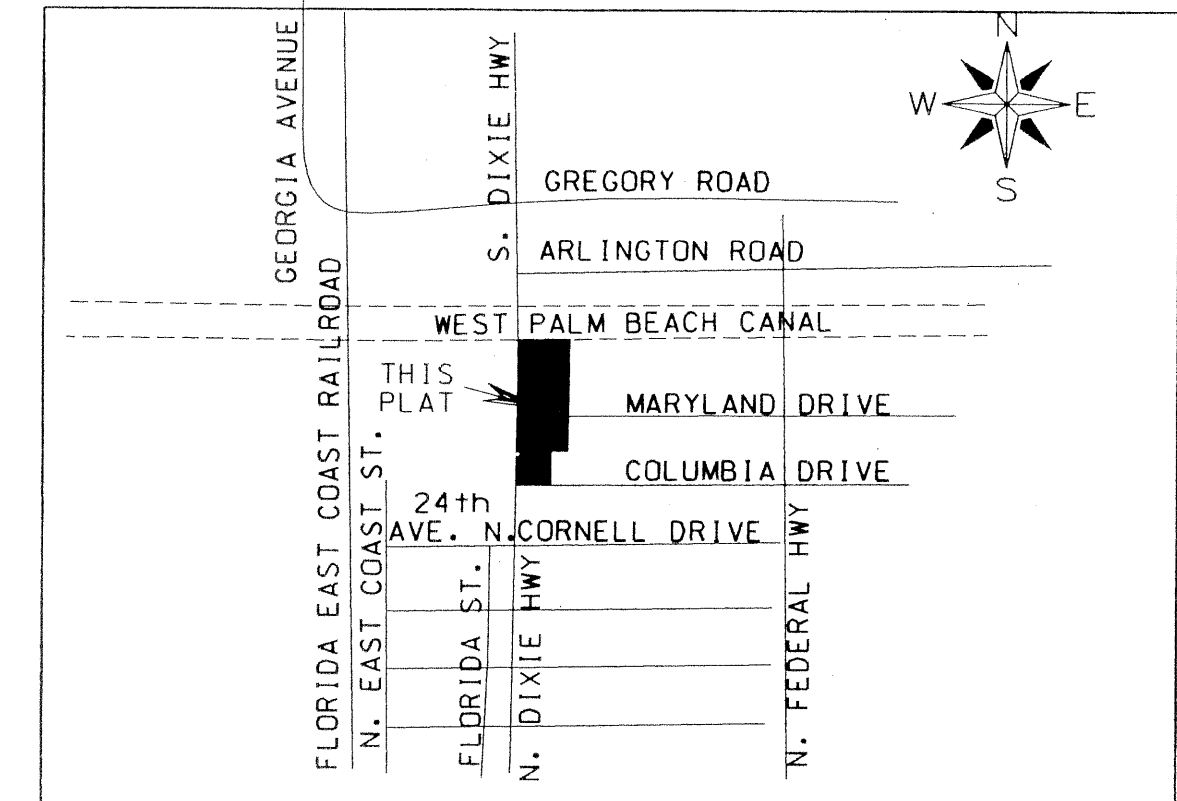




COURTYARDS OF LAKE WORTH
A REPLAT OF A PORTION OF LOTS 1, 2, 3 AND 4, AND ALL OF LOTS 5 AND 6,
BLOCK 1, AND THE PLATTED ALLEY ADJACENT TO SAID LOTS 1 THROUGH 4 AND 5,
"COLLEGE PARK" (P.B. 3, PG. 36, P.B.C.R.), TOGETHER WITH A PORTION
OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP
44 SOUTH, RANGE 43, EAST, CITY OF LAKE WORTH,
PALM BEACH COUNTY, FLORIDA.
JANUARY 2004



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:01 AM
THIS 15th DAY OF APRIL
2004, AND DULY RECORDED
IN PLAT BOOK 151 ON PAGES
153 AND 154.
DOROTHY H. WILKEN, CLERK
BY: Susan Ahle, D.C.

SHEET 1 OF 2

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT COURTYARDS OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 1, AND ALL OF LOTS 5 AND 6, BLOCK 1, AND THE PLATTED ALLEY ADJACENT TO SAID LOTS 1 THROUGH 4 AND 5, ALL OF "COLLEGE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ALL SHOWN HEREON AS "COURTYARDS OF LAKE WORTH", A REPLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 01°49'00" WEST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 666.00 FEET; THENCE SOUTH 88°20'00" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF "COLLEGE PARK ADDITION NO. 6", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24 AT PAGE 215 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A DISTANCE OF 75.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°20'00" EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 200.00 FEET; THENCE SOUTH 05°51'58" WEST, ALONG THE WEST LINE OF SAID PLAT OF "COLLEGE PARK ADDITION NO. 6", A DISTANCE OF 367.03 FEET; THENCE NORTH 88°20'02" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT OF "COLLEGE PARK ADDITION NO. 6", A DISTANCE OF 35.00 FEET; THENCE SOUTH 01°49'00" WEST, ALONG THE EAST LINE OF LOT 6, BLOCK 1 OF SAID PLAT OF "COLLEGE PARK", AND ITS NORTHERLY EXTENSION, A DISTANCE OF 137.98 FEET; THENCE NORTH 88°17'26" WEST, ALONG THE SOUTH LINE OF LOTS 6, 5, AND 4 AND THE ALLEY OF SAID BLOCK 1, A DISTANCE OF 175.00 FEET; THENCE NORTH 01°49'00" EAST, ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 105.00 FEET; THENCE NORTH 88°15'33" WEST, ALONG THE NORTH LINE OF LOT 1 BLOCK 1 OF SAID "COLLEGE PARK", A DISTANCE OF 2.50 FEET; THENCE NORTH 01°49'00" EAST, ALONG A LINE 37.50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 15, A DISTANCE OF 54.68 FEET; THENCE SOUTH 88°11'00" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 12.50 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1419.26 FEET AND A CENTRAL ANGLE OF 07°49'00", A DISTANCE OF 193.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 80°30'45" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1519.26 FEET AND A CENTRAL ANGLE OF 05°43'43", A DISTANCE OF 151.90 FEET TO THE POINT OF BEGINNING (THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF NORTH DIXIE HIGHWAY).

