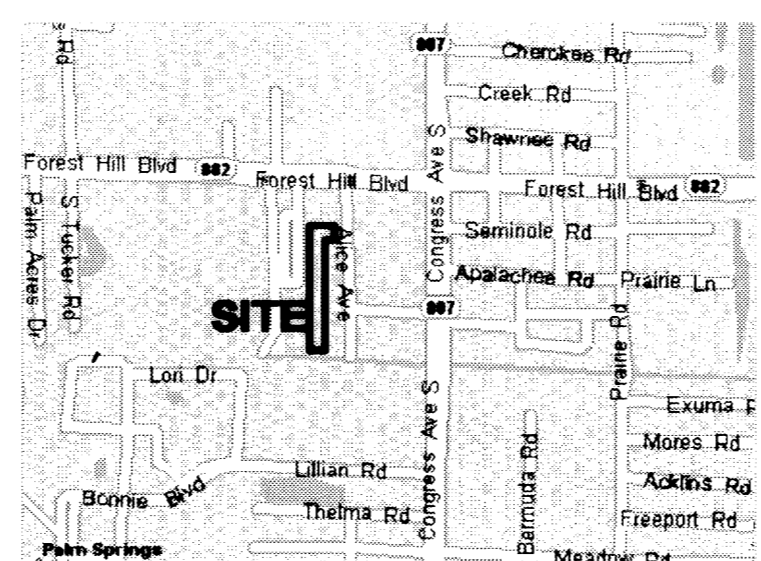


LAUREL OAKS ENCLAVE

BEING A REPLAT OF LOT 7, BLOCK A AND ALL OF BLOCK D,
SUBDIVISION OF BLOCK C AND RESUBDIVISION OF LOTS 7 TO 14 INC., BLOCK A, BRYANT PARK

RECORDED IN PLAT BOOK 23, PAGE 176
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST
VILLAGE OF PALM SPRINGS
PALM BEACH COUNTY, FLORIDA

FEBRUARY 2004 SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LLB DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "LAUREL OAKS ENCLAVE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7, BLOCK A OF RESURVEY OF BLOCK A, BRYANT PARK, AND ALL OF BLOCK D OF THE RESURVEY OF LOTS 7 TO 14, BLOCK A, BRYANT PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.793 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAUREL OAKS ENCLAVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAUREL OAKS ENCLAVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
- THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, FLORIDA, IN PERPETUITY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, FLORIDA, IN PERPETUITY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY Jerry M. Black, THIS 10 DAY OF February, 2004.

LLB DEVELOPMENT, LLC
A LIMITED LIABILITY COMPANY

WITNESS: Rosario V. Rogers BY: Jerry M. Black
WITNESS: Emilio J. Nalleio SIGNATURE
JERRY M. BLACK, PRESIDENT

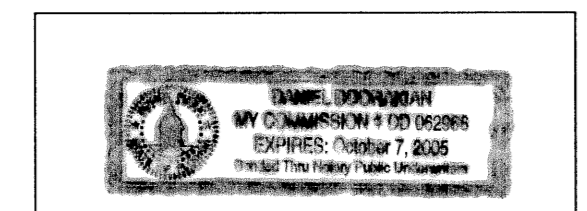
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

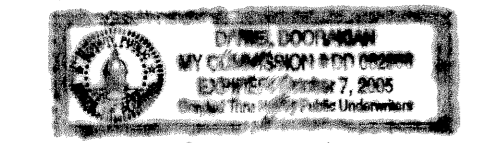
BEFORE ME PERSONALLY APPEARED Jerry M. Black WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF LLB DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS President OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF February 2004.

MY COMMISSION EXPIRES: 2/10/04 Daniel Doorackian
DATE NOTARY PUBLIC

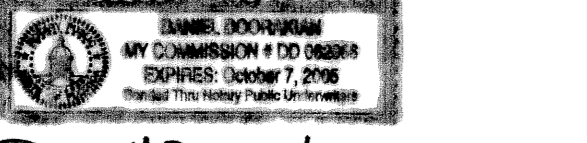


Below is seal of LLB Development, LLC



SEAL
LLB DEVELOPMENT, LLC
A LIMITED LIABILITY COMPANY

Below is seal of Laurel Oaks Enclave Homeowners Association



SEAL
LAUREL OAKS ENCLAVE
HOMEOWNERS ASSOCIATION

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

LAUREL OAKS ENCLAVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10 DAY OF February, 2004.

LAUREL OAKS ENCLAVE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Rosario V. Rogers BY: Jerry M. Black
WITNESS: Emilio J. Nalleio SIGNATURE
JERRY M. BLACK, PRESIDENT

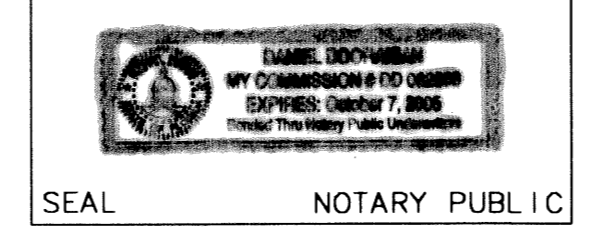
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Jerry M. Black AND Jerry M. Black WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Vice President OF LAUREL OAKS ENCLAVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 10 DAY OF February, 2004.

