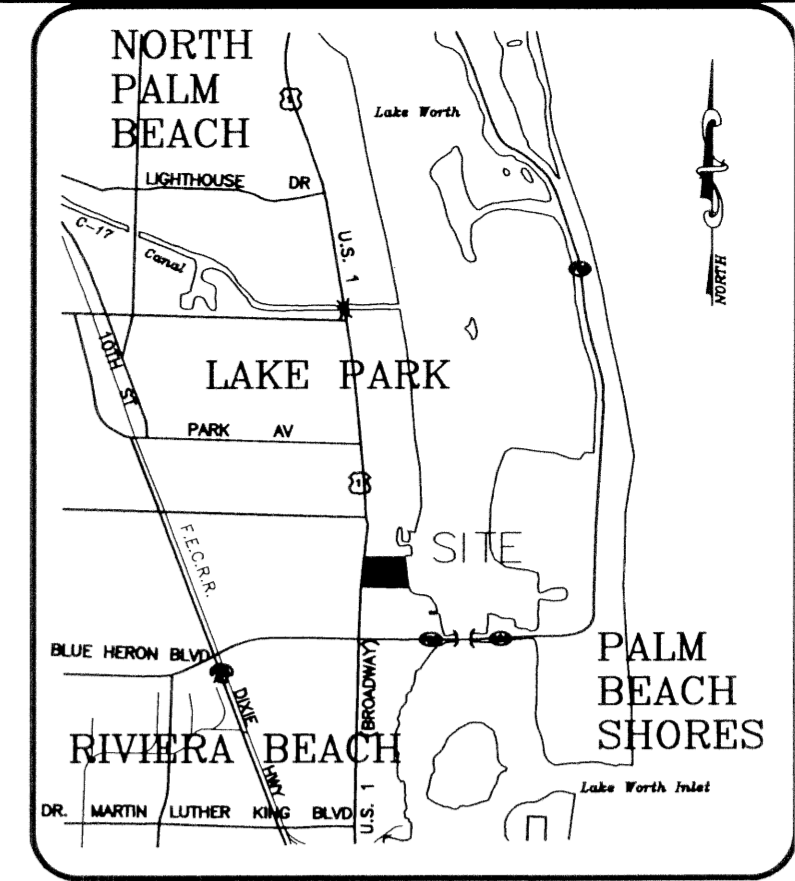


BIRCHWOOD

Being a parcel of land, lying in Section 28, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida.



153

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M. THIS 14 DAY OF July 2004 AND DULY RECORDED IN PLAT BOOK NO. 104 ON PAGE 153-154

DOROTHY H. WILKEN, CLERK CIRCUIT COURT BY: [Signature] D.C.

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BIRCHWOOD BP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, BEING OWNERS OF THE PARCEL OF LAND SHOWN HEREON AS BIRCHWOOD, LYING IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: ON THE NORTH BY A LINE PARALLEL TO AND 1200 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 28; ON THE SOUTH BY A LINE PARALLEL TO AND 1480.4 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 28; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF AVENUE "A", A PUBLIC STREET IN THE MUNICIPALITY OF RIVIERA BEACH, FLORIDA; AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S88°31'05"E, A DISTANCE OF 2599.89 FEET TO NORTH QUARTER CORNER OF SAID SECTION 28; THENCE CONTINUE S88°31'05"E ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 1725.95 FEET TO A POINT ON THE CENTERLINE OF AVENUE "A" AS SHOWN ON THE PLAT OF RIVIERA SHORES AS RECORDED IN PLAT BOOK 25, PAGE 147, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°33'41"E ALONG SAID CENTERLINE A DISTANCE OF 464.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3819.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°08'59" A DISTANCE OF 743.34 FEET; THENCE LEAVING SAID CENTERLINE RUN N88°31'05"W ALONG A LINE PARALLEL WITH AND 1200 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 33.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AND THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID PARALLEL LINE N88°31'05"W A DISTANCE OF 520.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, (U.S. HIGHWAY NO. 1) SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 28,618.38 FEET AND A CHORD BEARING OF S04°25'19"W, THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°33'43.6" A DISTANCE OF 280.77 FEET; THENCE S88°31'05"E ALONG A LINE PARALLEL WITH AND 1480.4 FEET SOUTHERLY OF THE NORTH LINE OF SECTION 28, A DISTANCE OF 611.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE PREVIOUSLY DESCRIBED AVENUE "A". SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3852.82 FEET AND A CHORD BEARING OF N13°45'29"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°19'22", A DISTANCE OF 290.69 FEET TO THE POINT OF BEGINNING. SAID HEREIN DESCRIBED PARCEL CONTAINING 3.632 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A" SHOWN HEREON, IS HEREBY RESERVED TO BIRCHWOOD BP, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
- 2. THE DRAINAGE EASEMENT (D.E.) SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, BIRCHWOOD BP, L.L.C. THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 14 DAY OF July, 2004.

BIRCHWOOD BP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY,

BY: [Signature]
CHARLES M. PRATHER, PRESIDENT

WITNESS: BY: [Signature]

PRINT NAME: James P. Nelson

WITNESS: BY: [Signature]

PRINT NAME: Penny L. Mc Collom

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF PALM BEACH.

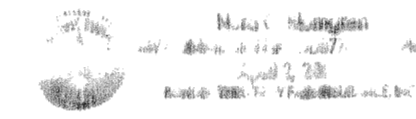
BEFORE ME PERSONALLY APPEARED CHARLES M. PRATHER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BIRCHWOOD BP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF July, 2004.

