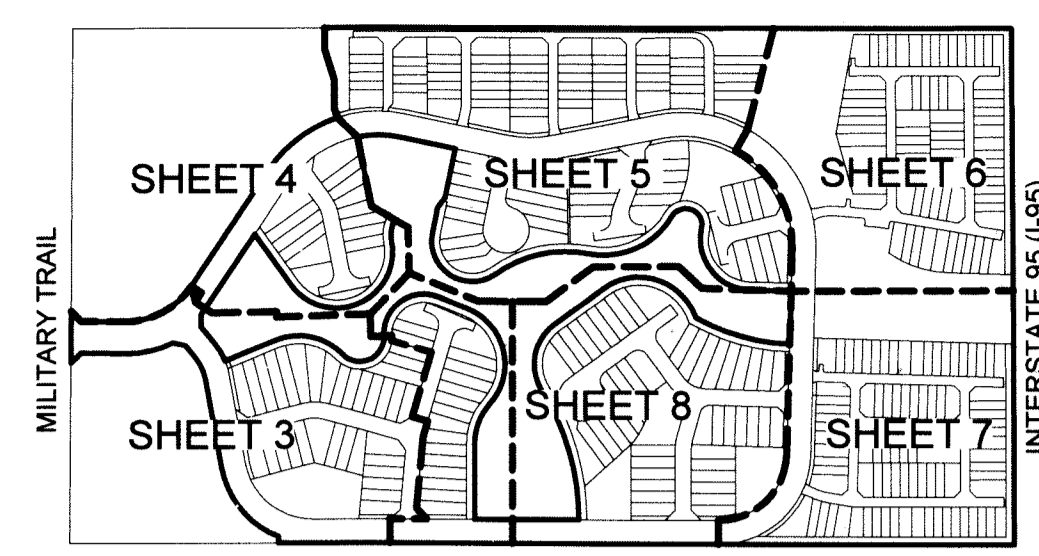


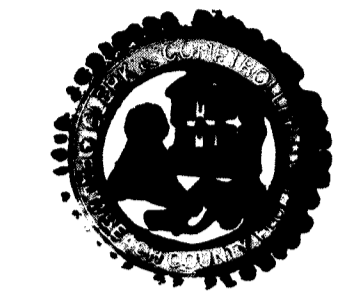
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122

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT  
11:11 A.M. THIS 12 DAY OF  
September 2017, AND FULLY  
RECORDED IN PLAT BOOK NO. 134  
ON PAGE 122 THRU 130  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock* D.C.  
13



KEY MAP  
NOT TO SCALE



**SURVEYOR AND MAPPER'S NOTES**

- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES RADIAL UNLESS OTHERWISE NOTED.
- NOTICE: 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF RIVIERA BEACH.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE PLATTED NORTH LINE OF WOODS EDGE AS RECORDED IN PLAT BOOK 50, PAGES 130 AND 131, HAVING A GRID BEARING OF SOUTH 88°43'20" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

**CITY OF RIVIERA BEACH REVIEWING SURVEYOR**

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT/TRACT CORNERS.

THIS 5<sup>th</sup> DAY OF September, 2017

BY: *Timothy M. Mayer*  
TIMOTHY M. MAYER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. LS 7022

**SURVEYOR AND MAPPER'S CERTIFICATE**

THIS IS TO 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, AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH 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.

