COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD

AT 3:27 P.M. THIS 7 DAY

RECORDED IN PLAT BOOK NO. 78

BLUE HERON

BLVD.

LOCATION MAP

NOT TO SCALE

OF January 1997 AND DULY

ON PAGE 175 AND 176

NORTHLAKE

STATE OF FLORIDA

BOUNDARY PLAT OF MYSTIC WOODS II

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 AND BEING A REPLAT OF A PORTION OF MYSTIC WOODS, AS RECORDED IN PLAT BOOK 75, PAGES 68 AND 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

DEDICATION:

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

PARCEL "A"

THE EAST 138.0 FEET OF THE WEST 1060.0 FEET, LESS THE NORTH 686.0 FEET THEREOF, OF SAID NORTH HALF OF THE NORTHEAST QUARTER, DISTANCES ARE MEASURED ON THE WEST AND NORTH LINES OF SAID NORTH HALF OF THE NORTHEAST QUARTER: LESS THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVIERA BEACH BY DEED RECORDED IN OFFICIAL RECORD BOOK 6720, PAGE 254.

TOGETHER WITH THE EAST 67.23 FEET OF THE FOLLOWING PARCEL OF LAND:

PARCEL "B"

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 AND EXCEPT RIGHT OF WAY OF LEO LANE.

TOGETHER WITH:

PARCEL "C"

A PARCEL OF LAND IN THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 42S, RANGE 42E, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 25, RUN SOUTH ALONG EAST LINE OF SAID SECTION 686 FEET TO A POINT; THENCE WEST PARALLEL TO NORTH LINE OF SAID SECTION 1230.48 FEET TO THE POINT OF BEGINNING: THEN CE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 637.97 FEET MORE OR LESS OF THE SOUTH LINE OF THE N 1/2 OF THE NE 1/4 OF SAID SECTION 25: THENCE WEST ALONG SAID SOUTH LINE 330 FEET MORE OR LESS TO THE WEST LINE OF THE L.L. SELLERS TRACT UNDER DATE OF APRIL 11, 1956; THENCE PARALLEL TO THE WEST LINE OF THE NE 1/4 OF SAID SECTION, A DISTANCE OF 637.47 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 PARALLEI LINE 330 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE EAST 6 FEET

TOGETHER WITH:

PARCEL "D"

A PORTION OF THE BOUNDARY PLAT OF MYSTIC WOODS, AS SAID PLAT IS RECORDED IN PLAT BOOK 75, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID MYSTIC WOODS; THENCE NOTRTH 01°45'20" EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 85.00 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 88°14'40" WEST, A DISTANCE OF 10.00 FEET, TO THE SOUTHEAST CORNER OF TRACT "A" (WATER MANAGEMENT TRACT) AS SHOWN ON SAID PLAT: THENCE NORTH 01°45'20" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 222.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 88°14'40" EAST, ALONG THE SOUTH LINE OF TRACT "B", AS SHOWN ON SAID PLAT OF M YSTIC WOODS, A DISTANCE OF 10.00 FEET. TO A POINT ON SAID EAST LINE OF M YSTIC WOODS; THENCE SOUTH 01°45'20" WEST, ALONG SAID EAST LINE OF MYSTIC WOODS, A DISTANCE OF 222.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.790 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

WATER MANAGEMENT TRACT:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED TO CREATIVE CHOICE HOMES X. LTD. A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER 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 TRACT:

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED TO CREATIVE CHOICE HOMES X, LTD. A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITSSUCCESSORS 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 X, INC., A FLORIDA, CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 11 DAY OF

> CREATIVE CHOICE HOMES X, LTD. A FLORIDA LIMITED PARTNER SHIP

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



ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE MEPERSONALLY APPEARED DILIP BAROT WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT ASPRESIDENT OF CREATIVE CHOICE HOMES X. INC., A FLORIDA 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 IN STRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ______ MY COMMISSION EXPIRES: 12/14/98



MORTGAGEES' CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH LEON

THE UNDER SIGNED 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 _____ AT PAGE _____ 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



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH LEON

BEFORE MEPER SONALLY APPEARED SUSAN LEIGH WHO IS PERSONALLY KNOWN TOME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF THE FLORIDA HOUSING FINANCE AGENCY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 19 MYCOMMISSION EXPIRES: 3/16/97



