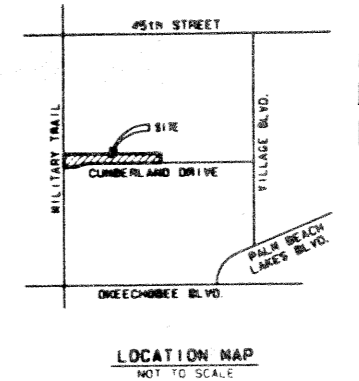


BRITTANY VILLAGE

BEING A REPLAT OF ALL OF LOTS 1 THRU 9, INCLUSIVE, OF VILLAGE PARK AS RECORDED
IN PLAT BOOK 64, PAGE 167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
APRIL, 1993 SHEET 1 OF 2



139

70 139

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 11:22 AM this 14th day
of May 1993 and is
recorded in Plat Book No. 70
on Pages 138 thru 140.

DOROTHY MILNER
Clerk Circuit Court
By: *[Signature]*



LEGAL DESCRIPTION

All of lots 1 thru 9 as shown on the plat of VILLAGE PARK, as recorded in Plat Book 64, Page 167 of the Public Records of Palm Beach County, Florida, Containing 11.51 acres.

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:

1. Parcels A, B, C, D, E, F and G, as shown hereon, are hereby dedicated to the BRITTANY VILLAGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for private street and utility purposes 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 West Palm Beach, Florida.
2. Parcels H, I, J, K, L, M, N and O, as shown hereon, are hereby reserved for the BRITTANY VILLAGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for landscape purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach, Florida.
3. The utility, drainage and irrigation 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.

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 28th day of April, 1993.

ATTEST: *[Signature]* Richard H. Kiehlsey, Vice President
M/I SCHOTTENSTEIN HOMES, INC., a Delaware corporation, licensed to do business in the State of Florida
By: *[Signature]* James D. Bagley, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF PALM BEACH } ss
BEFORE ME personally appeared James D. Bagley and Richard H. Kiehlsey 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 28th day of April, 1993.
My commission expires: Aug. 20, 1993
[Signature]
Notary Public

NOTES

- ⊙ ----- Permanent Reference Monument (PLS #4880 except as noted)
- ⊙ ----- Permanent Control Point
- R ----- Radius
- A ----- Delta
- L ----- 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 North Line of VILLAGE PARK, which bears South 88°13'59" East.

All lot lines are non-radial unless otherwise noted.

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

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

No structures, trees or shrubs shall be placed on 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 } ss
COUNTY OF PALM BEACH } ss
We, TICOR 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; and that there are no other encumbrances of record.

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

Dated: 4/29/93 BY: *[Signature]*

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 West Palm Beach, 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 West Palm Beach, Florida.

[Signature]
William Curtis Archdeacon, PE, PLS
Registered Land Surveyor #4880
State of Florida

CITY APPROVALS AND ACCEPTANCE

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA } ss
The plat shown hereon has been approved by the City Commission of the City of West Palm Beach, Florida, and the City does hereby formally accept the offer to dedicate contained on this plat, this 14th day of May, 1993.

Approved and accepted by: *[Signature]* Mayor: Nancy Granas
[Signature] City Planning Board Chairman: William W. Moss

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA } ss
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.

ATTEST: *[Signature]* Peter L. Pimental, Secretary, Board of Supervisors
BY: *[Signature]* William L. Kerslake, President, Board of Supervisors

COMPUTED *[Signature]*
DRAWN *[Signature]*
CHECKED *[Signature]*
APPROVED
JOB NO. W-37

This instrument was prepared by:
William Curtis Archdeacon, PE, PLS
Lee & Jensen, Engineers, Architects, Planners, Inc.
One Harvard Circle
West Palm Beach, Florida 33408-1923

