

COURTYARD GARDENS

LYING IN SECTION 10, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, COUNTY OF PALM BEACH, FLORIDA

MARCH 2002 SHEET 1 OF 2

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT 8:57 AM THIS 28th DAY OF August 2002, AND DULY RECORDED IN PLAT BOOK 95 ON PAGES 148 THROUGH 149
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
Deputy Clerk

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT LIFE CARE ASSOCIATES, INC., A FLORIDA CORPORATION, AND THOMAS BARONE, INDIVIDUALLY, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN HEREON AS COURTYARD GARDENS, SAID LAND BEING IN SECTION 10, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 10, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE BEAR N87°41'47"E, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 10, A DISTANCE OF 1923.16 FEET TO THE NORTHEAST CORNER OF THE PLAT OF INDIAN CREEK PHASE IV-A, AS RECORDED IN PLAT BOOK 49, PAGES 15 THROUGH 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA [THE EAST LINE OF SAID PLAT IS ASSUMED TO BEAR N02°15'10"E AND ALL OTHER BEARINGS STATED HEREIN ARE RELATIVE THERETO]; SAID NORTHEAST CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 10 N87°41'47"E FOR 580.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS SHOWN ON THE PLAT OF INDIAN CREEK PHASE I, RECORDED IN PLAT BOOK 43, PAGES 43 THROUGH 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1888.21 FEET AND FROM WHICH A RADIAL LINE BEARS N89°56'18"E; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°08'55" FOR 532.19 FEET TO THE POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INDIAN CREEK DRIVE WEST AS SHOWN ON THE SAID PLAT OF INDIAN CREEK PHASE IV-A AND A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°42'25" FOR 85.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 650.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°38'17", FOR 438.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°52'54", FOR 218.98 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE PLAT OF INDIAN CREEK PHASE IV-A; THENCE ALONG SAID EAST LINE N02°15'10"E FOR 424.34 FEET TO THE POINT OF BEGINNING;

CONTAINING 7.49 ACRES MORE OR LESS.

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

- 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 LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OF ACCESS RIGHTS.
- THE SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS FOR PUBLIC PEDESTRIAN INGRESS/EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN, ITS SUCCESSORS AND ASSIGNS.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, LIFE CARE ASSOCIATES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 24th DAY OF APRIL, 2002.

WITNESS: D.R. Girvin LIFE CARE ASSOCIATES, INC. A FLORIDA CORPORATION
PRINT NAME: D.R. Girvin
WITNESS: Christy L. Verzi BY: Lowell E. Olmstead
PRINT NAME: Christy L. Verzi LOWELL E. OLNSTEAD
PRESIDENT

IN WITNESS WHEREOF, I DO HERETO SET MY HAND THIS 26th DAY OF APRIL, 2002.

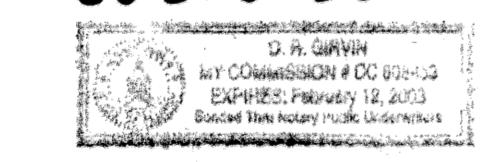
BY: Thomas Barone (WITNESS) Christy L. Verzi
THOMAS BARONE, INDIVIDUALLY (WITNESS) D.R. Girvin
PRINT NAME: Christy L. Verzi (WITNESS) D.R. Girvin
PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOWELL E. OLNSTEAD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED W/B AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LIFE CARE ASSOCIATES, 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 24th DAY OF APRIL, 2002.
CC 808453



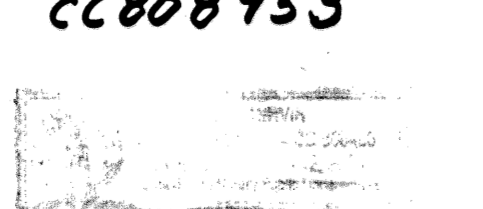
NOTARY PUBLIC
PRINTED NAME: D.R. Girvin
MY COMMISSION EXPIRES: 12/31/03

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS BARONE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED W/B AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF APRIL, 2002.
CC 808453



NOTARY PUBLIC
PRINTED NAME: D.R. Girvin
MY COMMISSION EXPIRES: 12/31/03

MORTGAGEE'S CONSENT TO LOT 1:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED 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 10177, PAGE 389; OFFICIAL RECORD BOOK 11310, PAGE 946 AND OFFICIAL RECORD BOOK 12064, PAGE 155 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF JUNE, 2002.