MY COMMISSION EXPIRES: 2/10/04 Daniel Doorackian
DATE NOTARY PUBLIC



AREA TABULATION

TRACT A	2.251 ACRES
LOTS 1-30	0.542 ACRES
TOTAL	2.793 ACRES

LOCATION MAP

NOT TO SCALE

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 12718 AT PAGE 539, 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF February, 2004.

HARBOR FEDERAL SAVINGS BANK

WITNESS: Kimberly M. Juba BY: Diana L. DiPietro, VP
WITNESS: Patricia L. Wood SIGNATURE
Diana L. DiPietro, Vice President

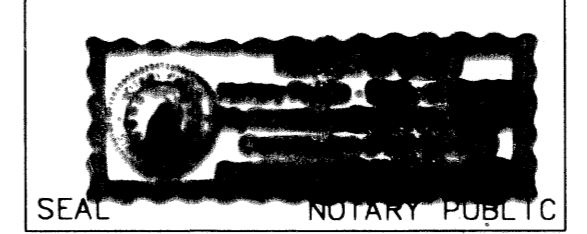
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Diana L. DiPietro WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED VIA 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 13th DAY OF February 2004.

MY COMMISSION EXPIRES: 10/23/07 Kimberly M. Juba
DATE NOTARY PUBLIC



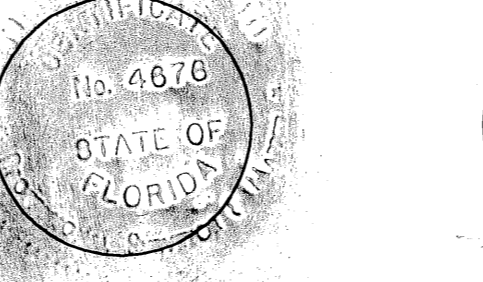
TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

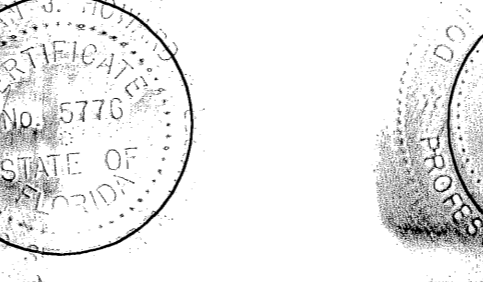
I, Daniel Doorackian, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO LLB DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT 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: 2-10-04 BY: Daniel Doorackian
DANIEL DOORACKIAN, ESQUIRE
FLORIDA BAR NO. 0500021

SEAL PROFESSIONAL SURVEYOR AND MAPPER



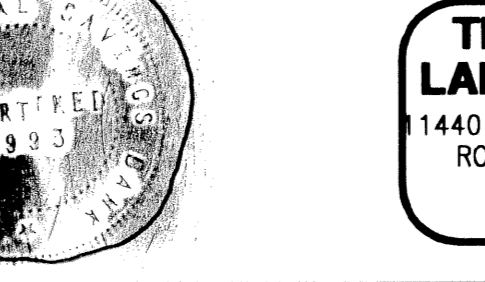
SEAL REVIEWING PROFESSIONAL SURVEYOR AND MAPPER



SEAL VILLAGE ENGINEER



SEAL NOTARY PUBLIC



SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF N 88°07'37" W.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000042923 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

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 SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF PALM SPRINGS 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 VILLAGE OF PALM SPRINGS.

DATE: 2/09/04 BY: Timothy M. Smith
TIMOTHY M. SMITH, P.S.M.
FLORIDA CERTIFICATE NO. LS 004676

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF THE GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: 2-18-04 BY: Norman J. Howard
NORMAN J. HOWARD
FLORIDA CERTIFICATE NO. 5776

VILLAGE OF PALM SPRINGS APPROVALS

VILLAGE OF PALM SPRINGS
COUNTY OF PALM BEACH
VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 26th DAY OF February, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER UNDER CONTRACT TO THE VILLAGE OF PALM SPRINGS IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: Donald A. Eckler
VILLAGE ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE VILLAGE ORDINANCES.

BY: Norman J. Howard
VILLAGE MAYOR

ATTEST BY: Diane S. Surrage
VILLAGE CLERK

TIMOTHY M. SMITH
LAND SURVEYING, INC.
11440 OKEECHOBEE BLVD., SUITE 210
ROYAL PALM BEACH, FL 33411
(561) 204-5525
LB #6865

LAUREL OAKS ENCLAVE

SHEET 1 OF 2
SCALE: 1"=30'
DATE: SEPT 2003
DIRECTORY: BLAKALIC
FIELD BOOK: N/A
DWG NO.: ALICRP01

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 THIS COUNTY.