

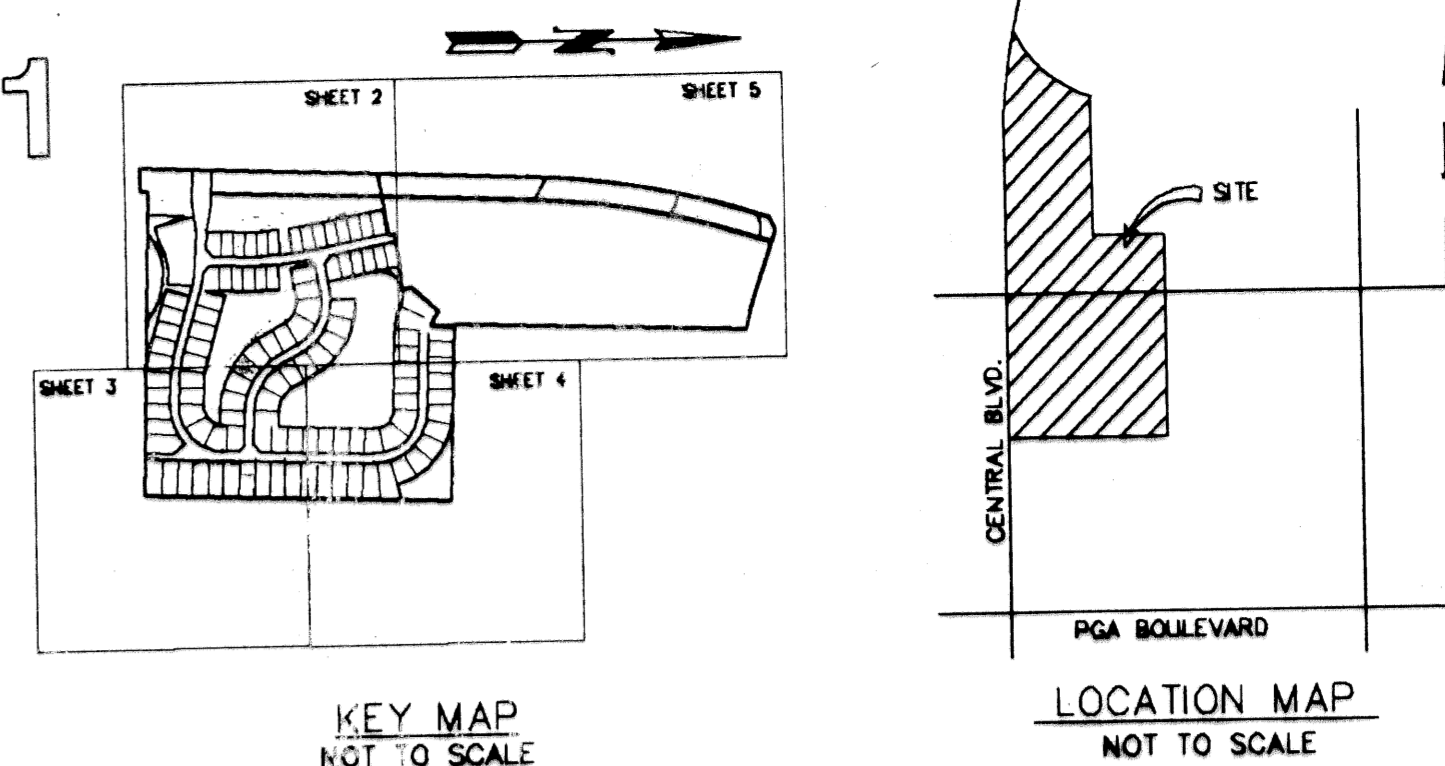
PLAT OF BENT TREE P.U.D. PHASE 1

IN PART OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 5

DEDICATION AND RESERVATIONS

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
FEBRUARY 1994



89

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:45 AM, this 25th day of August, 1994, and duly recorded in Plat Book No. 37 on Pages 87 thru 93.
DOROTHY MILKEN
Clerk Circuit Court
By Dawn A. Mathis