MORTGAGEES' CONSENT:

COUNTY OF PALM BEACH DAPE

THE UNDER SIGNED 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 _____AT PAGE _____ 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 ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF

> FIRST UNION NATIONAL BANK OF FLORIDA, AS TRUSTEE



ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED LAKSHMI McGRATH WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 . MY COMMISSION EXPIRES:

MORTGAGEES' CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDER SIGNED 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 _____ AT PAGE _____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

VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA NORTH CAPOUNA COUNTY OF PALM BEACH MECKLENEWEG

BEFORE ME PER SONALLY APPEARED TERRY C. BIBLEHEIMER WHO IS PER SONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION 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 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 BY DAY OF December, 1996.

MY COMMISSION EXPIRES:

December 17, 2000

NOTARY PUBLIC December 17, 2000

MORTGAGEES' CONSENT:

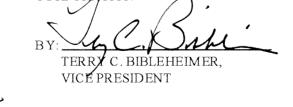
STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDER SIGNED 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 _____ AT PAGE _____OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE

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 13th DAY OF December.

PUBLIC

SUBORDINATED TO THE DEDICATION SHOWN HEREON.



FIRST UNION COMMUNITY DEVELOPMENT

ACKNOWLEDGMENT:

STATE OF FLORIDA NORTH CAPOUNA COUNTY OF PALM BEACH MECKLENBURG

BEFORE ME PER SONALLY APPEARED TERRY C. BIBLEHEIMER WHO IS PER SONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION COMMUNITY DEVELOPMENT CORPORATION AND SEVERALLY ACKNOWLED GED 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 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.

MYCOMMISSION EXPIRES: 12 17/2000

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 HERON DESCRIBED PROPERTY: THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO CREATIVE CHOICE HOMES, X, 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: December 23, 1996

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 SUPER VISION; 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.

FLORIDA REGISTRATION NO. 3238

CITY APPROVALS:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF MYSTIC WOODS II HAS BEEN OFFICIALLY APPRO VED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA THIS 315 DAY OF DECEMBER, 1996.

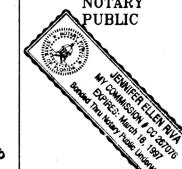
SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 2, AS SHOWN HEREON, HAVING A BEARING OF N.01°45'20"E.
- 2) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) #3238 SET
- 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.
- THE LEGAL DESCRIPTION, AS SHOWN HEREON, IS AS TAKEN FROM WARRANTY DEEDS RECORDED IN O.R.B. 8907, PAGES 884 THROUGH 886 AND O.R.B. 8946, PAGE 1839, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- IN THE PARCEL "B" AND PARCEL "C" LEGAL DESCRIPTIONS SHOWN HEREON, THE CALL "THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE" IS INCORRECT IN THIS SURVEYOR'S OPINION BECAUSE THE INTENT OF THESE DESCRIPTIONS, AS WELL AS THE ADJACENT DESCRIPTIONS IMMEDIATELY TO THE EAST AND WEST, IS FOR THE NORTH-SOUTH PROPERTY LINES TO BE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25.

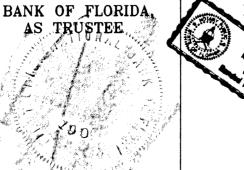
THIS IN STRUMENT WAS PREPARED BY WAYNE LARRY FISH AND MICHAEL B. LaTOUR IN THE OFFICES OF W.L. FISH & COMPANY, INC., 105 NARCISSUS AVENUE, SUITE 412, WEST PALM BEACH, FLORIDA 33401.

CREATIVE CHOICE HOMES X, INC. GENERAL PARTNER

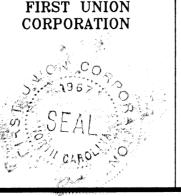


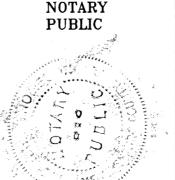


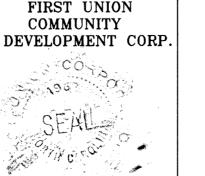














PROFESSIONAL

CITY CLERK

COUNTY CLERK

PROFESSIONAL SURVEYORS

105 S. Narcissus Ave., Suite 412 West Palm Beach, Florida 33401 (407)833-5001 Fax: (407)659-6745