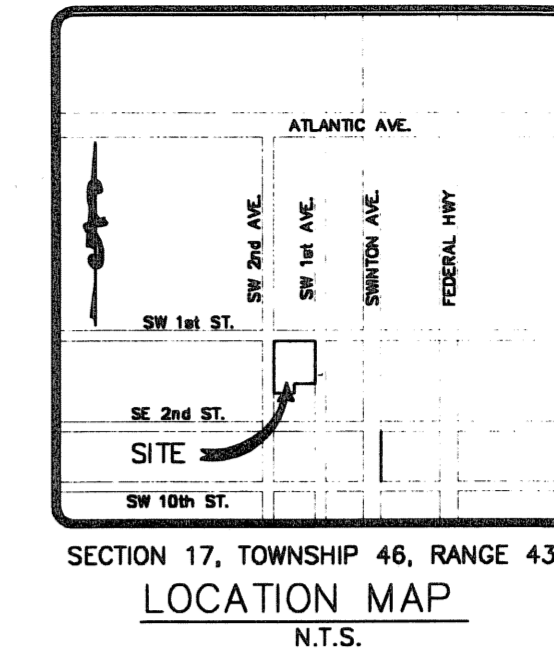
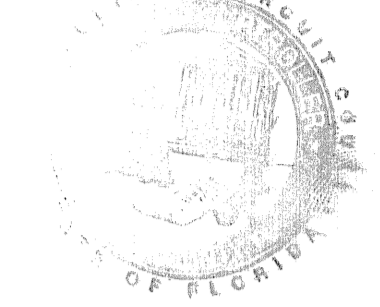


"CODA"

00012-019



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record
 at 1:32 PM this 28
 day of May, 2006
 and duly recorded in Plat Book
183, Pages 11, Through
15



SHARON R. BOCK
 Clerk and Comptroller
 By: [Signature]

A RESUBDIVISION OF LOTS 1 THROUGH 26, INCLUSIVE ALONG WITH THE NORTH 306 FEET OF 16-FOOT WIDE PORTION OF THE ALLEY PARCEL, ALL OF BLOCK 54 OF "HEISLEY ESTATES SUBDIVISION" (PLAT BOOK 13, PAGE 48 PALM BEACH COUNTY RECORDS); AND ALSO LOTS 5, 6 AND 13, ALONG WITH THAT PORTION OF THE ALLEY PARCEL 8 FEET EAST OF SAID LOTS 5 AND 6, AND THAT PORTION OF SAID ALLEY PARCEL 8 FEET WEST OF SAID LOT 13, ALL OF BLOCK 54 OF "RE-SUBDIVISION SOUTH HALF OF BLOCK 54" (PLAT BOOK 11, PAGE 2 PALM BEACH COUNTY RECORDS); ALL IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST

CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
 FEBRUARY, 2006 SHEET 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NEW URBAN LIGHTHOUSE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CODA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RESUBDIVISION OF LOTS 1 THROUGH 26, INCLUSIVE ALONG WITH THE NORTH 306 FEET OF 16-FOOT WIDE PORTION OF THE ALLEY PARCEL, ALL OF BLOCK 54 OF "HEISLEY ESTATES SUBDIVISION" (PLAT BOOK 13, PAGE 48 PALM BEACH COUNTY RECORDS); AND ALSO LOTS 5, 6 AND 13, ALONG WITH THAT PORTION OF THE ALLEY PARCEL 8 FEET EAST OF SAID LOTS 5 AND 6, AND THAT PORTION OF SAID ALLEY PARCEL 8 FEET WEST OF SAID LOT 13, ALL OF BLOCK 54 OF "RE-SUBDIVISION SOUTH HALF OF BLOCK 54" (PLAT BOOK 11, PAGE 2 PALM BEACH COUNTY RECORDS); ALL IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST

CONTAINING: 108,547 SQUARE FEET OR 2.492 ACRES, MORE OR LESS.

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

TRACT C AND LOTS 1 THROUGH 36, AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT P, AS SHOWN HEREON, IS HEREBY DEDICATED TO CODA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY RESPONSE, INGRESS, EGRESS, PARKING, ROOF AND BALCONY OVERHANGS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN WATER AND SEWER MAINS WITHIN SAID TRACT. THE CODA CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE EQUIVALENT RIGHTS OF USE FOR INGRESS, EGRESS, PARKING AND GENERAL USE.