SAID LANDS SITUATE IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 2.260 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, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT A BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
2. TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
3. TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, SIDEWALK, AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE 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.
5. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
6. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT A IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.
7. THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR PEDESTRIAN ACCESS PURPOSES.

8. THE COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF A SIGN LOCATED WITHIN THE SIGN EASEMENT AS SHOWN HEREON. COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION,

INC. SHALL BE RESPONSIBLE FOR THE TEMPORARY REMOVAL AND REINSTALLATION OF SAID SIGN TO ALLOW FOR ACCESS TO THE EASEMENT ON WHICH IT IS LOCATED. THE CITY OF LAKE WORTH MAY ALSO ACCESS THE SIGN LOCATION IN ORDER TO, AT ITS DISCRETION, MAINTAIN, REPAIR OR REPLACE THE SIGN.

IN WITNESS WHEREOF, COURTYARDS OF LAKE WORTH LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 3rd DAY OF March, 2004.

COURTYARDS OF LAKE WORTH, LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: Philip Modenas
WITNESS (AS TO BOTH)
CHRISTOPHER J. AMOROSANA, MEMBER
PRINT NAME: Bernard B. Bandy II
WITNESS (AS TO BOTH)
ANTHONY P. GUILLARRO, MEMBER

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED CHRISTOPHER J. AMOROSANA AND ANTHONY P. GUILLARRO, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF MARCH, 2004.

MY COMMISSION EXPIRES: 11/22/2007



DIANNE GDOVIC
NOTARY PUBLIC
PRINT NAME: DIANNE GDOVIC
PRINT NUMBER: DD261330

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF 2 MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 15854 AT PAGE 306 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. and at 0:00 16:46 at page 1294

IN WITNESS WHEREOF, WE, HYMAN AND MIRIAM MENDELWITZ DO HEREBY SET OUR HANDS AND SEALS THIS 3rd DAY OF March, 2004.

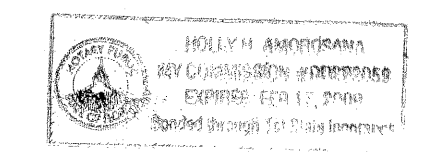
WITNESS: Bernard B. Bandy II
PRINT NAME: Bernard B. Bandy II
WITNESS (AS TO BOTH)
HYMAN MENDELWITZ
WITNESS: Bernard B. Bandy II
PRINT NAME: Bernard B. Bandy II
WITNESS (AS TO BOTH)
MIRIAM MENDELWITZ

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED HYMAN MENDELWITZ AND MIRIAM MENDELWITZ WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF March, 2004.

MY COMMISSION EXPIRES: Feb. 17, 2008



HOLLY H. AMOROSANA
NOTARY PUBLIC
PRINT NAME: HOLLY H. AMOROSANA
PRINT NUMBER: DD292059

AND THE LAND LOCATED THEREUNDER, WITHIN THE SIGN EASEMENT,

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3rd DAY OF March, 2004.

COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

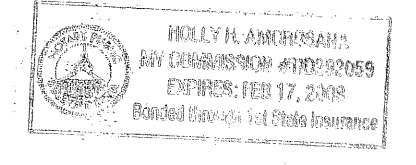
WITNESS: Dianne Gdovic
PRINT NAME: DIANNE GDOVIC
ANTHONY P. GUILLARRO, PRESIDENT
WITNESS: Philip Modenas
PRINT NAME: Philip Modenas

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ANTHONY P. GUILLARRO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE COURTYARDS OF LAKE WORTH AT COLLEGE PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 IS 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 3rd DAY OF March, 2004.

MY COMMISSION EXPIRES: 2/17/08



HOLLY H. AMOROSANA
NOTARY PUBLIC
PRINT NAME: HOLLY H. AMOROSANA
PRINT NUMBER: DD292059

CITY OF LAKE WORTH APPROVAL OF PLAT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF March, 2004.

BY: Rodney C. Romano, Mayor
BY: Paul Boyer, City Manager
BY: Wes Blackman, Planning Board Chairman
BY: Pamela J. Lopez, City Clerk

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

DATE 3-5-04
BY: Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 4763

TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

I, ALBERT J. GANOT, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO COURTYARDS OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD 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.

March 4, 2004
DATE
BY: Albert J. Ganot, Jr.
ALBERT J. GANOT, JR.
ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 05°51'58" EAST ALONG THE WEST LINE OF "COLLEGE PARK ADDITION NO. 6" (P.B. 24, PG. 215)
02. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF LAKE WORTH ZONING REGULATIONS.
03. ALL LINES WHICH INTERSECT CURVED LINES ARE NON-RADIAL UNLESS NOTED AS BEING RADIAL.
04. 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 PALM BEACH COUNTY, FLORIDA.

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 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 SECTION 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF LAKE WORTH; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

3/11/2004
DATE
JESSIE S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
PERIMETER SURVEYING AND MAPPING, INC.
CERTIFICATE OF AUTHORIZATION •LB7264