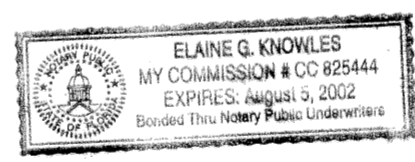
FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
BY: Bruce Hartman VICE PRESIDENT
WITNESS: Charles Hunter PRINT NAME: Charles Hunter
WITNESS: Nancy Keenan PRINT NAME: MARY KENNEDY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH BROWARD

BEFORE ME PERSONALLY APPEARED D. Bruce Hartman WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED W/B AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FIRST UNION NATIONAL BANK, 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 4th DAY OF JUNE, 2002.
CC 825444



NOTARY PUBLIC
PRINTED NAME: Elaine G. Knowles
MY COMMISSION EXPIRES: 8-5-02

TOWN OF JUPITER ACCEPTANCE

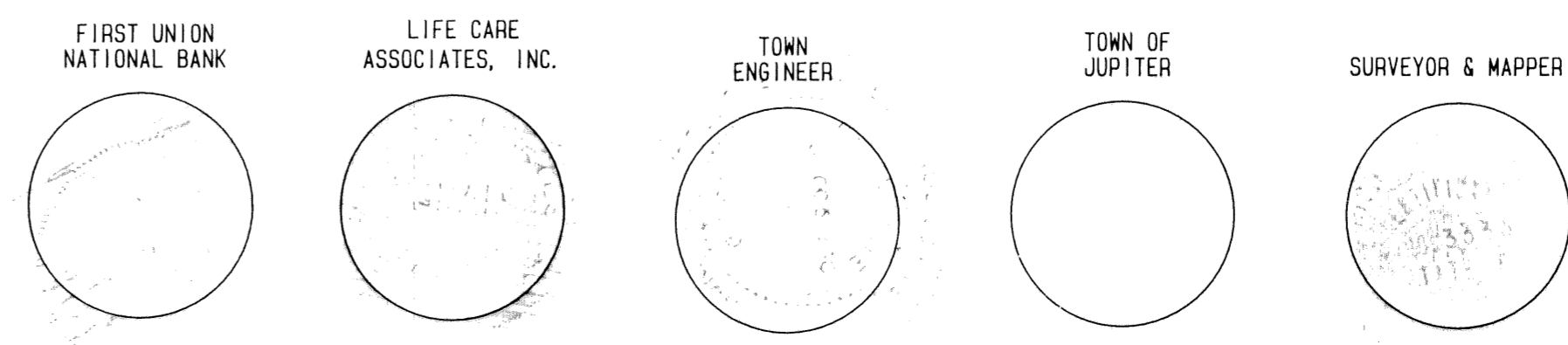
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 5th DAY OF JUNE, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

BY: Doris Koenigke, P.E.
DOUG P. KOENIGKE, P.E.
TOWN ENGINEER

COURTYARD GARDENS IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF June, 2002.

BY: Karen Golonka KAREN GOLONKA, MAYOR
BY: Sally Boylan SALLY BOYLAN, TOWN CLERK



TITLE CERTIFICATION TO LOT 1:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL S. ROSS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO LOT 1, AS SHOWN HEREON; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LIFE CARE ASSOCIATES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORDED 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: 5/22/02
BY: Michael S. Ross
MICHAEL S. ROSS, ESQUIRE
FLORIDA BAR NO. 264997
GREENSPOON HARDER HIRSHFEL RAFFIN ROSS & BERGER P.A.
100 WEST CYPRESS CREEK ROAD, SUITE 700
FT. LAUDERDALE, FLORIDA 33309

TITLE CERTIFICATION TO LOT 2:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DOUGLAS R. GIRVIN, A DULY LICENSED ATTORNEY HAVE EXAMINED THE TITLE TO LOT 2, AS SHOWN HEREON; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THOMAS BARONE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORDED 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: 4/26/02
BY: Douglas R. Girvin
DOUGLAS R. GIRVIN, ESQUIRE
FLORIDA BAR NO. 180432
DOUGLAS R. GIRVIN, P.A.
1080 EAST INDIANTOWN ROAD, SUITE 102
JUPITER, FL. 33477

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) AND MONUMENTS ACCORDING TO SEC. 177.091(9)F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 4/24/02
BY: Richard A. Mixon
RICHARD A. MIXON
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3335
STATE OF FLORIDA
MIXON LAND SURVEYING, INC.
311 N. INDIANTOWN ROAD
JUPITER, FLORIDA 33458
CERTIFICATE NO. LB 4199

SURVEYOR'S NOTES:

- THE EAST LINE OF THE PLAT OF INDIAN CREEK PHASE IV-A, AS RECORDED IN PLAT BOOK 49, PAGES 15 THROUGH 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS ASSUMED TO BEAR N02°15'10"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 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 GRAPHIC OR DIGITAL FORM OF THIS PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO STRUCTURE OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- - INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) L.S. 3335, UNLESS OTHERWISE NOTED ON PLAT.

THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC., 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458

MIXON LAND SURVEYING, INC.
311 WEST INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
(561) 747-6046
CERTIFICATE NO. LB 4199

PLAT OF
COURTYARD GARDENS

JOB NO. 00-068 CAD FILE COURT02 DATE 05/15/01 SHEET 1 OF 2