BY: [Signature] MY COMMISSION NUMBER: DD077031
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Nora C. Blomgren MY COMMISSION EXPIRES: April 2, 2006

NOTARY PUBLIC SEAL



ACKNOWLEDGEMENT

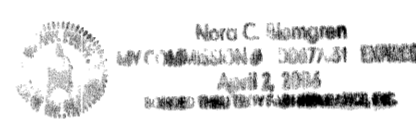
STATE OF FLORIDA, COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED DAVID DUNBAR WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PEOPLES BANK, A FLORIDA SAVINGS BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF July, 2004.

BY: [Signature] MY COMMISSION NUMBER: DD077031
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Nora C. Blomgren MY COMMISSION EXPIRES: April 2, 2006



TITLE CERTIFICATION

STATE OF FLORIDA, COUNTY OF PALM BEACH.

WE, TRENAM KEMPER ET AL., AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY TO BE VESTED IN BIRCHWOOD BP, L.L.C. A LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Based on title records and title insurance

DATED: 14 of April 26, 2004

BY: [Signature]
ROBERT STERN, P.A.

MORTGAGEE'S CONSENT.

STATE OF FLORIDA, COUNTY OF PALM BEACH.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 15462 AT PAGE 541, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF July, 2004.

PEOPLES BANK, A FLORIDA CORPORATION.

BY: [Signature]

PRINT NAME: DAVID DUNBAR - PRESIDENT

WITNESS: BY: [Signature]

PRINT NAME: James P. Nelson

WITNESS: BY: [Signature]

PRINT NAME: Amy Bentz

SURVEYORS NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LS#2633
- 2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SECTION 28 BEING S88°31'05"E.
- 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS.
- 7. COORDINATES SHOWN ARE GRID COORDINATES. DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. LINEAR UNIT = U.S. SURVEY FOOT. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.0000504 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING EQUALS GRID BEARING.

NOTICE

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

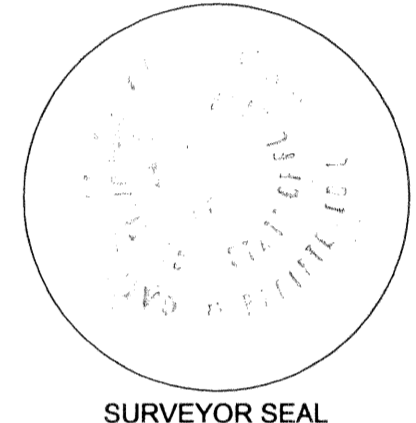


SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 PERMANENT REFERENCE MONUMENTS (P.R.M'S) HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO CHAPTER 177.091(9), AND MONUMENTS WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF CITY OF RIVIERA BEACH, FLORIDA

BY: [Signature]
GARY M.F. RAYMAN, PROFESSIONAL SURVEYOR AND MAPPER #LS2633, STATE OF FLORIDA.

DATE: July 14, 2004

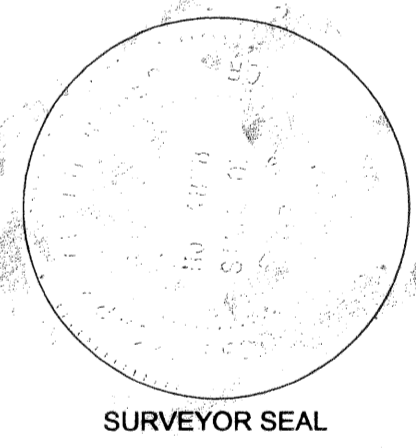


CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH THE UNDERSIGNED A PROFESSIONAL LAND SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: [Signature]
GARY A. RAGER, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS#482 STATE OF FLORIDA.

DATE: July 14, 2004



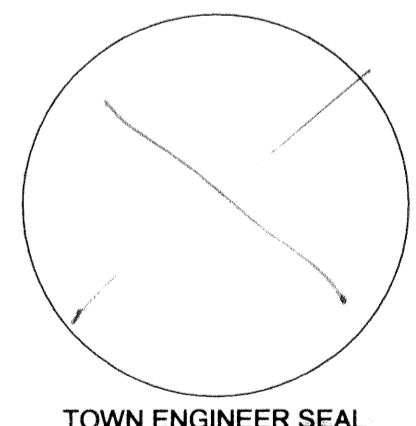
APPROVAL CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF BIRCHWOOD HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 14 DAY OF July, 2004.

BY: [Signature]
MICHAEL D. BROWN, MAYOR.

BY: [Signature]
CARRIE E. WARD, CITY CLERK.

BY: [Signature]
JOHN L. SAMADI, P.E., CITY ENGINEER.



THIS INSTRUMENT PREPARED BY ANDRE' RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. SFRN, INC., ENGINEERS SURVEYORS MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405. CERTIFICATE OF AUTHORIZATION NO. LB0006603

BIRCHWOOD	
DATE	1/13/2004
SCALE	1" = 60'
CAD FILE	03026PLAT.dwg
SIXK PROJECT	03026
DRAWN	SFRN STAFF
CHECKED	G. RAYMAN

S H E E T	1/2
JOB NO.	03026.01

SFRN
Engineers • Surveyors • Mappers
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 • WWW.SFRNINC.COM