TRACT R-1 AND TRACT R-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC AS RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

TRACT OS-1, TRACT OS-2, TRACT OS-3, TRACT OS-4, TRACT OS-5 AND TRACT OS-6, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CODA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND RECREATION PURPOSES, DRAINAGE, IRRIGATION AND LANDSCAPING, AND ROOF AND BALCONY OVERHANGS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE SERVICES; PROVIDED HOWEVER THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ANY AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, NEW URBAN COMMUNITIES CORPORATION, A FLORIDA CORPORATION, THIS 11 DAY OF May, 2006.

BY: NEW URBAN LIGHTHOUSE, L.L.C.
 BY: NEW URBAN COMMUNITIES CORPORATION, ITS MANAGER
 WITNESS: [Signature] [Signature]
Gabriele ORTNER KEVIN E. RICKARD, PRESIDENT
 PRINTED NAME AND TITLE
 WITNESS: [Signature] [Signature]
JEFFREY A. COSTELLO
 PRINTED NAME AND TITLE

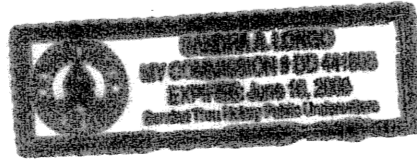
ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN E. RICKARD, WHO IS PERSONALLY KNOW TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION, AS MANAGER OF NEW URBAN LIGHTHOUSE, L.L.C. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF May, 2006.

MY COMMISSION EXPIRES: 6/16/09
Sandra A. Longo
 NOTARY PUBLIC
Sandra A. Longo
 PRINTED NAME
DD41805
 COMMISSION NUMBER



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, 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 IS VESTED IN NEW URBAN LIGHTHOUSE, L.L.C., THAT THE CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES 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: 5/4/2006
 CHICAGO TITLE INSURANCE COMPANY
[Signature]
Michael M. McLemish
 Vice President

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 16561, PAGE 1847, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

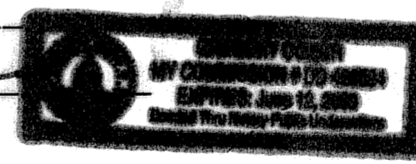
WITNESS: [Signature] BANK OF AMERICA
 BY: [Signature]
 PRINT NAME: ROBERT W. LORENZ VICE PRESIDENT
 WITNESS: [Signature]
 PRINT NAME: Gibby O'Connell

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JUNE WOOD WHO IS PERSONALLY KNOW TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, 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 15th DAY OF MAY, 2006.
 MY COMMISSION EXPIRES: June 12, 2009
DD 422524
 COMMISSION NUMBER
[Signature]
 NOTARY PUBLIC
Gregory Comer
 PRINT NAME



CITY APPROVAL

THIS PLAT OF CODA AS APPROVED ON THE 18th DAY OF April, 2006 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] [Signature]
 MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] [Signature]
 DIRECTOR OF PLANNING AND ZONING CHAIRPERSON, PLANNING AND ZONING

[Signature] [Signature]
 CITY ENGINEER FIRE MARSHAL

[Signature]
 DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

[Signature] 6/30/06
Paul D. Enigle
 LICENSE NO. 5720
 STATE OF 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 THE 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), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS 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 DELRAY BEACH, FLORIDA.

[Signature]
 WILLIAM D. O'CONNOR, P.S.M.
 LICENSE No. 4563
 STATE OF FLORIDA
 MILLER LEGG & ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION No. LB 6680

SURVEYOR'S NOTES:

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: ■ LB 6680 (UNLESS OTHERWISE NOTED)
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 00°00'00" WEST ALONG THE WEST RIGHT OF WAY LINE OF SOUTHWEST FIRST AVENUE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDATION OF THIS PLAT EXCEPT PREVIOUSLY PLATTED EASEMENTS SHOWN HEREON.
- PLAT POSITION AND ORIENTATION:
 A. COORDINATES SHOWN ARE GRID
 B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 C. ZONE = FLORIDA EAST ZONE
 D. LINEAR UNIT = U.S. SURVEY FOOT
 E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 F. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 G. SCALE FACTOR = 1.000046616 H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- PLAT TO GRID ORIENTATION 01°34'15" COUNTERCLOCKWISE

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.

THIS INSTRUMENT WAS PREPARED BY WILLIAM D. O'CONNOR, P.S.M., OF MILLER LEGG & ASSOCIATES, 2005 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FLORIDA 33411-2719.

