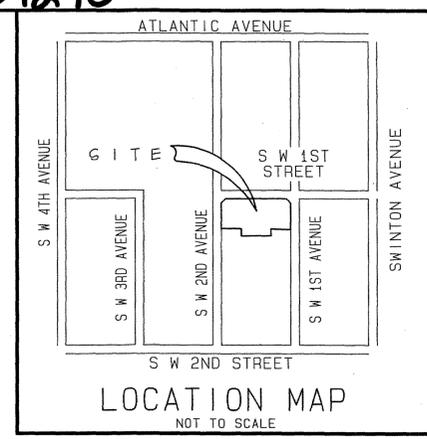


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CODA REPLAT NO. 1

BEING A REPLAT OF TRACT C, A PORTION OF TRACT OS-6, AND A PORTION OF TRACT P, "CODA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



9
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:06 PM THIS 12th DAY OF December 2014 AND WAS RECORDED IN PLAT BOOK 108 PAGES 9 AND 10
SHARON R. BOCK
CLERK AND COMPTROLLER
PALM BEACH COUNTY
BY: *[Signature]*
DEPUTY CLERK

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT NEW URBAN LIGHTHOUSE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS CODA REPLAT NO. 1, BEING A REPLAT OF ALL OF TRACT C, A PORTION OF TRACT OS-6 AND A PORTION OF TRACT P, "CODA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT C, A PORTION OF TRACT OS-6 AND A PORTION OF TRACT P, "CODA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT OS-1, SAID PLAT OF "CODA";

THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID TRACT P AND THE WEST LINE OF SAID TRACT C, BEING THE EAST RIGHT OF WAY LINE OF S.W. 2ND AVENUE, A DISTANCE OF 102.73 FEET;

THENCE NORTH 45°25'30" EAST ALONG THE NORTHWESTERLY LINE OF SAID TRACT C, A DISTANCE OF 28.07 FEET;

THENCE SOUTH 89°09'00" EAST ALONG THE NORTH LINE OF SAID TRACT C, BEING THE SOUTH RIGHT OF WAY LINE OF S.W. 1ST STREET, A DISTANCE OF 242.20 FEET;

THENCE SOUTH 44°34'30" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT C, A DISTANCE OF 28.49 FEET;

THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID TRACT C AND THE EAST LINE OF SAID TRACT P, BEING THE WEST RIGHT OF WAY LINE OF S.W. 1ST AVENUE, A DISTANCE OF 102.73 FEET TO THE NORTH LINE OF TRACT OS-5, SAID PLAT OF "CODA";

THENCE NORTH 89°09'00" WEST ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 80.71 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT OS-6, SAID PLAT OF "CODA";

THENCE SOUTH 00°00'00" WEST ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE A DISTANCE OF 27.03 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 29, SAID PLAT OF "CODA";

THENCE SOUTH 90°00'00" WEST ALONG SAID EASTERLY EXTENSION, SAID NORTH LINE, THE WESTERLY EXTENSION OF SAID NORTH LINE, THE NORTH LINE OF LOT 29, SAID PLAT OF "CODA", AND THE WESTERLY EXTENSION OF SAID NORTH LINE, A DISTANCE OF 120.77 FEET TO THE WEST LINE OF SAID TRACT OS-6;

THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 28.82 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT OS-1.

THENCE NORTH 89°09'00" WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE, A DISTANCE OF 80.71 FEET TO THE POINT OF BEGINNING.
LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 37,604 SQUARE FEET, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CODA REPLAT NO. 1 AND FURTHER DEDICATES AS FOLLOWS:

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

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

TRACT P-1, AS SHOWN HEREON, IS HEREBY RESERVED TO CODA MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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.

TRACTS OS-6A, OS-7, OS-8 AND OS-9, AS SHOWN HEREON, ARE HEREBY RESERVED TO CODA MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND RECREATION PURPOSES, DRAINAGE, IRRIGATION, 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.

LOTS 37 TO 52 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL PREVIOUS PLATS OF THE LAND PLATTED HEREON ARE CANCELLED AND SUPERSEDED.

IN WITNESS WHEREOF, NEW URBAN LIGHTHOUSE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF December, 2014.

NEW URBAN LIGHTHOUSE, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
NEW URBAN COMMUNITIES CORPORATION
A FLORIDA CORPORATION
BY: *[Signature]*
KEVIN E. RICKARD, PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: *[Signature]*
WITNESS: *[Signature]*
PRINT NAME: *[Signature]*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN E. RICKARD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION, A FLORIDA CORPORATION, MANAGER OF NEW URBAN LIGHTHOUSE L.L.C., 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 COMPANY, 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December, 2014.

NOTARY PUBLIC: *[Signature]*
John A. Jacobs
COMMISSION NUMBER: EE129338 EXPIRES: 9/12/15



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

CENTENNIAL BANK, AN ARKANSAS CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 27195 PAGE 821 AND OFFICIAL RECORD BOOK 27195 PAGE 801 EACH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BOTH BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CENTENNIAL BANK, AN ARKANSAS 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 3rd DAY OF December, 2014.

WITNESS: *[Signature]*
BY: *[Signature]*
PRINT NAME: *[Signature]* PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: MARION THOMPSON

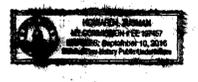
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEITH COSTELLO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CENTENNIAL BANK, AN ARKANSAS 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF DECEMBER, 2014.

NOTARY PUBLIC: *[Signature]*
HOWARD I. ZUSMAN
COMMISSION NUMBER: EE197457 EXPIRES: SEPT. 10, 2016



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

CODA MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 22nd DAY OF December, 2014.

WITNESS: *[Signature]*
BY: *[Signature]*
CODA MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
KEVIN E. RICKARD, PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: *[Signature]*

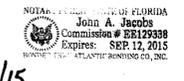
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN E. RICKARD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CODA MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December, 2014.

NOTARY PUBLIC: *[Signature]*
John A. Jacobs
COMMISSION NUMBER: EE129338 EXPIRES: 9/12/15



TITLE CERTIFICATION

I, JOHN C. PRIMEAU, ATTORNEY AT LAW, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED TO NEW URBAN LIGHTHOUSE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT 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 RECORDED BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 12/3/2014 BY: *[Signature]*
JOHN C. PRIMEAU
ATTORNEY AT LAW
FLORIDA BAR NO. 0062390



CITY OF DELRAY BEACH

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS
CITY OF DELRAY BEACH, FLORIDA, A MUNICIPAL CORPORATION
THIS PLAT OF CODA REPLAT NO. 1, AS APPROVED ON THE 21st DAY OF October, 2014 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: *[Signature]*
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY: *[Signature]* 12.3.14
DIRECTOR OF PLANNING AND ZONING
CHAIRPERSON
PLANNING AND ZONING BOARD

[Signature] 12/3/14
CITY ENGINEER
[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR'S STATEMENT

IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

DATE: 12/2/2014 BY: *[Signature]*
DAVID A. BOWER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5888

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 12/2/2014 BY: *[Signature]*
RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 0°00'00" EAST ALONG THE WEST RIGHT OF WAY LINE OF S.W. 2ND AVENUE, AS SHOWN ON THE PLAT OF "CODA" AS RECORDED IN PLAT BOOK 108, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES 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 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.

CODA REPLAT NO. 1

THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239
IN AND FOR THE OFFICE OF

RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey@bellsouth.net
9211 CITRUS ISLE LANE
LAKE MORTH, FL 33467
(561) 536-8191

CADD 3000P1
PROJECT NUMBER
3000
SHEET
1 OF 2