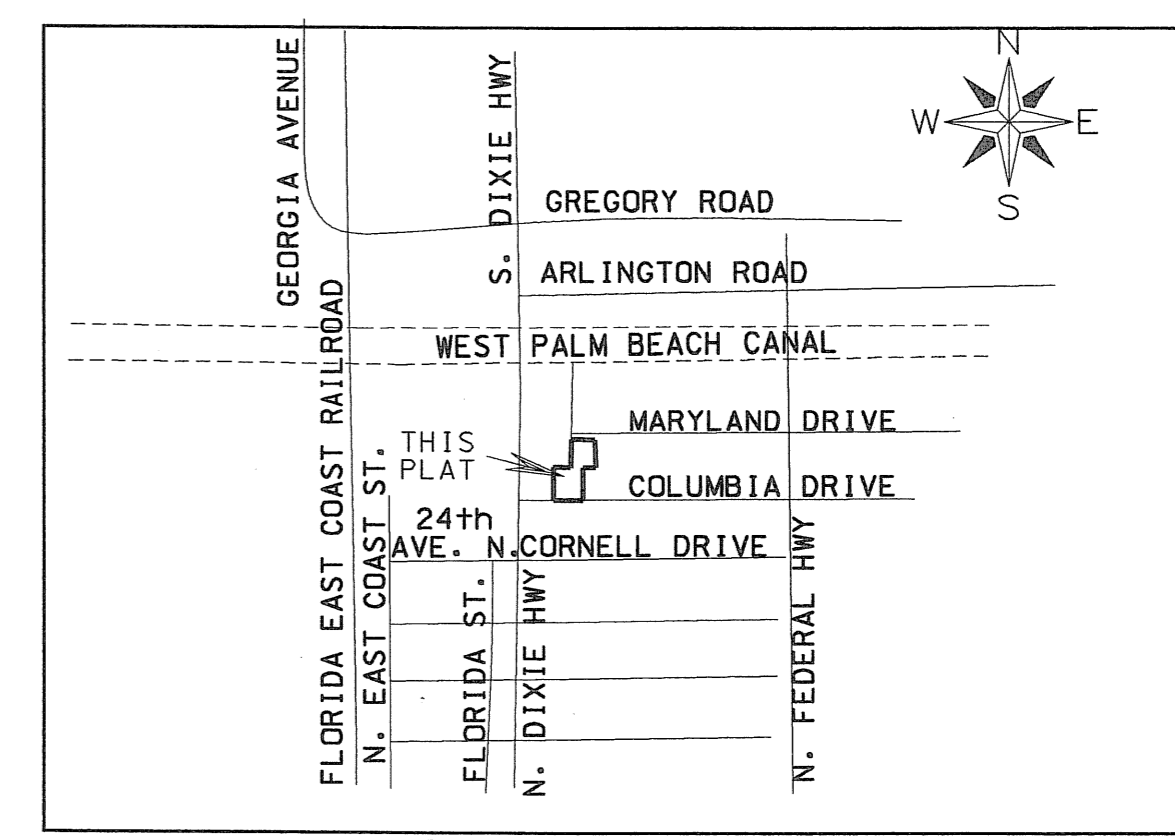


PERIMETER
 SURVEYING & MAPPING
 Prepared by: Jeff S. Hodapp, P.S.M.
 Certificate of Authorization No. LB7264
 951 Broken Sound Parkway, Suite 320
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COURTYARDS OF LAKE WORTH PLAT 2

A REPLAT OF LOTS 7, 8, 9, AND 10, BLOCK 1, "COLLEGE PARK"
 (P.B. 3, PG. 36, P.B.C.R.), AND A REPLAT OF LOT 13, "COLLEGE PARK
 ADDITION NO. 6" (P.B. 24, PG. 215), 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.

MARCH 2005



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 12:09 PM
 THIS 14 DAY OF July
 2005, AND DULY RECORDED
 IN PLAT BOOK 105 ON PAGES
 010 AND 011.
 SHARON R. BOCK, CLERK &
 COMPTROLLER
 BY: *Sharon R. Bock*

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 LOTS 7, 8, 9 AND 10, BLOCK 1, 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; AND LOT 13, "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; 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 PLAT 2", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7, 8, 9 AND 10, BLOCK 1, 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; AND LOT 13, "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; TOGETHER WITH:

A STRIP OF LAND 100 FEET LONG RUNNING EAST AND WEST AND 33 FEET WIDE, RUNNING NORTH AND SOUTH, WHICH LIES ADJACENT TO AND CONTIGUOUS WITH, AND IMMEDIATELY NORTH OF SAID LOTS 7, 8, 9 AND 10, BLOCK 1. SAID STRIP OF LAND LIES BETWEEN THE EAST LOT LINE OF SAID LOT 10, EXTENDED NORTHWARD AND THE WEST LOT LINE OF LOT 7, EXTENDED NORTHWARD.

SAID LANDS SITUATE IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.497 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, COURTYARDS OF LAKE WORTH LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS, THIS 29th DAY OF June, 2005.

