

PLAT OF BENT TREE P.U.D. PHASE 2

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

SHEET NO. 1 OF 3

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
AUGUST 1996

109

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that M/I SCHOTTENSTEIN HOMES, INC., an Ohio corporation, licensed to do business in the State of Florida, does hereby certify that it is the owner of the property described hereon as PLAT OF BENT TREE P.U.D. PHASE 2 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:

BEGINNING at the Northeast corner of Tract "S" of "PLAT OF BENT TREE P.U.D. PHASE 1" as recorded in Plat Book 73, Page 89 of the Public Records in and for Palm Beach County, Florida; thence South 70° 54' 39" East along the South line of that certain Ingress-Egress Easement as recorded in Official Record Book 6496, Page 325 of the said Public Records, for 224.60 feet; thence Southeast along the arc of a non-tangent curve concave to the Northeast having a radius of 1540.00 feet, a chord bearing of South 73° 32' 14" East and a central angle of 05° 14' 57", same line also being the said South line of Ingress-Egress Easement, for 141.09 feet; thence South 01° 52' 44" West along the West line of parcel described in Official Record Book 6346, Page 1290 of the said Public Records, for 1228.92 feet; thence South 88° 21' 18" East along the South line of said parcel described in Official Record Book 6346, Page 1290, same line also being the North line of said "PLAT OF BENT TREE P.U.D. PHASE 1", for 6.58 feet; thence Southwesterly along the plat limits of said "PLAT OF BENT TREE P.U.D. PHASE 1" the following eight courses; thence South 01° 38' 42" West, for 99.71 feet; thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 151.00 feet, a chord bearing of North 60° 21' 34" West and a central angle of 25° 34' 31", for 67.40 feet; thence South 42° 25' 42" West, for 143.00 feet; thence South 07° 12' 39" East, for 40.81 feet; thence South 84° 55' 30" West, for 89.43 feet; thence South 79° 40' 00" West, for 138.00 feet; thence South 10° 20' 00" East, for 34.31 feet; thence South 79° 40' 00" West, for 155.22 feet; thence Northeast along the East lines of Tracts B, R, Q and S as shown on said "PLAT OF BENT TREE P.U.D. PHASE 1", the following two courses; thence North 02° 09' 59" East, for 625.78 feet; thence Northeast along the arc of a tangent curve concave to the Southeast having a radius of 3669.58 feet and a central angle of 16° 17' 50", for 1043.77 feet to the POINT OF BEGINNING. Containing 16.33 Acres, more or less.

1. BENT TREE DRIVE and WOODVIEW CIRCLE as shown hereon, are hereby dedicated to the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, 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, and without recourse to Northern Palm Beach County Improvement District. 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 streets and roads 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. A non-exclusive easement for ingress and egress over BENT TREE DRIVE and WOODVIEW CIRCLE is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for access purposes only, said land being the perpetual maintenance obligation of BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, its successors and/or assigns. A non exclusive easement on, over and under BENT TREE DRIVE and WOODVIEW CIRCLE is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for installation, operation and maintenance of water and sewer facilities, and no above ground utilities or appurtenances thereto are to be constructed that would obstruct or prevent access over Tract G.

2. TRACTS A, B, C, F and H as shown hereon, are hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, 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 and without recourse to Northern Palm Beach County Improvement District.

3. TRACT D as shown hereon, is hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, its successors and assigns, for open space 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 Northern Palm Beach County Improvement District.

4. TRACT E as shown hereon, is hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, its successors and assigns, for disturbed wetland purposes 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 Northern Palm Beach County Improvement District.

5. TRACT G as shown hereon, is hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, its successors and assigns, for landscaping, fences and walls 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 Northern Palm Beach County Improvement District.

6. The 5' Landscape buffer easement as shown hereon, is hereby reserved for the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, its successors and assigns, for the purposes of landscape, walls fences and open areas, 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 Northern Palm Beach County Improvement District.

7. The utility easements as shown hereon are hereby dedicated in perpetuity to all governmental entities and public utilities 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.

8. The drainage easements as shown hereon, are for the construction, operation and maintenance of drainage facilities and are hereby reserved unto the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, its successors and assigns and are 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 Northern Palm Beach County Improvement District.

9. The emergency access easement as shown hereon, is hereby dedicated to the City of Palm Beach Gardens, Florida for providing ingress and egress for emergency vehicles and is the perpetual maintenance obligation of the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation, its successors and assigns, without recourse to the City of Palm Beach Gardens, Florida.

