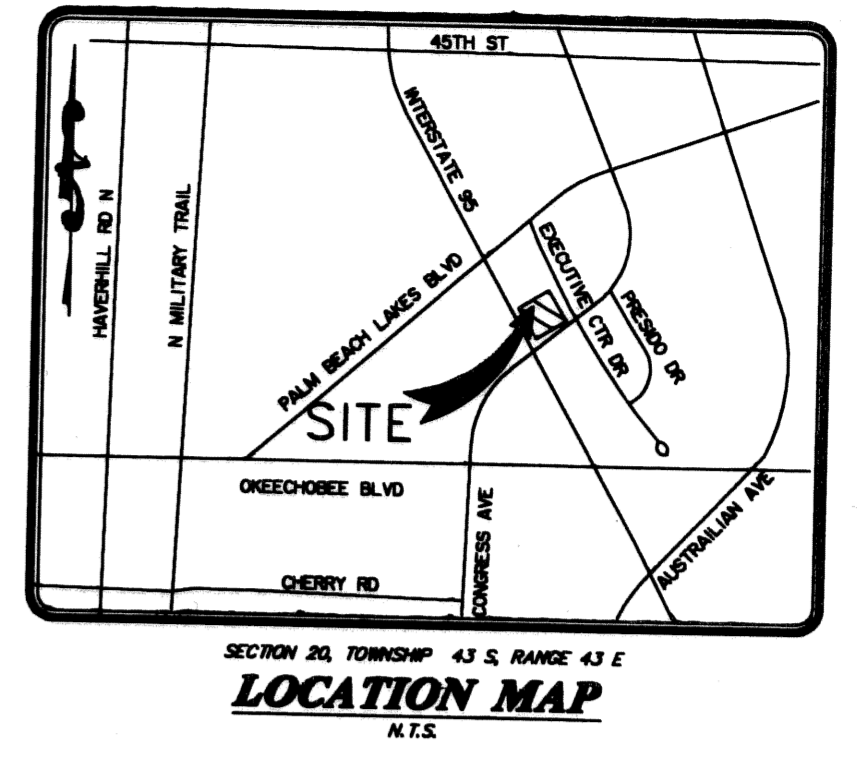


00074-090 COURTNEY LAKES

LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2

76 STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at this day of OCTOBER 5th 2005, and duly recorded in Plat Book 106, Pages 76, Through 77. SHARON R. BOCK Clerk of Circuit Court By: Sharon R. Bock



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT COURTNEY LAKES APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DR PALM BEACH, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS COURTNEY LAKES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING SECTION 20, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS SAME IS SHOWN AND RECORDED IN PLAT BOOK 28 AT PAGE 94, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN 300 FOOT WIDE RIGHT-OF-WAY OF STATE ROAD NO. 9 (I-95) AS SAID RIGHT-OF-WAY IS RECORDED IN ROAD PLAT BOOK 3 AT PAGE 217 THROUGH 223, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN BY THE FOLLOWING COURSES (THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-95 (STATE ROAD #9) AS SHOWN IN ROAD PLAT BOOK 3, PAGES 217-223 IS TAKEN AS BEING NORTH 53°02'02" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO). RUN THENCE NORTH 53°02'02" WEST, ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 A DISTANCE OF 926.22 FEET; THENCE NORTH 35°51'01" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 378.03 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIAL BEARING OF NORTH 59°57'37" EAST AND RADIUS OF 335.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°02'55", A DISTANCE 263.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°00'31" EAST, A DISTANCE OF 83.05 FEET; THENCE NORTH 57°12'56" EAST, A DISTANCE OF 33.59 FEET; THENCE NORTH 09°25'20" EAST, A DISTANCE OF 11.70 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EXECUTIVE CENTER DRIVE, AS RECORDED IN PLAT BOOK 88, PAGES 35 THROUGH 57 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 48°34'10" EAST, A DISTANCE OF 298.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2917.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°18'29", A DISTANCE OF 626.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 60°52'39" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.77 FEET; THENCE SOUTH 13°36'57" EAST, A DISTANCE OF 58.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS SHOWN IN PLAT BOOK 28, PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 33°38'46" WEST, A DISTANCE OF 67.37 FEET; THENCE SOUTH 41°41'13" WEST, A DISTANCE OF 602.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 679,791 SQUARE FEET OR 15.61 ACRES MORE OR LESS.

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

TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COURTNEY LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COURTNEY LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE PUBLIC ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR PUBLIC PEDESTRIAN ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE COURTNEY LAKES PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

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.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSE THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS OR THEIR DULY AUTHORIZED REPRESENTATIVES OR DESIGNEES NAMED BELOW, THIS 25 DAY OF August 2005.

WITNESS: David S. McDaniel By: John Schaffer COURTNEY LAKES APARTMENTS, LLC A FLORIDA LIMITED LIABILITY COMPANY JOHN SCHAEFFER, VICE PRESIDENT PRINT NAME: David S. McDaniel PRINT NAME: SUSAN G. SHREMAKER

ACKNOWLEDGMENT

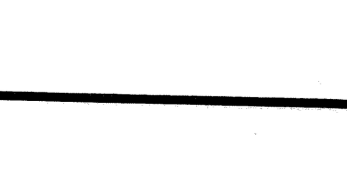
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN SCHAEFFER, WHO IS PERSONALLY KNOW TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COURTNEY LAKES APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 25 DAY OF August 2005.

