

BOUNDARY PLAT OF MYSTIC WOODS

BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CREATIVE CHOICE HOMES IX, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MYSTIC WOODS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25 AND RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 686 FEET TO A POINT; THENCE WEST PARALLEL TO NORTH LINE OF SAID SECTION 1890.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE 636 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25; THENCE WEST ALONG SAID SOUTH LINE 138 FEET MORE OR LESS TO A POINT; THENCE NORTH PARALLEL TO WEST LINE OF NORTHEAST 1/4, SECTION 25 A DISTANCE OF 636 FEET MORE OR LESS TO A POINT IN A LINE PARALLEL TO AND 686 FEET SOUTH OF (MEASURED ALONG EAST LINE OF SAID SECTION) THE NORTH LINE OF SECTION 25; THENCE EAST ALONG SAID PARALLEL LINE 138 FEET MORE OR LESS TO POINT OF BEGINNING.

PARCEL 2: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25 AND RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 686 FEET TO A POINT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 2028.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE 636 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25; THENCE WEST ALONG SAID SOUTH LINE 138 FEET MORE OR LESS TO A POINT; THENCE NORTH PARALLEL TO WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 636 FEET MORE OR LESS TO A POINT IN A LINE PARALLEL TO AND 686 FEET SOUTH OF (MEASURED ALONG EAST LINE OF SAID SECTION) THE NORTH LINE OF SECTION 25; THENCE EAST ALONG SAID PARALLEL LINE 138 FEET MORE OR LESS TO POINT OF BEGINNING.

PARCEL 3: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25 AND RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 686 FEET TO A POINT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 1698.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 636 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 25; THENCE WEST ALONG SAID SOUTH LINE 192 FEET MORE OR LESS TO A POINT; THENCE NORTH PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 636 FEET MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 686 FEET SOUTH OF (MEASURED ALONG EAST LINE OF SAID SECTION) THE NORTH LINE OF SECTION 25; THENCE EAST ALONG SAID PARALLEL LINE 192 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS THE EAST 67.23 FEET OF PARCEL 3.

LESS AND EXCEPT RIGHT-OF-WAY OF LEO LANE RECORDED IN OFFICIAL RECORD BOOK 2187, PAGE 1361, DATED JULY 7, 1972 AND RECORDED ON JULY 17, 1973.

CONTAINING 5.86 ACRES MORE OR LESS.

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

WATER MANAGEMENT TRACTS:

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED TO CREATIVE CHOICE HOMES IX, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

RECREATION AREAS:

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED TO CREATIVE CHOICE HOMES IX, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CREATIVE CHOICE HOMES IX, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 6 DAY OF JUNE, 1995

CREATIVE CHOICE HOMES IX, LTD
A FLORIDA LIMITED PARTNERSHIP

CREATIVE CHOICE HOMES IX, INC.
A FLORIDA CORPORATION, AS
GENERAL PARTNER

WITNESS: *[Signature]*

BY: *[Signature]*
DILIP BAROT, PRESIDENT

WITNESS: *[Signature]*

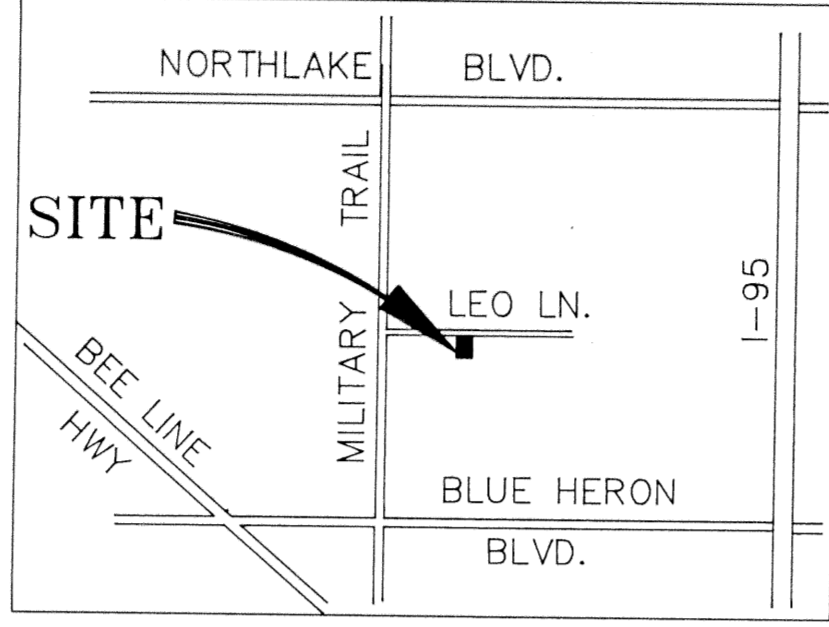
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DILIP BAROT WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CREATIVE CHOICE HOMES IX, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 6 DAY OF JUNE, 1995