10. Easements for water and sewer purposes as shown hereon and designated as W.L.E. and S.L.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns, for installation, operation and maintenance of water and sewer facilities.

IN WITNESS WHEREOF, the above-named 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 20th day of December, 1996.

M/I SCHOTTENSTEIN HOMES, INC.,
an Ohio corporation, licensed to do business in the State of Florida

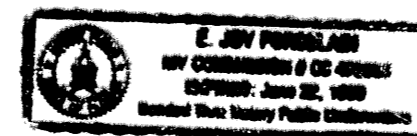
ATTEST: Richard N. Kleisley PRESIDENT
Richard N. Kleisley, PRESIDENT
PALM BEACH DIVISION
BY: Ronald G. Smith PRESIDENT
RONALD G. SMITH, PRESIDENT
FLORIDA REGION

ACKNOWLEDGEMENT

BEFORE ME personally appeared Ronald G. Smith and Richard N. Kleisley who are personally known to me, or have produced _____ as identification and who did not take an oath, and who executed the foregoing instrument as _____ President and _____ President of M/I SCHOTTENSTEIN HOMES, INC., an Ohio 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 20th day of December, 1996.
My commission expires: June 22, 1999

Notary Public



This instrument was prepared by:
JAMES A. DAVIS, P.S.M.
Gee & Jenson, Engineers, Architects, Planners, Inc.
One Harvard Circle
West Palm Beach, Florida 33409-1923

NOTES

- ----- Permanent Reference Monument (PLS #4609 except as noted)
- ----- Permanent Control Point
- R ----- Radius
- Δ ----- Delta
- L ----- Arc Length
- CH ----- Chord Bearing
- P.B. ----- Plat Book
- O.R.B. ----- Official Record Book
- P.C. ----- Page
- W.L.E. ----- Water Line Easement
- S.L.E. ----- Sanitary Sewer Line Easement
- PC ----- Point of Curvature
- PT ----- Point of Tangency
- PC ----- Point of Compound Curve
- C ----- Centerline
- CI ----- Numbered Curve

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 which bears South 02° 02' 59" West.

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, improvements of any kind, tree or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries on all applicable city or county approvals or permits as required for such encroachments.

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

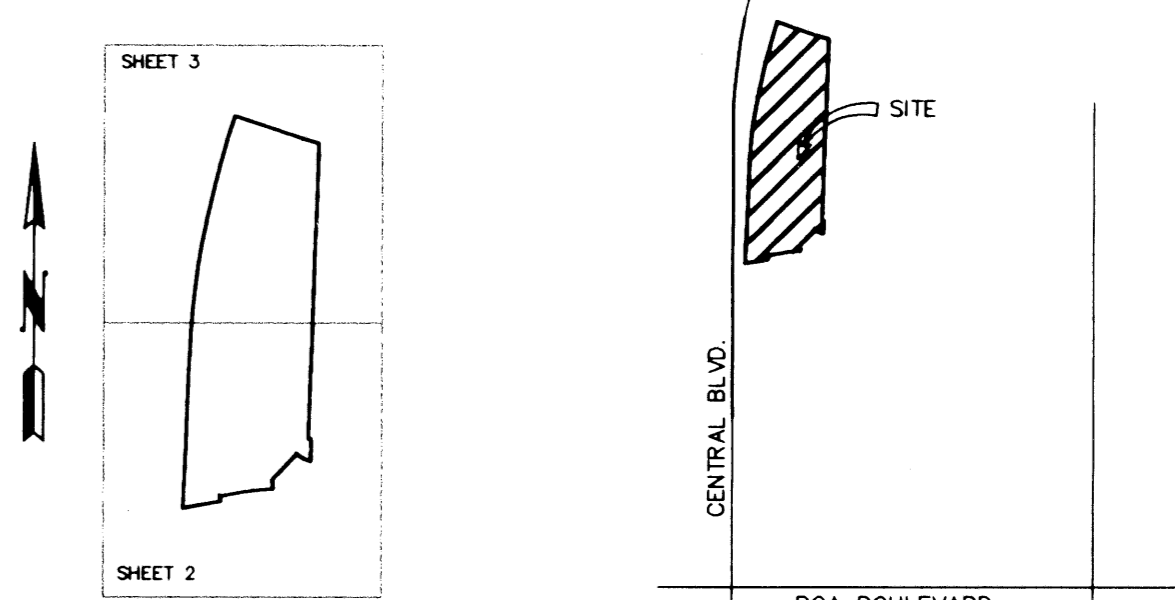
All platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services, provided however, that no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services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

