of

STATE OF FLORIDA

DOROTHY H. WILKEN

COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 1. Ofom, THIS LO DAY OF

November 1998, AND DULY

RECORDED IN PLAT BOOK \$ 5, ON

DEPUTY CLERK

"SEAL"

DOROTHY H. WILKE

CLERK OF THE

CIRCUIT COURT

PALM BEACH COUNTY,

FLORIDA

PAGES 63 THROUGH 66

CLERK OF THE CIRCUIT COURT

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 PORTIONS OF PARCEL "I", TRACT "L3" AND TRACT "R4", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

**DEDICATION:** 

STATE OF FLORIDA 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 "I", 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 PART OF PARCEL "I", TRACT "L3" AND TRACT "R4", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF 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 PORTIONS OF PARCEL "I", TRACT "L3" AND TRACT "R4", WOODBINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "I"; SAID NORTHWEST CORNER BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 08°39'59" WEST; THENCE, EASTERLY ALONG SAID CURVE, AND ALONG THE SOUTH RIGHT OF WAY LINE OF WOODBINE TRAIL, AS SHOWN ON SAID PLAT, THROUGH A CENTRAL ANGLE OF 13°03'49", A DISTANCE OF 191.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 390.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 23°29'07", A DISTANCE OF 159.86 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°14'40" EAST, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 358.62 FEET; THENCE, SOUTH 43°14'40" EAST, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 35.36 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD NO. 809); THENCE, SOUTH 01°45'20" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 505.00 FEET THENCE, NORTH 88°14'40" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 239.00 FEET; THENCE, SOUTH 01°45'20" WEST, A DISTANCE OF 802.77 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WOODBINE TRAIL; THENCE, NORTH 88°14'40" WEST, ALONG SAID RIGHT-OF-WAY- LINE A DISTANCE OF 46.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12°34'53", A DISTANCE OF 175.67 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 79°10'27" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 181.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 302.77 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°34'53", A DISTANCE OF 66.48 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°14'40" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 76.39 FEET THENCE, NORTH 01°45'20" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 116.56 FEET; THENCE, NORTH 01°51'41" WEST, A DISTANCE OF 328.42 FEET; THENCE, NORTH 01°45'20" EAST, A DISTANCE OF 74.22 FEET; THENCE, NORTH 28°16'06" EAST, A DISTANCE OF 92.23 FEET; THENCE, NORTH 09°45'20" EAST, A DISTANCE OF 44.69 FEET; THENCE, NORTH 01°45'20" EAST, A DISTANCE OF 152.44 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID PARCEL "!" THENCE, NORTH 24°02'18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 37.80 FEET; THENCE, NORTH 03°30'01" EAST CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 377.00 FEET; THENCE, NORTH 33°08'59" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 72.56 FEET TO THE INTERSECTION THEREOF WITH THE BOUNDARY OF SAID TRACT "R4"; THENCE NORTH 03°11'56" WEST, A DISTANCE OF 32.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID WOODBINE TRAIL; SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°11'56" WEST; THENCE EASTERLY ALONG SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE OF WOODBINE TRAIL, THROUGH A CENTRAL ANGLE OF 05°28'03", A DISTANCE OF 80.16 FEET TO THE POINT OF BEGINNING.

CONTAINING: 19.24 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS

THE LAND BEING PLATTED, AS SHOWN HEREON, IS HEREBY RESERVED FOR SCHICKEDANZ BROS-RIVIERA LTD. A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR HOUSING AND OTHER LAWFUL PURPOSES. IT IS NOTED THAT WOODBINE PARCEL "I", 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.