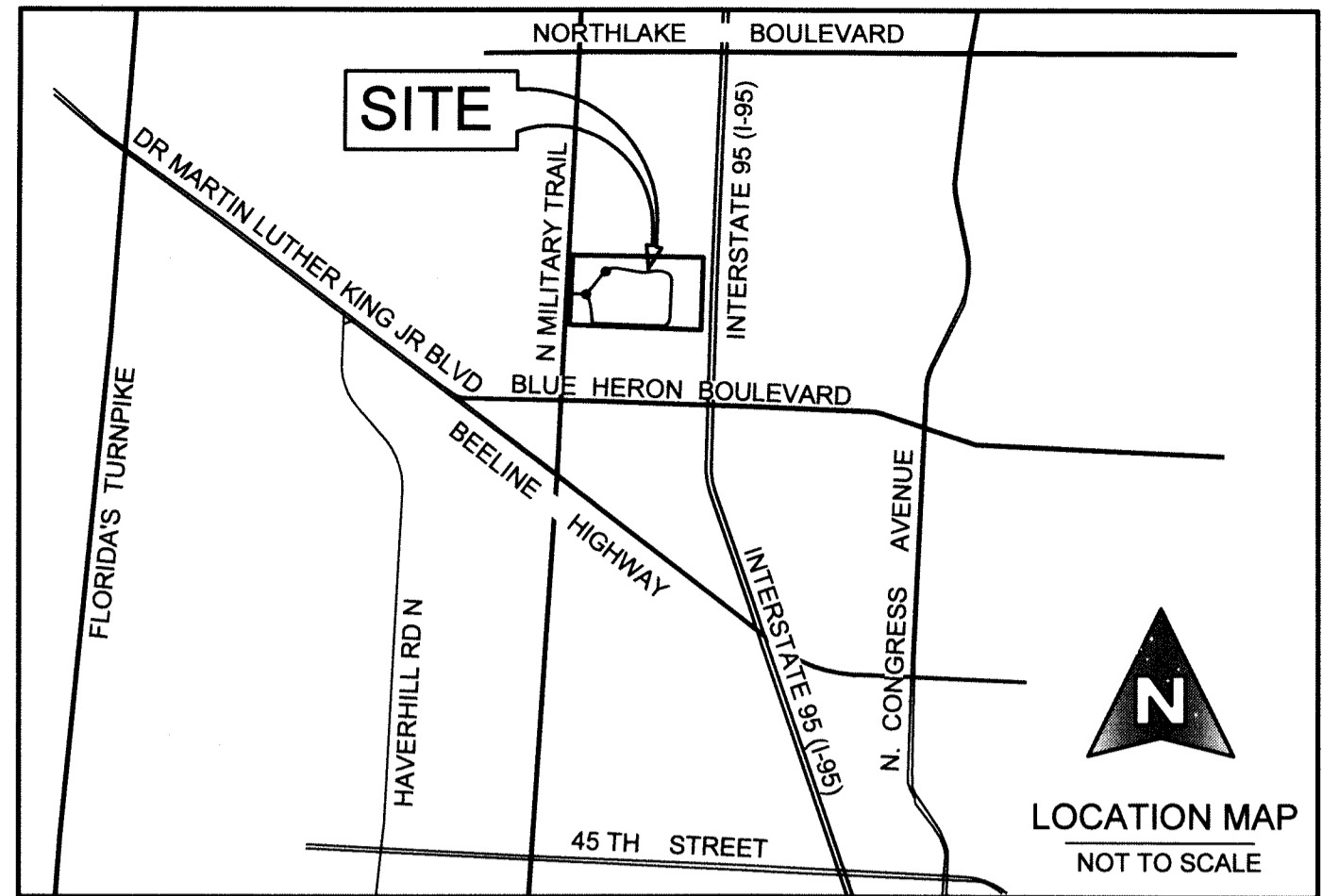
DATE: 8/4/17

BY: *Craig S. Pusey*  
CRAIG S. PUSEY, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5019  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

# MEDITERRANEA PHASE 2

BEING A REPLAT OF A PORTION OF THE PLAT OF WOODS EDGE AS RECORDED IN PLAT BOOK 50, PAGES 130 AND 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 9



**DEDICATIONS AND RESERVATIONS**

KNOW ALL MEN BY THESE PRESENTS THAT MEDITERRANEA PALM PROPERTY SUBSIDIARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS MEDITERRANEA PHASE 2, BEING A REPLAT OF A PORTION OF THE PLAT OF WOODS EDGE AS RECORDED IN PLAT BOOK 50, PAGES 130 AND 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF WOODS EDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WOODS EDGE; THENCE NORTH 88°43'20" WEST ON THE NORTH LINE OF SAID WOODS EDGE, A DISTANCE OF 2,337.21 FEET, TO A POINT ON THE WEST LINE OF SAID WOODS EDGE, BEING THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL STATE ROAD 808 (120.00 FEET RIGHT-OF-WAY); THENCE SOUTH 01°45'20" WEST, ON SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,287.17 FEET, TO A POINT ON SOUTH LINE OF SAID WOODS EDGE; THENCE SOUTH 88°38'25" EAST, A DISTANCE OF 2,350.49 FEET TO THE EAST LINE OF SAID WOODS EDGE; THENCE NORTH 01°09'53" EAST, ON SAID EAST LINE, A DISTANCE OF 1,290.49 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LOTS/PARCELS OF MEDITERRANEA PHASE 1 AS RECORDED IN PLAT BOOK 109, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS AND EXCEPT THE LAND DESCRIBED IN THE WARRANTY DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED FEBRUARY 2, 2007 IN OFFICIAL RECORDS BOOK 21372, PAGE 1140, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS AND EXCEPT THE LAKE TRACT 1, WOODS EDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 49.45 ACRES MORE OR LESS.

