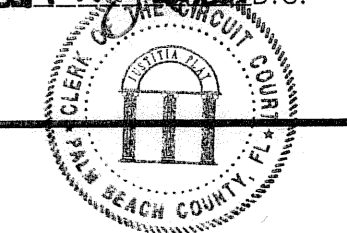


COLONY PALMS
 LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST
 CITY OF DERAY BEACH, PALM BEACH COUNTY, FLORIDA
 A REPLAT OF A PORTION OF THE CARLSON/BLACK PLAT
 AS RECORDED IN PLAT BOOK 93, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF
 PALM BEACH COUNTY, FLORIDA
 SHEET NO. 1 OF 2
 DAVIS & PURMORT, INC.
 DEERFIELD BEACH, FLORIDA
 NOVEMBER, 2005

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for
 record at 1:09 PM, this 12th day
 of Jan., 2005, and duly
 recorded in Plat Book No. 106
 on Pages 192 thru 193

SHARON R. BOCK
 Clerk and Comptroller
 Sharon A. Foster D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT COLONY PALM DEVELOPMENT CO., L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN THE S.W. 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, CARLSON/BLACK PLAT, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 93, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 218,332 SQUARE FEET OR 5.012 ACRES MORE OR LESS.

HAS CAUSED THE SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE COLONY PALMS PLAT, AND FURTHER DEDICATES AS FOLLOWS:

"LOTS 1 THROUGH 6, BLOCK 1; LOTS 1 THROUGH 8, BLOCK 2; LOTS 1 THROUGH 8, BLOCK 3; LOTS 1 THROUGH 8, BLOCK 4; LOTS 1 THROUGH 8, BLOCK 5; AND LOTS 1 THROUGH 7, BLOCK 6, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH"

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

UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, AND SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, AND TELEPHONE LINES, UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR ELECTRIC OR OTHER UTILITY IN EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. (THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED OR TO BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC COMMISSION.)

"TRACT A, AS SHOWN HEREON IS DEDICATED TO COLONY PALM HOMEOWNERS' ASSOCIATION, INC., AS A PRIVATE STREET FOR INGRESS-EGRESS, DRAINAGE AND UTILITY PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, its successors and assigns, WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT."

"TRACT B, AS SHOWN HEREON IS HEREBY DEDICATED TO COLONY PALM HOMEOWNERS' ASSOCIATION, INC., FOR THE RECREATIONAL AN PARKING PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, its successors and assigns, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH."

"TRACTS C, D, E, F, G, H, & I, AS SHOWN HEREON IS DEDICATED TO COLONY PALM HOMEOWNERS' ASSOCIATION, INC., FOR OPEN SPACE AND DRAINAGE AND LANDSCAPING PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, its successors and assigns, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH."

"5 FOOT MAINTENANCE EASEMENTS, AS SHOWN HEREON IS DEDICATED TO COLONY PALM HOMEOWNERS' ASSOCIATION, INC., FOR ACCESS AND MAINTENANCE PURPOSES, TO BE MAINTAINED BY SAID ASSOCIATION, its successors and assigns, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH."

"5 FOOT INGRESS/EGRESS EASEMENTS, AS SHOWN HEREON IS DEDICATED TO COLONY PALM HOMEOWNERS' ASSOCIATION, INC., FOR ACCESS PURPOSES, TO BE MAINTAINED BY SAID ASSOCIATION, its successors and assigns, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH."

THE BUS SHELTER EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND USE OF THE PUBLIC TRANSIT BUS SHELTER, BOARDING AND ALIGHTING AREA, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE COLONY PALMS HOMEOWNERS ASSOCIATION, INC., its successors, and or assigns, UNTIL SUCH TIME THE CITY, its successors and or assigns COMMENCE CONSTRUCTION OF INSTALLATION OF FACILITIES ASSOCIATED WITH THE UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE CITY OF DELRAY BEACH, its successors and or assigns. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC.

NON-VEHICULAR ACCESS LINE ALONG THE NORTHERN BOUNDARY LINE AS SHOWN, HEREON, IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS BETWEEN THE ABUTTING LOTS AND THE ADJACENT RIGHT-OF-WAY.

IN WITNESS WHEREOF, OF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER WITH THE AUTHORITY OF ITS MEMBERS, THIS 21 DAY OF December 2005.

witness: King Helene

witness: Lisa Lawrence COLONY PALM DEVELOPMENT CO., L.L.C.
 A FLORIDA LIMITED LIABILITY COMPANY

ATTEST: Charles Halberg BY: Gerald Monter

PRINT NAME: CHARLES HALBERG PRINT NAME: GERALD MONTER
 TITLE: VICE PRESIDENT CONSTRUCTION TITLE: MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GERALD MONTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND EXECUTED THE FORGOING INSTRUMENT AS (MANAGING MEMBER OF COLONY PALM DEVELOPMENT CO., L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF DECEMBER 2005.

