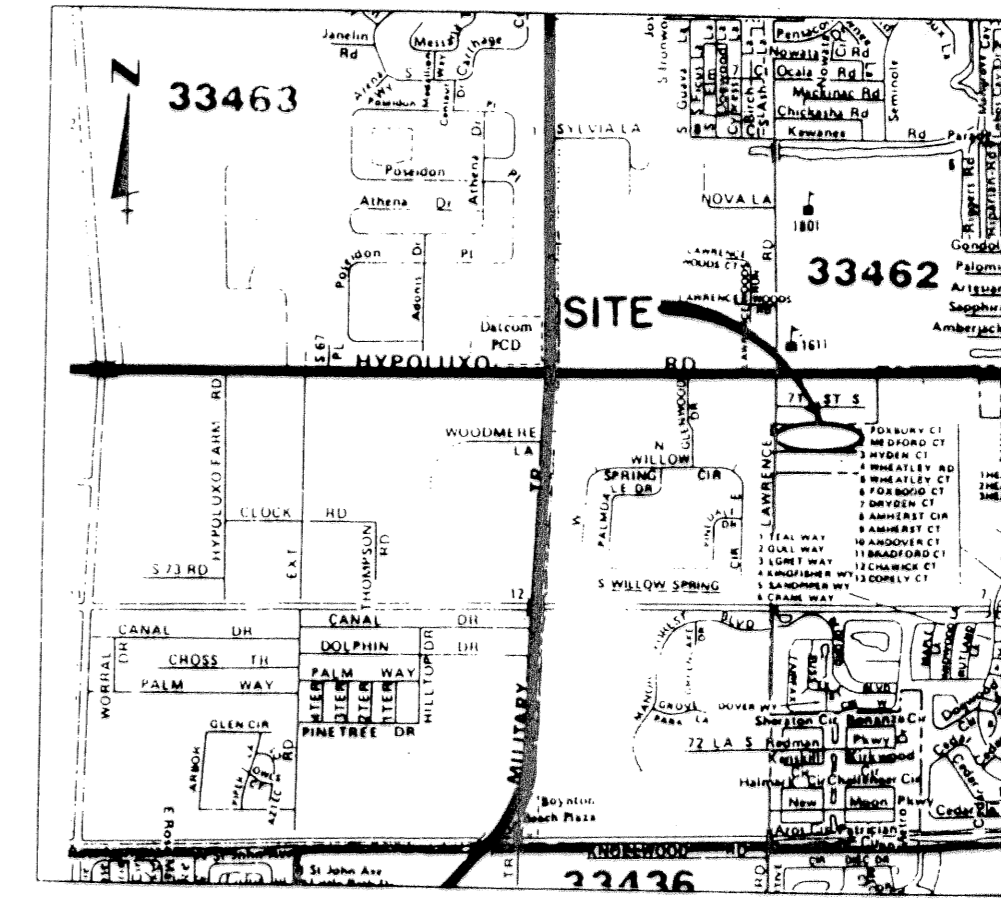


JONATHANS GROVE

IN PART OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA
 CITY OF BOYNTON BEACH
 IN TWO SHEETS SHEET NO. 1

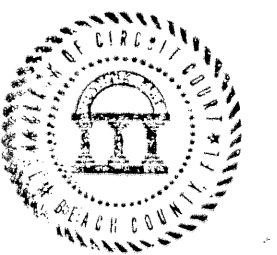
GEE & JENSON
 ENGINEERS - ARCHITECTS - PLANNERS, INC.
 WEST PALM BEACH, FLORIDA
 SEPTEMBER 1993



LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for
 record at 10:21 AM this 22nd day
 of July 1994, and duly
 recorded in Plat Book No. 48
 on Pages 15 thru 16.

DOROTHY H. WILKEN
 Clerk Circuit Court
 By *Luigi A. Stally*, D.C.



LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE NORTH ONE-HALF OF THE SOUTH ONEHALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA EXCEPTING THEREFROM THE RIGHT-OF-WAY OF LAWRENCE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE S02°02'58"W ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 668.77 FEET; THENCE N88°22'59"E A DISTANCE OF 40.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LAWRENCE ROAD AS PER PALM BEACH COUNTY COMMISSIONERS MINUTES SEPTEMBER 14, 1991; THENCE CONTINUE N88°22'59"E, A DISTANCE OF 1220.59 FEET; THENCE S02°07'24"W, A DISTANCE OF 333.98 FEET; THENCE S88°21'48"W, A DISTANCE OF 1220.18 FEET; THENCE N02°02'58"E ALONG THE EASTERLY RIGHT-OF-WAY OF SAID LAWRENCE ROAD A DISTANCE OF 334.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.35 ACRES MORE OR LESS.

LAND USE

RESIDENTIAL LOTS (**)	7.05 ACRES
RIGHT OF WAY	1.55 ACRES
TRACTS	0.75 ACRES
TOTAL	9.35 ACRES

NOTES

- Permanent Reference Monument (SET)
- (PLS #4659 except as noted)
- permanent Control Point
- R ----- Radius
- Δ ----- Delta
- A ----- Arc Length
- P. B. ----- Plat Book
- O. R. B. --- Official Record Book

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Bearings shown hereon are relative to the East R/W Line of Lawrence Road, which bears North 02°02'58" East.

All lot lines are non-radial unless otherwise noted.

The building setbacks shall conform to the City of Boynton Beach zoning code.

No buildings or any kind of construction shall be placed on utility or drainage easements.

Landscaping on utility easements other than for sewer or water shall require prior approval of all utilities occupying same.