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

1. TRACTS "L-2A" AND "L-3A", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2. TRACTS "O-1" THROUGH "O-38", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEDITERRANEA MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3. TRACTS "PK-1" THROUGH "PK-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEDITERRANEA MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS PARKING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. TRACTS "R-1" THROUGH "R-5", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEDITERRANEA MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

5. TRACT "S", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MEDITERRANEA MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE ROADWAY TRACT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER RELATED PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

6. TRACTS "S-1" THROUGH "S-13", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MEDITERRANEA MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRIVEWAY AND PARKING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

A NON-EXCLUSIVE DRAINAGE EASEMENT AND UTILITY EASEMENT OVER TRACT "S" AND TRACTS "S-1" THROUGH "S-13", IS HEREBY DEDICATED TO THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PRIVATE UTILITIES AND DRAINAGE IN SAID TRACTS WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA OR ITS SUCCESSORS AND/OR ASSIGNS AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

7. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

8. THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

9. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

10. WATER MANAGEMENT EASEMENTS OVER THE SOUTH 10 FEET AND EAST 10 FEET OF THIS PLAT, AS SHOWN HEREON, PREVIOUSLY DEDICATED TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, N/A NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, BY THE PLAT OF WOODS EDGE, AS RECORDED IN PLAT BOOK 50, PAGE 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY ACKNOWLEDGED AND REAFFIRMED. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL, CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE, AND MAINTAIN WATER MANAGEMENT AND OTHER SAID DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS, THE PORTION LOCATED WITHIN TRACTS O-7, S, O-32, AND O-29, AS SHOWN HEREON, BEING THE PERPETUAL MAINTENANCE OBLIGATION OF MEDITERRANEA MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND THE PORTION LOCATED WITHIN TRACT L-2A, AS SHOWN HEREON, BEING THE PERPETUAL MAINTENANCE OBLIGATION OF MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, ALL WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND/OR THE CITY OF RIVIERA BEACH, FLORIDA.

11. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, MEDITERRANEA PALM PROPERTY SUBSIDIARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED PERSON, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25<sup>th</sup> DAY OF July, 2017.

BY: MEDITERRANEA PALM PROPERTY SUBSIDIARY, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: *Michael Nunziata*  
MICHAEL NUNZIATA, AUTHORIZED REPRESENTATIVE

WITNESS:  
*Sarah Lenerchia*  
PRINTED NAME:  
*Lindsay M. Rayner*  
WITNESS:  
*Lindsay M. Rayner*  
PRINTED NAME:

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL NUNZIATA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN AUTHORIZED REPRESENTATIVE OF MEDITERRANEA PALM PROPERTY SUBSIDIARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF July, 2017.  
MY COMMISSION EXPIRES: 10/20/2020  
COMMISSION NO. 6604915  
NOTARY PUBLIC  
*Janet L. Trump*  
PRINTED NAME

**MEDITERRANEA MAINTENANCE ASSOCIATION, INC. - ACCEPTANCE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

MEDITERRANEA MAINTENANCE ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25<sup>th</sup> DAY OF July, 2017.

MEDITERRANEA MAINTENANCE ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: *Lindsay M. Rayner*  
WITNESS:  
*Lindsay M. Rayner*  
PRINTED NAME:  
*Vanessa Perez-Corridor*  
WITNESS:  
*Vanessa Perez-Corridor*  
PRINTED NAME:

**MEDITERRANEA MAINTENANCE ASSOCIATION, INC. - ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LORIE MAIORANA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MEDITERRANEA MAINTENANCE ASSOCIATION, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF July, 2017.  
MY COMMISSION EXPIRES: 10/20/2020  
COMMISSION NO. 6604915  
NOTARY PUBLIC  
*Janet L. Trump*  
PRINTED NAME