MY COMMISSION EXPIRES.

Alison Fehsal
 NOTARY PUBLIC



TITLE CERTIFICATION:

I, NORMAN LEOPOLD OF LEOPOLD, KORN & LEOPOLD, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE IS VESTED TO COLONY PALM DEVELOPMENT CO., L.L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGEES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 12-20-05

Norman Leopold
 NORMAN LEOPOLD P.A.
 ATTORNEY AT LAW
 LICENSED IN THE STATE OF FLORIDA

SURVEYORS NOTES:

- BUILDING SETBACKS SHALL CONFORM TO CITY OF DELRAY ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL UTILITY EASEMENTS BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THIS INSTRUMENT WAS PREPARED BY DAVIS & PURMORT, INC. 843 SOUTHEAST 8th AVENUE, DEERFIELD BEACH, FLORIDA, 33441.
- BEARING BASIS CENTERLINE OF WEST ATLANTIC AVENUE (a.k.a. STATE ROAD 806), BEARS S89°12'38"E.

REVIEWING SURVEYORS' CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF COLONY PALM, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

Paul D. Engle 12/29/05
 PAUL D. ENGLE P.S.M.
 LICENSE NO. 5708
 STATE OF FLORIDA
 OBRLEN, SUITER & OBRLEN, INC.
 CERTIFICATE OF AUTHORIZATION LB 353

CITY OF DELRAY BEACH APPROVALS:

THIS PLAT OF THE COLONY PALMS AS APPROVED ON THE 13th DAY OF December, A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Jeff Hill
 MAYOR

ATTEST: Sharon R. Bock
 CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

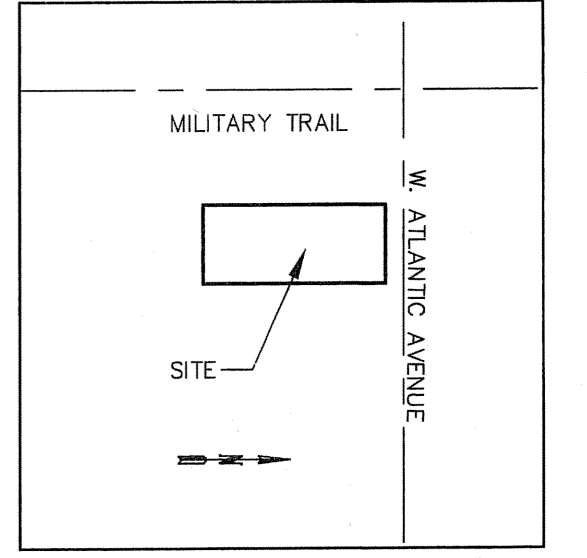
Paul Derling
 DIRECTOR OF PLANNING AND ZONING

Maria D. Trapp
 CHAIRPERSON, PLANNING AND ZONING BOARD

Randall H. Kujawa
 CITY ENGINEER

W. S. Adams
 FIRE MARSHAL

Paul C. Hideo
 DIRECTOR OF ENVIRONMENTAL SERVICES



LOCATION MAP
 NOT TO SCALE

SEAL
 COLONY PALM DEVELOPMENT CO. LLC
 A FLORIDA CORPORATION

SEAL
 REVIEWING SURVEYOR

SEAL
 CITY OF
 DELRAY BEACH

SEAL
 SURVEYOR

SURVEYORS' 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 PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS ACCORDING TO SEC. 177.091(c), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH 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 PALM BEACH COUNTY, FLORIDA.

Paul A. Davis DATE: December 20, 2005
 PAUL A. DAVIS, P.S.M.
 LICENSE NO. 4531
 STATE OF FLORIDA
 DAVIS & PURMORT, INC.
 CERTIFICATE OF AUTHORIZATION LB 7219



THIS INSTRUMENT PREPARED BY:
DAVIS & PURMORT, INC.

Land Surveyors • Land Development • Consultants • Planners
 843 SOUTHEAST 8th AVENUE - DEERFIELD BEACH, FL 33441
 Phone: (954) 421-9101 & (954) 698-9101 Fax: (954) 421-5201
 Subdivisions & Condominiums • Land & Site Planning • Sanitary Sewer Systems • Water System • Drainage Design • Paving Design
 Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout