

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

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 3:27 P.M. THIS 7 DAY OF January, 1997 AND DULY RECORDED IN PLAT BOOK NO. 78 ON PAGE 175 AND 176
DOROTHY H. WILKEN, Clerk Circuit Court
By: Leah B. Standley D.C.



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 QUARTER 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; THENCE 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 SAID SECTION 25; THENCE WEST ALONG SAID SOUTH LINE 330 FEET MORE OR LESS TO THE WEST LINE OF THE 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 PARALLEL LINE 330 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE EAST 6 FEET THEREOF.

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 NORTH 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 "A", AS SHOWN ON SAID PLAT OF MYSTIC WOODS, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID EAST LINE OF MYSTIC 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, 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 X, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 11 DAY OF December, 1996.

CREATIVE CHOICE HOMES X, LTD.
A FLORIDA LIMITED PARTNERSHIP

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

WITNESS: [Signature]

WITNESS: Natasha McDonald

BY: [Signature]
DILIP BAROT, PRESIDENT

ACKNOWLEDGMENT:

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 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 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 11 DAY OF December, 1996.

MY COMMISSION EXPIRES: 12/19/98
Melissa Samborud
NOTARY PUBLIC

MORTGAGEES' CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH LEON

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 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 ITS DIRECTOR AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF December, 1996.

FLORIDA HOUSING FINANCE AGENCY

WITNESS: [Signature]

BY: [Signature]
SUSAN LEIGH, DIRECTOR

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH LEON

BEFORE ME PERSONALLY APPEARED SUSAN LEIGH WHO IS PERSONALLY KNOWN TO ME 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF December, 1996.

MY COMMISSION EXPIRES: 3/16/97
[Signature]
NOTARY PUBLIC

MORTGAGEES' CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH DADE

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 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 December, 1996.

FIRST UNION NATIONAL BANK OF FLORIDA,
AS TRUSTEE

WITNESS: [Signature]

WITNESS: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH DADE

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 18 DAY OF December, 1996.

MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC

MORTGAGEES' 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 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 WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF December, 1996.

FIRST UNION CORPORATION

WITNESS: [Signature]

BY: [Signature]
TERRY C. BIBLEHEIMER,
VICE PRESIDENT

WITNESS: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH MECKLENBURG

BEFORE ME PERSONALLY APPEARED TERRY C. BIBLEHEIMER WHO IS PERSONALLY 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 13 DAY OF December, 1996.

MY COMMISSION EXPIRES: December 17, 2000
Melvia Thompson
NOTARY PUBLIC

MORTGAGEES' 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 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 WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF December, 1996.

FIRST UNION COMMUNITY DEVELOPMENT CORPORATION

WITNESS: [Signature]

BY: [Signature]
TERRY C. BIBLEHEIMER,
VICE PRESIDENT

WITNESS: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TERRY C. BIBLEHEIMER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION COMMUNITY DEVELOPMENT 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 13 DAY OF December, 1996.

MY COMMISSION EXPIRES: 12/17/2000
Melvia Thompson
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 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 SIGNED: [Signature]
Wayne L. Fish Vice-President

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.

Wayne L. Fish
WAYNE LARRY FISH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3238

CITY APPROVALS:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF MYSTIC WOODS II HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA THIS 31 DAY OF DECEMBER, 1996.

[Signature]
MAYOR
[Signature]
CITY CLERK
[Signature]
CITY ENGINEER

SURVEYOR'S NOTES:

- 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.
- 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 INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH AND MICHAEL B. L4TOUR IN THE OFFICES OF W.L. FISH & COMPANY, INC., 105 NARCISSESS AVENUE, SUITE 412, WEST PALM BEACH, FLORIDA 33401.

SUBDIVISION # MYSTIC WOODS II
BOOK 78 PAGE 175
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
PUD NAME CITY OF RIVIERA BEACH

CREATIVE CHOICE HOMES X, INC. GENERAL PARTNER	NOTARY PUBLIC	NOTARY PUBLIC	FIRST UNION NATIONAL BANK OF FLORIDA AS TRUSTEE	NOTARY PUBLIC	FIRST UNION CORPORATION	NOTARY PUBLIC	FIRST UNION COMMUNITY DEVELOPMENT CORP.	NOTARY PUBLIC	PROFESSIONAL SURVEYOR	CITY CLERK	COUNTY CLERK
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W.L. FISH & COMPANY
PROFESSIONAL SURVEYORS
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