**CITY OF RIVIERA BEACH APPROVALS:**

CITY OF RIVIERA BEACH  
COUNTY OF PALM BEACH, FLORIDA

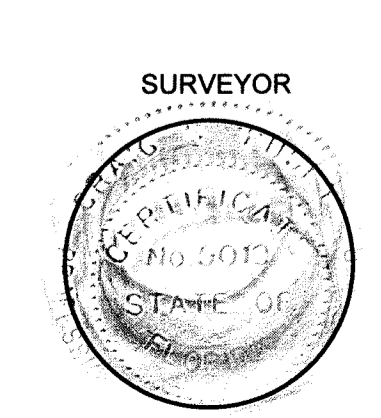
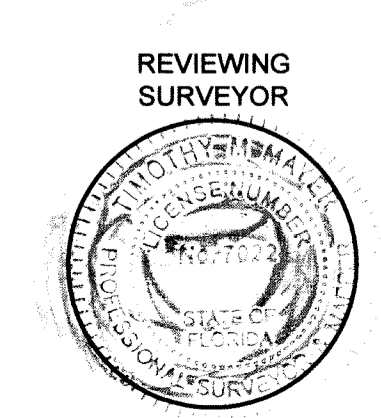
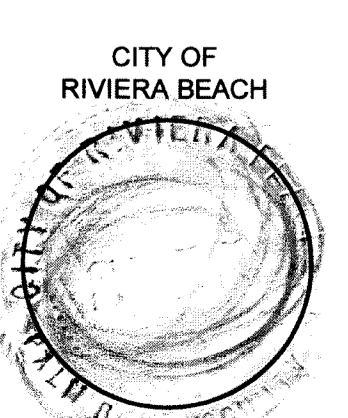
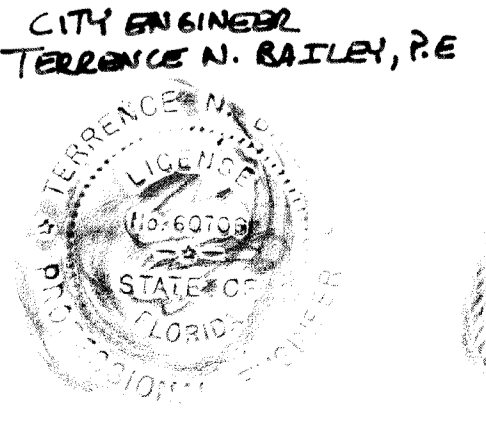
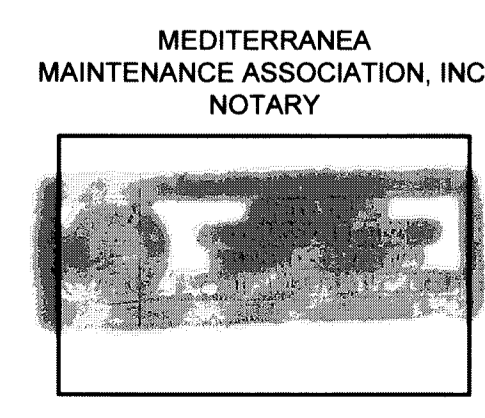
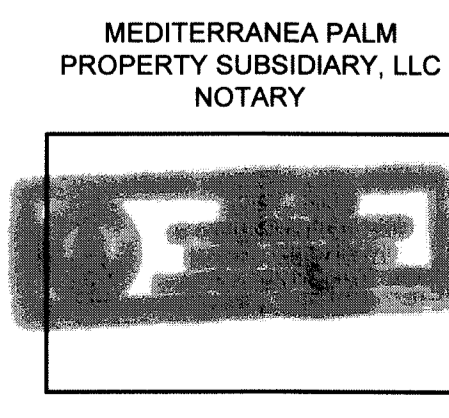
IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED MEDITERRANEA PHASE 2 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

THIS 12<sup>th</sup> DAY OF September, 2017.

BY: *Thomas Masters*  
THOMAS MASTERS, MAYOR

BY: *Claudine L. Anthony*  
CLAUDINE L. ANTHONY, CMC  
CITY CLERK

BY: *Terrence N. Bailey*  
CITY ENGINEER  
TERRENCE N. BAILEY, P.E.  
P# 60706



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB32438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB#2438

**MEDITERRANEA PHASE 2**