KNOW ALL MEN BY THESE PRESENTS that M/I SCHOTTENSTEIN HOMES, INC., a Ohio 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: A parcel of land being a portion of Section 2, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida being more particularly described as follows: Commencing at the Northeast corner of the West one-half of the Southeast one-quarter of said Section 2 for a POINT OF BEGINNING; thence South 02°02'59" West along the East line of the said West one-half of the Southeast one-quarter of said Section 2, for 1295.82 feet; thence North 88°21'49" West along a line 35.00 feet North of (as measured at right angles) and parallel with the North line of the Southwest one-quarter of the Southeast one-quarter of said Section 2, for 1324.62 feet, to a point of intersection with the East Right-of-Way of Central Boulevard (as now laid out and in use) as recorded in Road Plat Book 6, Page 88 as on file in Palm Beach County Engineering Department; thence North 02°09'59" East along the said East Right-of-Way line of Central Boulevard, for 1600.82 feet; thence Northeasterly along the arc of the tangent curve concave to the Southeast having a radius of 3759.58 feet and a central angle of 15°41'22", some line also being the said East Right-of-Way line of Central Boulevard, for 1029.50 feet to a point of intersection with the South line of an Ingress/Egress Easement as recorded in Official Record Book 6496, Page 325 of the Public Records of Palm Beach County, Florida; thence Northeasterly and Southeasterly along the South lines of said Ingress/Egress Easement for the following two courses; thence North 63°28'14" East for 57.15 feet; thence South 70°54'39" East for 49.38 feet; to a point of cusp of a curve concave Southeasterly having a radius of 3669.58 feet, a chord bearing of South 10°18'53" West, a distance of 1043.77 feet; thence South 02°09'59" along the arc of said curve through a central angle of 16°17'50", a distance of 138.00 feet; thence North 10°20'00" West, a distance of 625.78 feet; thence North 79°40'00" East, a distance of 155.22 feet; thence North 84°55'30" East, a distance of 34.31 feet; thence North 79°40'00" East, a distance of 138.00 feet; thence North 42°25'42" East, a distance of 89.43 feet; thence North 07°12'39" West, a distance of 40.81 feet; thence North 42°25'42" East, a distance of 143.00 feet, to the point of cusp of a curve concave Northeasterly having a radius of 151.00 feet, a chord bearing of South 60°21'34" East, thence run Southeasterly along the arc of said curve through a central angle of 25°34'31", a distance of 67.40 feet; thence North 01°38'42" East, a distance of 99.71 feet; thence South 88°21'18" East, along a distance of 87.40 feet to the POINT OF BEGINNING.

Containing 39.60 Acres more or less.

- BENT TREE DRIVE, TIMBERWOOD COURT and WOODVIEW CIRCLE as shown hereon, are hereby dedicated to the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for private street purposes, including but not limited to, ingress and egress, utilities and other purposes not inconsistent with this dedication and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida, without recourse to N.P.B.C.W.C.D. A perpetual non-exclusive easement is dedicated to the City of Palm Beach Gardens, Florida and other appropriate governmental authorities and public utilities for ingress and egress over, upon and under said private street and road for all governmental purposes and services and for the installation and maintenance of water sewer and other utility systems deemed necessary to serve the residents of Bent Tree. However, such easement shall not be deemed to limit the ability to place landscaping and/or building improvements, as approved by the City of Palm Beach Gardens, therein.
- TRACTS H, I, J & L as shown hereon, are hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for upland preserve purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida without recourse to N.P.B.C.W.C.D.
- The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, installation, maintenance and operation of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction, installation, maintenance and operation of other utilities and shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- The drainage easements and lake as shown hereon are for the construction, operation and maintenance of drainage facilities and are hereby reserved in perpetuity unto the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns and are the perpetual maintenance obligation of said association, its successors and assigns without recourse to Northern Palm Beach County Water Control District and without recourse to the City of Palm Beach Gardens.
- TRACT K as shown hereon, is hereby reserved to the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for landscape purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida.
- TRACT L as shown hereon, is hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for landscape purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida.
- TRACT M as shown hereon, is hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida.
- TRACT N as shown hereon, is hereby dedicated to BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for drainage purposes and is the perpetual maintenance obligation of BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns without recourse to N.P.B.C.W.C.D. and without recourse to the City of Palm Beach Gardens.
- The Lake Maintenance Easement adjacent to the lake, as shown hereon, is for the maintenance of said lake and is hereby reserved in perpetuity unto THE BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns without recourse to Northern Palm Beach County Water Control District, and without recourse to the City of Palm Beach Gardens.
- TRACT O, P, Q & S as shown hereon is hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for upland preserve and public parkway system purposes including a 12' wide pathway dedicated to the public for use of the public, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida, and without recourse to N.P.B.C.W.C.D.
- The landscape buffer easements as shown hereon, are hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for landscape purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida.
- TRACT R as shown hereon is hereby reserved to the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for disturbed wetland open space and public parkway system purposes including a 12' wide pathway dedicated to the public for use of the public, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida and without recourse to N.P.B.C.W.C.D.