COURTYARDS OF LAKE WORTH, LLC
 A FLORIDA LIMITED LIABILITY COMPANY

Eva Redman
 PRINT NAME: EVA REDMAN
 WITNESS (AS TO BOTH)
 BY: *Christopher J. Amorosana*
 CHRISTOPHER J. AMOROSANA, MEMBER

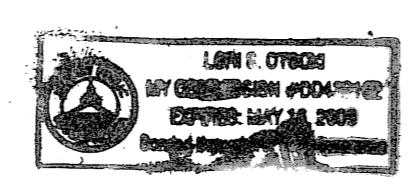
Mary Sanchez
 PRINT NAME: MARY SANCHEZ
 WITNESS (AS TO BOTH)
 BY: *Anthony P. Guillaro*
 ANTHONY P. GUILLARO, MEMBER

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED CHRISTOPHER J. AMOROSANA AND ANTHONY P. GUILLARO, 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 29th DAY OF June, 2005.

MY COMMISSION EXPIRES:



Lori S. Ostock
 NOTARY PUBLIC
 PRINT NAME: LORI S. OSTOCK
 PRINT NUMBER: DD430162

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }
 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 29th DAY OF June, 2005.

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

WITNESS: *Eva Redman*
 PRINT NAME: EVA REDMAN
 BY: *Anthony P. Guillaro*
 ANTHONY P. GUILLARO, PRESIDENT

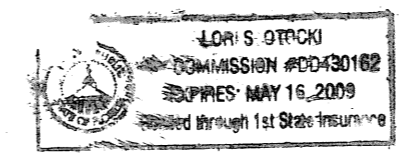
WITNESS: *Mary Sanchez*
 PRINT NAME: MARY SANCHEZ

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED ANTHONY P. GUILLARO, 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 29th DAY OF June, 2005.

MY COMMISSION EXPIRES:



Lori S. Ostock
 NOTARY PUBLIC
 PRINT NAME: LORI S. OSTOCK
 PRINT NUMBER: DD430162

CITY OF LAKE WORTH APPROVAL OF PLAT

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF July, 2005.

BY: *Marc J. Brautz*
 MARC J. BRAUTZ, MAYOR
 BY: *Paul C. Boyer, Jr.*
 PAUL C. BOYER, CITY MANAGER

BY: *Wes Blackman*
 WES BLACKMAN, PLANNING BOARD CHAIRMAN
 BY: *Pamela J. Lopez*
 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 June 30, 2005 BY: *Chauhan Choffach*

PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS-4763

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

GRAND BANK & TRUST OF FLORIDA, A STATE OF FLORIDA BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 16475 AT PAGE 1835; OFFICIAL RECORDS BOOK 16691 AT PAGE 135, AND AS RE-RECORDED IN OFFICIAL RECORDS BOOK 17031 AT PAGE 16, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, GRAND BANK & TRUST OF FLORIDA, A FLORIDA BANK, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY *Dawn Calder*, ITS VICE-PRESIDENT AND ATTESTED TO BY *Philip A. Woodall*, ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH REGULAR BANK AUTHORITY, THIS 29th DAY OF June, 2005.

GRAND BANK & TRUST OF FLORIDA,
 A STATE OF FLORIDA BANK

ATTEST: *Philip A. Woodall*
 PRINT NAME: PHILIP A. WOODALL
 VICE PRESIDENT
 BY: *Dawn Calder*
 PRINT NAME: DAWN CALDER
 VICE PRESIDENT
 WITNESS (As to Both): *Holly M. Amorosana*
 WITNESS (As to Both): *Christine Alan*

BEFORE ME PERSONALLY APPEARED *Dawn Calder* AND *Philip A. Woodall*, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING, AS VICE-PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY OF GRAND BANK & TRUST OF FLORIDA, A STATE OF FLORIDA BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK, AND IT WAS AFFIXED TO SAID INSTRUMENT WITH DUE AND REGULAR BANK AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK. WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF June, 2005.

MY COMMISSION EXPIRES:



Stephanie Freiheit
 NOTARY PUBLIC
 PRINT NAME: Stephanie Freiheit
 PRINT NUMBER: DD 308394

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

- TRACTS A-1 AND A-2, AS SHOWN HEREON, ARE 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 PRIVATE ROAD RIGHTS 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 TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- 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 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.
- 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.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACTS A-1 AND A-2 IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.
- THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE 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.

LOCATION MAP
 NTS

TITLE CERTIFICATION

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH }

I, ALBERT J. GAMOT, 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.

DATE June 30, 2005

BY: *Albert J. Gamot, Jr.*
 ALBERT J. GAMOT, JR., ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR
 NUMBER 0123165

NOTES:

- 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)
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF LAKE WORTH ZONING REGULATIONS.
- ALL LINES WHICH INTERSECT CURVED LINES ARE NON-RADIAL UNLESS NOTED AS BEING RADIAL.
- 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 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 1, 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.

DATE 6/29/2005

Jeff S. Hodapp
 JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111
 PERIMETER SURVEYING AND MAPPING, INC.
 CERTIFICATE OF AUTHORIZATION #LB7264

GRAND BANK & TRUST OF FLORIDA HOA CITY OF LAKE WORTH CITY SURVEYOR SURVEYOR