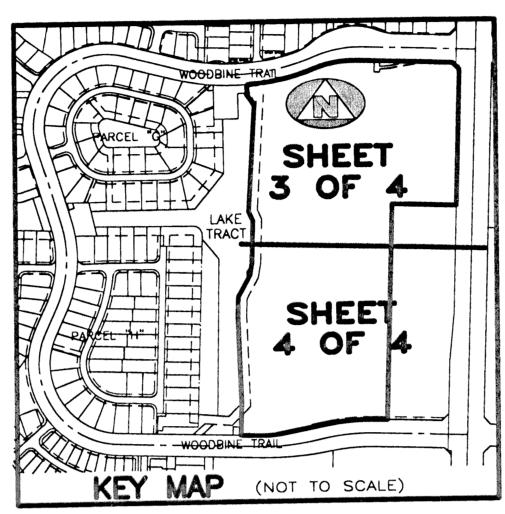
- 2. THE "WATER MANAGEMENT EASEMENTS". AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SUCCESSOR BY AMENDMENT OF NAME TO NORTHERN PALM BEACH WATER CONTROL DISTRICT, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, 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 FASEMENTS
- 3. THE "UTILITY EASEMERT", AS SHOWN HEREON, IS 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.
- THE "DRAINAGE EASEMENT", AS SHOWN HEREON, IS HEREBY RESERVED FOR SHICKENDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS, GRANTEES, AND/OR ASSIGNS, FOR DRAINAGE PURPOSES.

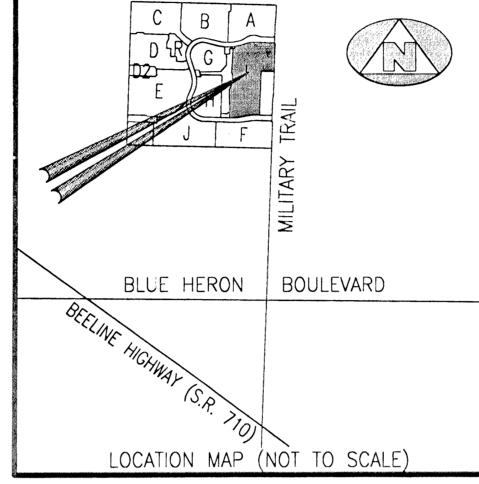
IN WITNESS WHEREOF, SCHICKEDANZ BROS-RIVIERA LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THIS DEDICATION AND RESERVATION OF RIGHTS TO BE SIGNED BY ITS SOLE GENERAL PARTNER, SCHICKEDANZ ENTERPRISES. INC., A FLORIDA CORPORATION, IN TURN BY SAID CORPORATION'S DULY AUTHORIZED PRESIDENT ON BEHALF OF THE 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 **8** DAY OF **CTOBER**, 1998.

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

SCHICKEDANZ ENTERPRISES, INC A FLORIDA

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.





MY COMMISSION # CC724992 EXPIRES

MOTCH 16, 2002 BONDED THRU TROY FAIN INSURANCE INC

ACKNOWLEDGMENT:

STATE OF FLORIDA

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 OFFICIAL SEAL THIS B DAY OF OCTOBER, 1998 John H. Fennman

MY COMMISSION EXPIRES

OTARY PUBLIC

# **ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA

COUNTY OF PALM BEACH )

WOODBINE MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE 

> WOODBINE MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

104 Bweer ICKY BUTLER, SECRETARY

#### **ACKNOWLEDGMENT:**

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND VICKY BUTLER, 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 B DAY OF DCTOBER, 1998.



#### TITLE CERTIFICATION:

STATE OF FLORIDA

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 WATER CONTROL DISTRICT.

DATE: OCTOBER 8, 1998

JOHN FENNIMAN, CHARTERED 900 S. EAST OCEAN BLVD. STUART, FLORIDA 34994

### 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 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: **9-29-98** 

## SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF NORTH 03°30'01" EAST, ALONG THE WEST LINE OF PARCEL "I", 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.).
- 3. DENOTES FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.). 4. 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.
- 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. 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. 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 WATER MANAGEMENT EASEMENTS, THERE SHALL BE NOT 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.
- 3. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON OR UNDER THE WATER MANAGEMENT EASEMENTS AND THE DRAINAGE EASEMENT, AS SHOWN HEREON

#### CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WOODBINE PARCEL "I", HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 2 DAY OF Colore , 1998.

"SEAL"

CARRIE E. WARD

CLERK

CITY OF RIVIERA

BEACH

MAYOR Will CARRIE E. WARD CITY CLERK

M John amal LAL JOHN SAMADI, P.E. CITY ENGINEER

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



RECORD PLAT

DATE 6-1-98 WO.# P11 DWN D.J.M. FILE P11-1.dwg SCALE N.T.S. SHEET 1 OF 4

MY COMMISSION EXPIRES CORPORATION