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC



LOCATION MAP NOT TO SCALE

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 8785 AT PAGE 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF JUNE, 1995.

AMERICAN SAVINGS OF FLORIDA, F.S.B.
A FLORIDA CORPORATION

WITNESS: *[Signature]*

BY: *[Signature]*
T. GLENN GILBERT
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T. GLENN GILBERT WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF AMERICAN SAVINGS OF FLORIDA, F.S.B., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 6 DAY OF JUNE, 1995

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

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 8783 AT PAGE 213 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Chief Financial Officer AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF JUNE, 1995.

FLORIDA HOUSING FINANCE AGENCY

WITNESS: *[Signature]*

BY: *[Signature]*
Chief Financial Officer

WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* OF FLORIDA HOUSING FINANCE AGENCY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID AGENCY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF JUNE, 1995

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

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 8783 AT PAGE 213 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID BOARD OF COUNTY COMMISSIONERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF JULY, 1995.

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

WITNESS: *[Signature]*

BY: *[Signature]*
KEN FOSTER
CHAIRMAN

WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEN FOSTER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CHAIRMAN OF SAID BOARD OF COUNTY COMMISSIONERS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BOARD OF COUNTY COMMISSIONERS AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BOARD OF COUNTY COMMISSIONERS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF JULY, 1995

MY COMMISSION EXPIRES: *[Signature]*
DEPUTY CLERK

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 8783 AT PAGE 213 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF JUNE, 1995.

FIRST UNION CORPORATION,
A FLORIDA CORPORATION,
145 North Capitol

WITNESS: *[Signature]*

BY: *[Signature]*
TERRY BIBLEHEIMER
VICE PRESIDENT

WITNESS: *[Signature]*



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TERRY BIBLEHEIMER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 6 DAY OF JUNE, 1995

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, PATCH REEF TITLE COMPANY, INC. A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO CREATIVE CHOICE HOMES IX, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: June 6, 1995 *[Signature]*
Vice-Pres.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE 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, 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.

[Signature]
WAYNE LARRY FISH
PROFESSIONAL SURVEYOR
FLORIDA REGISTRATION NO. 3238

CITY APPROVALS

IT IS HEREBY CERTIFIED THAT THIS PLAT OF MYSTIC WOODS HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA THIS 6 DAY OF JUNE, 1995

BY: *[Signature]*
CLARA K. WILLIAMS
MAYOR

BY: *[Signature]*
Dwight E. Davis
CITY CLERK

BY: *[Signature]*
LAL JOHN SAMADI P.E.
CITY ENGINEER

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MILITARY TRAIL AS SHOWN HEREON HAVING A BEARING OF N.01°45'20"E.
- 2) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) #3238 SET.
- 3) NOTE: 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.
- 4) ALL FOUR PERMANENT REFERENCE MONUMENTS REPLACE IRON RODS AND CAPS SET BY THIS SURVEYOR.
- 5) THE LEGAL DESCRIPTION SHOWN HEREON IS AS TAKEN FROM OFFICIAL RECORD BOOK 5765, PAGE 255, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH AND MICHAEL B. LA TOUR IN THE OFFICES OF W. L. FISH & COMPANY, INC., 105 NARCISSESS AVENUE, SUITE 802, WEST PALM BEACH, FLORIDA 33401

W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS
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West Palm Beach, Florida 33401
(407)833-5001 Fax: (407)659-6745

SUBDIVISION: Mystic Woods
BOOK: 75
PAGE: 68
FLOOR MAP: -
QUAD: -
SECTION: -
ZIP CODE: -
PUD NAME: C/Riviera Bch

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