LAND USE

SINGLE FAMILY LOTS (75)	10.69 ACRES
PRIVATE ROADS	2.28 ACRES
UPLAND PRESERVE (TRACT A, B, C, F, H)	2.55 ACRES
OPEN SPACE (TRACT D)	0.25 ACRES
DISTURBED WETLAND (TRACT E)	0.10 ACRES
LANDSCAPE (TRACT G)	0.46 ACRES
TOTAL	16.33 ACRES

DENSITY --- 4.59 DWELLING UNITS PER ACRE



SHEET INDEX NOT TO SCALE
LOCATION MAP NOT TO SCALE

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

The BENT TREE PROPERTY OWNERS ASSOCIATION INC., A Florida Corporation, hereby accepts the dedications and reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligation for same as stated hereon, dated this 20th day of December, 1996.

WITNESS: [Signature]
BENT TREE PROPERTY OWNERS ASSOCIATION INC.
a Florida corporation, not for profit
BY: [Signature]
RICHARD N. KLEISLEY, PRESIDENT

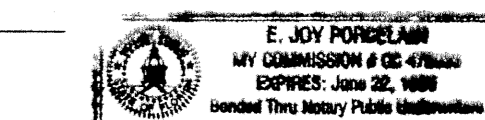
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared Richard N. Kleisley who is personally known to me, or has produced _____ as identification and who did not take an oath, and who executed the foregoing instrument as President of BENT TREE PROPERTY OWNERS ASSOCIATION INC., a Florida 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 20th day of December, 1996.
My commission expires: June 22, 1999

Notary Public



TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

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., an Ohio Corporation; that the current taxes have been paid; that there are no mortgages of record.

CHICAGO TITLE INSURANCE COMPANY
Dated: 1-7-97
BY: [Signature]
HERBERT G. SWAN RES. V.P.

CITY APPROVALS AND ACCEPTANCE

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
CITY OF PALM BEACH GARDENS

The plat shown hereon is hereby approved for record, this 6th day of March, 1997.

By: [Signature]
Mayor: JOSEPH R. RUSSO
Attest: Linda V. Kosier CLERK
[Signature]
City Engineer: LENNART E. LINDAHL, P.E.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

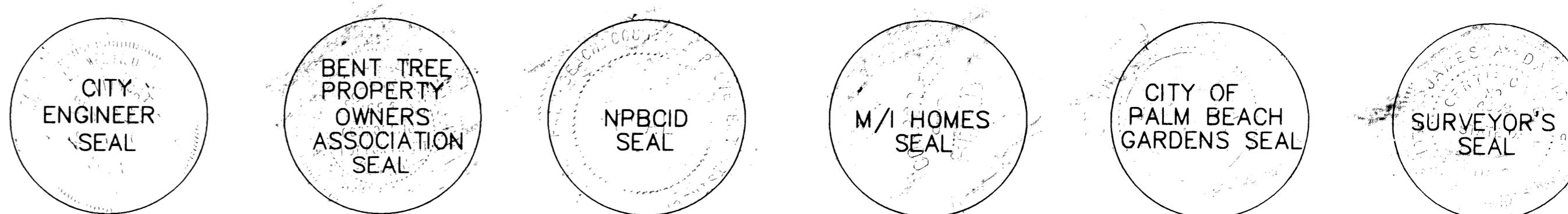
The Northern Palm Beach County Improvement District hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred by said District on this plat.

Dated: 2/5/97
ATTEST: [Signature] Peter L. Pimentel, Secretary,
Board of Supervisors
BY: [Signature] William L. Kerslake, President,
Board of Supervisors

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.

James A. Davis
JAMES A. DAVIS, P.S.M.
Professional Surveyor and Mapper #4609
State of Florida



SUBDIVISION: BENT TREE PHASE 2
BOOK: 79
PAGE: 109
FLOOD MAP: FLOOD ZONE
ZONING: ZONING
QUAD: SE
ZIP CODE: ZIP CODE
PUB NAME: CITY OF PALM BEACH GARDENS

COMPUTED BT-COV
DRAWN
CHECKED
APPROVED
B NO. 92-258.60