Where drainage easements and any other type of easements cross, any and all uses for drainage purposes shall take precedence.

All platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided however, that no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 We, FIRST AMERICAN 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 to M/I SCHOTTENSTEIN HOMES, INC.; that the current taxes have been paid; that there are no mortgages of record.

FIRST AMERICAN TITLE INSURANCE COMPANY
 2161 Palm Beach Lakes Boulevard
 West Palm Beach, Florida 33407

Dated: 5/10/94

BY: *Glenda Bellamy*
 GLENDA BELLAMY, ASST. VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I hereby 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 set and that Permanent Control Points ("P.C.P.s") will be set for the required improvements; and further that the survey data complies with the requirements of the Chapter 177, Florida Statute, as amended, and the ordinances of the City of Boynton Beach, Florida.

Allan Frank Oslund
 Allan Frank Oslund, PLS,
 Registered Land Surveyor #4659
 State of Florida

CITY APPROVALS AND ACCEPTANCE

CITY COUNCIL:
 The plat is hereby approved for record this 19 day of July, 1994.

BY: *Edward Harming*
 EDWARD HARMING, MAYOR

CITY ENGINEER
 This plat is hereby found to meet all requisite state and city laws and ordinances.

BY: *Ryan Moore* #41074
 CITY ENGINEER

ATTESTED BY: *Suzanne M. Thomas*
 CITY CLERK
 (AS TO BOTH)

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME personally appeared Charles C. Sharman who is personally known to me and who did not take an oath, and who executed the foregoing instrument as President of JONATHANS GROVE HOMEOWNERS ASSOCIATION, INC., a 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 17th day of July, 1994.

My commission expires: August 14, 1995 *Sharon Churchwell*

Sharon Churchwell
 SHARON CHURCHWELL
 Notary Public: Sharon Churchwell
 #CC 239697

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that M/I SCHOTTENSTEIN HOMES, INC., a Delaware corporation, licensed to do business in the State of Florida, does hereby certify that it is the owner of the property described hereon and has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- The Utility and 12' Access Easements as shown hereon are hereby dedicated to the City of Boynton Beach, Florida for non-exclusive rights of access, ingress and egress, and for the construction, operation and maintenance of utilities including cable television.
- The 5 foot Limited Access Easements as shown hereon, are hereby dedicated to the City of Boynton Beach, Florida for the purposes of control and jurisdiction over Access rights.
- JONATHANS WAY, shown hereon is for street Rights of Way and is hereby dedicated to the City of Boynton Beach, Florida for the perpetual use of the public for proper roadway purposes and the City of Boynton Beach, Florida herein agrees and accepts the perpetual maintenance obligation of the same.
- Tracts B, C, D, E, AS shown hereon are hereby dedicated to the JONATHANS GROVE HOMEOWNERS ASSOCIATION INC. its successors and assigns and are the perpetual maintenance obligation of the JONATHANS GROVE HOME OWNERS ASSOCIATION INC.
- Tract 'F' as shown hereon is hereby Dedicated to the City of Boynton Beach, for a Lift Station site and is the maintenance obligation of the City of Boynton Beach.
- The Buffer, Drainage and Landscape Easement, 34' Drainage and Utility Easement, Landscape and Maintenance Berms are hereby dedicated to the JONATHANS GROVE HOMEOWNERS ASSOCIATION INC. its successors and assigns and are the perpetual maintenance obligation of the JONATHANS GROVE HOME OWNERS ASSOCIATION INC.
- The 15' Florida Power and Light easement is dedicated to the JONATHANS GROVE HOMEOWNERS ASSOCIATION INC. its successors and assigns and shall be the perpetual maintenance obligation of JONATHANS GROVE HOMEOWNERS ASSOCIATION INC.
- The wall maintenance easements as shown hereon are hereby dedicated to the JONATHANS GROVE HOMEOWNERS ASSOCIATION INC. its successors and assigns and is the perpetual maintenance obligation of the JONATHANS GROVE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice-Presidents and its corporate seal to be affixed hereto by and with the authority of its board of Directors, this 17 day of July, 1994.

ATTEST: *James D. Bagley* James D. Bagley, Vice President
Richard N. Kleisley Richard N. Kleisley, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME personally appeared James D. Bagley and Richard N. Kleisley who are personally known to me who did not take an oath, and who executed the foregoing instrument as Vice President and Vice-President of M/I SCHOTTENSTEIN HOMES, INC., a 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 17th day of July, 1994.

My commission expires: August 14, 1995 *Sharon Churchwell*
 SHARON CHURCHWELL
 Notary Public: Sharon Churchwell
 #CC 239697

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 The JONATHANS GROVE HOMEOWNERS ASSOCIATION, INC. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligation for same as stated hereon, dated this 17 day of July, 1994.

WITNESS: *David Sharman*
 JONATHANS GROVE HOMEOWNERS ASSOCIATION, INC.
 a Florida corporation not for profit
 BY: *Charles C. Sharman*
 CHARLES C. SHARMAN, PRESIDENT

TAZ 416

SUBDIVISION # Jonathans Grove
 BOOK 73 PAGE 15
 FLOOD HAZARD ZONING
 QUAD SE
 ZIP CODE
 PUD NAME C/Boynton Bch
 714543

COMPUTED _____
 DRAWN _____
 CHECKED _____
 APPROVED _____
 JOB NO. 91-351

This instrument was prepared by:
 Allan Frank Oslund, P.L.S.
 GEE & JENSON, Engineers, Architects, Planners, Inc.
 One Harvard Circle
 West Palm Beach, Florida 33409-1923