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

M/I SCHOTTENSTEIN HOMES, INC., a Ohio corporation, licensed to do business in the State of Florida
ATTEST: Richard N. Kleisley BY: James D. Bagley
Richard N. Kleisley, Vice President James D. Bagley, 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 and 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 May 1994.

My commission expires: August 14, 1995
ALLAN FRANK OSLUND P.L.S.
Gee & Jenson, Engineers, Architects, Planners, Inc.
One Harvard Circle
West Palm Beach, Florida 33409-1923

NOTES

- P.O.B. ----- Point of Beginning
 - P.O.C. ----- Point of Commencement
 - ☐ ----- Permanent Reference Monument (PLS #4859 except as noted)
 - ----- Permanent Control Point
 - R ----- Radius
 - Δ ----- Delta
 - L ----- Arc Length
 - P.B. ----- Plat Book
 - O.R.B. ----- Official Record Book
 - PG. ----- Page
 - NPBCWCD ----- Northern Palm Beach County Water Control District
- 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 line of West 1/2 of Southeast 1/4 of Section 2 being S02°02'59"W.

All lot lines are non-radial unless otherwise noted.

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

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

There shall be no trees, shrubs or landscaping placed on Utility easements over water and sewer or Drainage easements, except as shown on the approved final Development plan and Landscape plan.

Landscaping on Utility easements 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 utilities.

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.

Tract B, P, Q, R as shown hereon is subject to a blanket pathway easement over the entire Tract for public use.

LAND USE

| | |
|----------------------|-------------------|
| Single Family Lots = | 110 = 18.5 Ac |
| Private Roads = | 4500 LF = 3.93 Ac |
| Lakes = | 4.43 Ac |
| Upland Preserve = | 9.43 Ac |
| Recreational = | 0.85 Ac |
| Landscape = | 0.18 Ac |
| Retention Pond = | 0.69 Ac |
| Wetlands = | 1.59 Ac |
| TOTAL = | 39.60 Ac |

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
The BENT TREE PROPERTY OWNERS 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 started hereon, dated this 17th day of May 1994.

WITNESS: David Klein BY: Charles C. Sherman
Charles C. Sherman, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Charles C. Sherman who are personally known to me and who did not take an oath, and who executed the foregoing instrument as President of BENT TREE PROPERTY OWNERS ASSOCIATION 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 May 1994.
My commission expires: August 14, 1995
Sharon Churchwell
Sharon Churchwell
Notary Public #CC239697

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
We, CHICAGO TITLE INSURANCE COMPANY, a 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.

CHICAGO TITLE INSURANCE COMPANY
2393 South Congress Avenue
West Palm Beach, Florida 33406

Dated: 4-5-94
By: Richard P. Oslund Res. V.P.
Richard P. Oslund
Notary Public #CC239697

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 under the guarantees posted with the City of Palm Beach Gardens, Florida, 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 City of Palm Beach Gardens, Florida.

Richard P. Oslund
Allan Frank Oslund, P.L.S.
Registered Land Surveyor #4659
State of Florida

CITY APPROVALS AND ACCEPTANCE

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
The plat shown hereon has been approved by the City Council of the City of Palm Beach Gardens, Florida, and the City does hereby formally accept the offers to dedicate contained on this plat, this 17th day of August 1994.

Approved and accepted by: David Klein
Mayor: David Klein
Lenhart E. Limahl, P.E.
City Engineer: Lenhart E. Limahl, P.E.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

COUNTY OF PALM BEACH
STATE OF FLORIDA
The Northern Palm Beach County Water Control District hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred by said District on this plat.

Dated: 5/11/94
ATTEST: Peter L. Pimentel BY: William L. Kerslake
Peter L. Pimentel, Secretary, Board of Supervisors William L. Kerslake, President, Board of Supervisors

SUBDIVISION # Bent Tree P.U.D. Phase 1
BOOK 73 PAGE 89
FLOOD MAP # -
CROSSING -
CORNER -
82 - ZIP CODE -
PUD NAME CI Pergande no 44212

COMPUTED _____
DRAWN _____
CHECKED _____
APPROVED _____
JOB NO. 92-258

