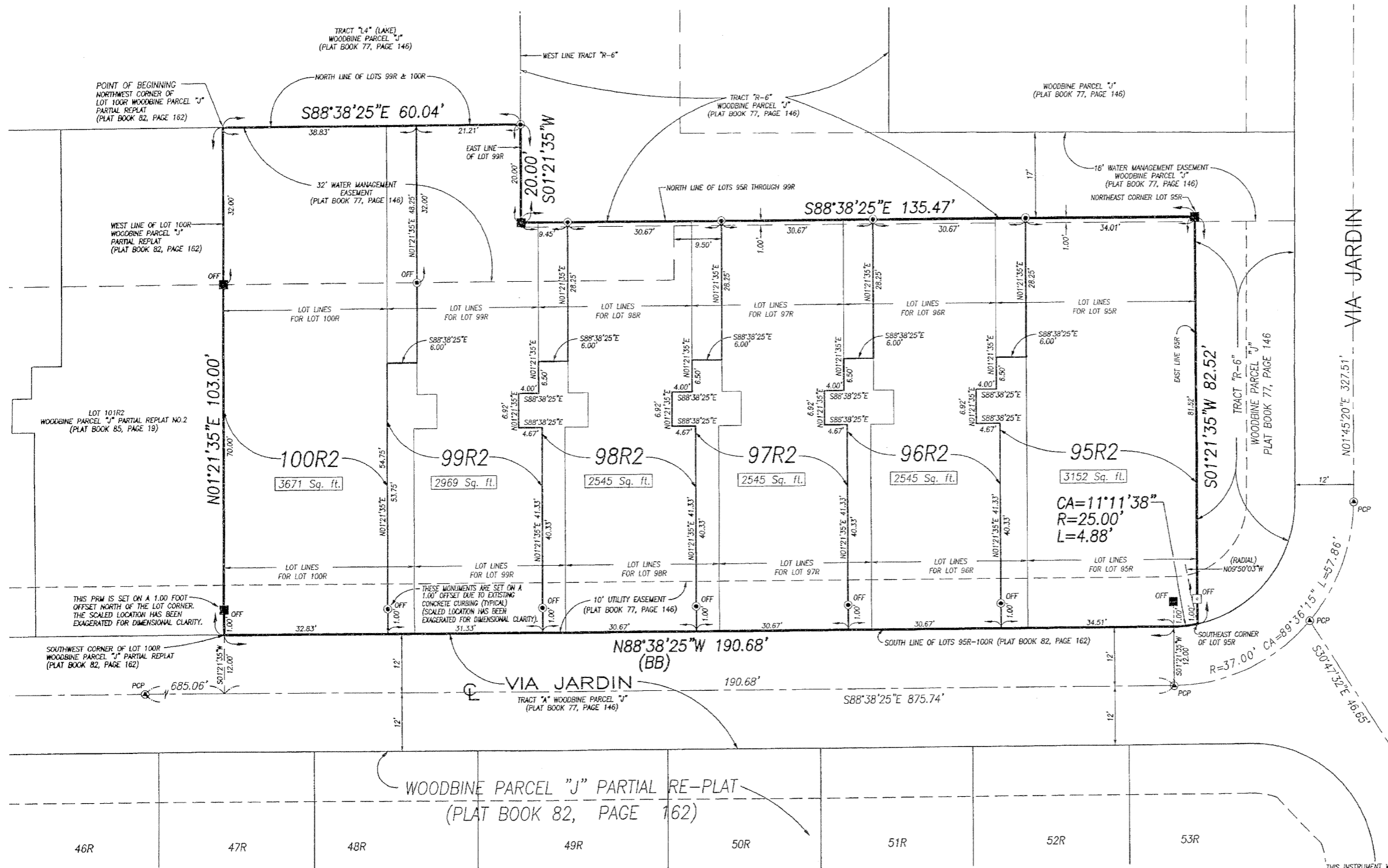


(A PART OF WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT)  
 BEING A REPLAT OF LOTS 95R THROUGH 100R, INCLUSIVE, WOODBINE PARCEL "J" PARTIAL RE-PLAT, RECORDED IN PLAT BOOK 82, PAGE 162,  
 PUBLIC RECORDS, PALM BEACH COUNTY, AND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
 CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



- SURVEYOR'S NOTES AND LEGEND:**
1. THE BASE BEARING, (BB) AS SHOWN HEREON, IS N88°38'25"W ALONG THE SOUTH LINE OF LOTS 95R THROUGH 100R, INCLUSIVE, AS SHOWN HEREON, PER THE PLAT OF WOODBINE PARCEL "J" PARTIAL REPLAT, AS RECORDED IN PLAT BOOK 82, PAGE 162.
  2. ALL MONUMENTATION SET ALONG THE NORTH RIGHT-OF-WAY LINE OF VIA JARDIN IS ON A 1.00 FOOT OFFSET DUE TO EXISTING CURBING.
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
  - OFF DENOTES A FOUND OFFSET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
  - OFF DENOTES A SET OFFSET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
  - ⊙ DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.)
  - ⊙ DENOTES LOT CORNER MONUMENT POSITION
  - ⊙ OFF DENOTES AN OFFSET LOT CORNER MONUMENT POSITION
- CA = DELTA ANGLE      R = RADIUS  
 L = ARC LENGTH      Sq. Ft. DENOTES SQUARE FEET  
 C/L DENOTES A CENTERLINE

**NOTE:**  
 THE UTILITY EASEMENTS AND WATER MANAGEMENT EASEMENTS ARE EXISTING AND WERE TAKEN FROM THE PLAT OF WOODBINE PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 143, AND THE PLAT OF WOODBINE PARCEL "J", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 146, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.  
 NO NEW UTILITY OR WATER MANAGEMENT EASEMENTS ARE BEING CREATED BY THIS PLAT.  
 WATER MANAGEMENT EASEMENTS, (W.M.E.) AS SHOWN HEREON, MAY BE SUBJECT TO FURTHER USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS, AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER WATER MANAGEMENT EASEMENTS UNLESS PREVIOUSLY APPROVED, IN WRITTEN FORM BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

THIS INSTRUMENT WAS PREPARED BY WILSON R. VAN CAMPEN, P.S.M., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

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**RECORD PLAT**  
**WOODBINE PARCEL "J"**  
**PARTIAL REPLAT NO.3**

DWR: MKH	FB	DATE: 11/16/99	WGJ: P11J
CKD	FILE: P11-REPLATNO3	SCALE: 1" = 10'	SHEET 3 OF 3