MY COMMISSION EXPIRES: 2/28/09 Sharon R. Bock NOTARY PUBLIC PRINT NAME: SHARON R. BOCK

DD43604 COMMISSION NUMBER



IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY IT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8 DAY OF September 2005.

ATTEST: [Signature] SECRETARY WITNESS: Joseph M. Della Ratta DR PALM BEACH, INC. A FLORIDA CORPORATION JOSEPH M. DELLA RATTA PRESIDENT

PRINT NAME: Menna West

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH M. DELLA RATTA, WHO IS PERSONALLY KNOW TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DR PALM BEACH, 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 INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF September 2005.

MY COMMISSION EXPIRES: May 12, 2009 Pilar Alvarez NOTARY PUBLIC PRINT NAME: Pilar Alvarez

DD428747 COMMISSION NUMBER

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

COURTNEY LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 25 DAY OF August 2005.

WITNESS: David S. McDaniel By: John Schaffer COURTNEY LAKES PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION JOHN SCHAEFFER PRESIDENT PRINT NAME: David S. McDaniel PRINT NAME: Christina Sini

ACKNOWLEDGMENT

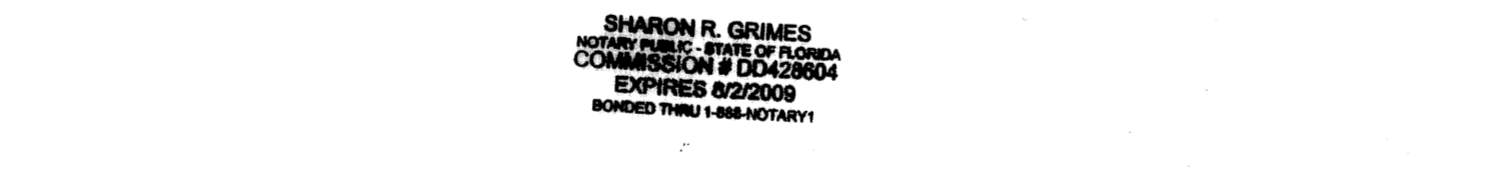
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John Schaffer, WHO IS PERSONALLY KNOW TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COURTNEY LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 25 DAY OF August 2005.

MY COMMISSION EXPIRES: 2/28/09 Sharon R. Bock NOTARY PUBLIC PRINT NAME: Sharon R. Bock

DD43604 COMMISSION NUMBER



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 1632 AT PAGE 509 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9 DAY OF September 2005.

WITNESS: Barbara H. O'Duinn By: Bruce Williams KEYBANK NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION PRINT NAME: Barbara H. O'Duinn PRINT NAME: Bruce Williams

WITNESS: Lisa Torres PRINT NAME: Lisa Torres

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Bruce Williams, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF KEYBANK, A NATIONAL BANKING ASSOCIATION, 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 9 DAY OF September 2005.

MY COMMISSION EXPIRES: July 27, 2009 Lisa M. Torres NOTARY PUBLIC PRINT NAME: Lisa M. Torres

DD455106 COMMISSION NUMBER

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE CORPORATION, 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 THE TITLE TO THE PROPERTY VESTED IN COURTNEY LAKES APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DR PALM BEACH, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGEES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW 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: 9-13-2005

James C. Cozals CHICAGO TITLE INSURANCE COMPANY PRINT NAME - TITLE Assoc. V.P.

SURVEYOR AND MAPPER'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), PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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 PALM BEACH COUNTY, FLORIDA.

DATE: 9/14/05

William D. O'Connor WILLIAM D. O'CONNOR PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE No. 4563 STATE OF FLORIDA

CITY SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

BY: Vincent J. Noel DATE: 9-19-05

VINCENT J. NOEL, PSM PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE No. 4169 STATE OF FLORIDA

APPROVALS - CITY OF WEST PALM BEACH

COUNTY OF PALM BEACH STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATED AS CONTAINED ON THIS PLAT, THIS 26th DAY OF September 2005.

BY: Lois Frankel, Mayor

CITY PLANNING BOARD APPROVED THIS 20th DAY OF September 2005.

BY: Kenneth Spillias, Planning Board Chairman

SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), AS SHOWN IN ROAD PLAT BOOK 3, PAGES 217 THROUGH 223 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID EAST LINE HAVING A BEARING OF NORTH 53°02'02" WEST.
2. [ ] = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. 6680 UNLESS NOTED OTHERWISE.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL BENEFICIARIES AND PERMIT APPROVALS BY THE CITY OF WEST PALM BEACH.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF WEST PALM BEACH.
5. LANDSCAPING ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.

Table with 2 columns: AREA, ACRES. TRACT A: 11.14 ACRES, TRACT B: 1.59 ACRES, TRACT C: 2.68 ACRES, TRACT D: 0.20 ACRES, TOTAL: 15.61 ACRES.

THIS INSTRUMENT WAS PREPARED BY WILLIAM D. O'CONNOR, PSM, IN THE OFFICES OF MILLER LEGG AND ASSOCIATES, INC.



MILLER LEGG Palm Beach Office: 2005 Vista Parkway - Suite 100 West Palm Beach, Florida - 33411-2719 561-688-1138 - Fax: 561-688-8108 www.millerlegg.com Certificate of Authorization: LB6880