TITLE CERTIFICATION

SUBDIVISION DEPICTED BY THIS PLAT.

PRINT NAME Refer 13 Winters
TITLE Exes. Vica Pres

RIGHTS GRANTED.

STATE OF FLORIDA )

COUNTY OF

NOTES:

THIS INSTRUMENT WAS PREPARED BY DONNA C. WEST, P.S.M.

CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS CERTIFICATE OF AUTHORIZATION NO. LB2936 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178

THE SHEET

SEPTEMBER 2003

JSH

### DESCRIPTION, DEDICATION AND RESERVATION

020517

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 2, 3, 4, 5, AND THE RIGHT-OF-WAY ADJACENT THERETO, BLOCK 22, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "MAGNOLIA BAY", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING TRACTS 2, 3, 4 AND 5, BLOCK 22, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2. PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 55.0 FEET THEREOF FOR LAKE WORTH DRAINAGE DISTRICT L-10 CANAL RIGHT OF WAY, AND LESS THAT PORTION OF SAID TRACTS LYING IN PARK POINTE PLAT 10. 2, RECORDED IN PLAT BOOK 62, PAGE 135, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND ALSO LESS THAT PORTION OF SAID TRACTS LYING IN PARK POINTE PLAT NO. I RECORDED IN PLAT BOOK 58, PAGE 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AND LESS THAT PORTION KNOWN AS PARK POINTE DRIVE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT 5. SAID POINT BEING ON A LINE THAT IS 55.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 5: THENCE, SOUTH 00°55'38" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE WEST LINE OF TRACT 5, A DISTANCE OF 318.74 FEET TO A CONCRETE MONUMENT AT THE NORTH LINE OF 10TH AVENUE NORTH, SHOWN ON THE PLAT OF POINCIANA PLACE PHASE II-C, RECORDED IN PLAT BOOK 41, PAGES 147 THROUGH 149 OF SAID PUBLIC RECORDS; THENCE NORTH 89°04'22" EAST, 25.00 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 517.47 FEET, A CENTRAL ANGLE OF 08°28'50", AN ARC DISTANCE OF 76.59 FEET TO A POINT OF CUSP OF A 25.00 FOOT RADIUS CURVE LYING TO THE NORTH; THENCE NORTH 41°41'13" WEST, ALONG THE CHORD OF SAID 25 FOOT RADIUS, 32.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT 5; THENCE NORTH 00°55'38" WEST, ALONG SAID PARALLEL LINE, 299.70 FEET TO A POINT ON A LINE THAT IS 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 5: THENCE, SOUTH 89°03'07" WEST, ALONG SAID PARALLEL LINE, 80.00 FEET TO THE POINT OF

CONTAINING: 8.975 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

02. THE PALM BEACH COUNTY UTILITY EASEMENTS (PBCUE) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

03. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAGNOLIA PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

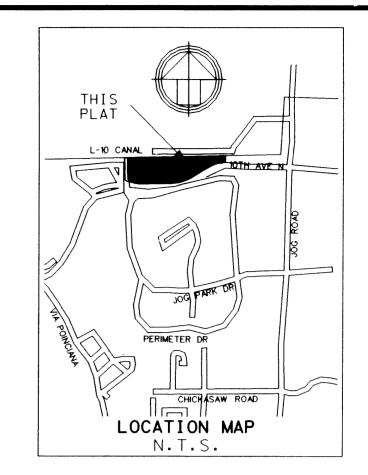
04. THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS PURPOSES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

05. THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MAGNOLIA PARK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES. FACILITIES

06. THE 20 FOOT DRAINAGE EASEMENT SHOWN HEREON AND RECORDED IN OFFICAL RECORDS BOOK 5960. PAGE 1233 WAS PREVIOUSLY DEDICATED TO PALM BEACH COUNTY FOR DRAINAGE FOR LOTH AVENUE NORTH AND IS NOT REDEDICATED BY THIS PLAT.

# MAGNOLIA BAY

A REPLAT OF A PORTION OF TRACTS 2, 3, 4, 5, AND THE RIGHT-OF-WAY ADJACENT THERETO, BLOCK 22, THE PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGE 45, P.B.C.R.) IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.



WE, COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN

THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS

VESTED TO CENTEX HOMES: THAT THE CURRENT TAXES HAVE BEEN PAID: THAT

THERE ARE NO MORTGAGES OF RECORD: AND THAT THERE ARE ENCUMBRANCES OF

OI. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE

IN ORDER TO MATCH THE BEARINGS OF SURROUNDING PLATS.

IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT

SUPERVISION: THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE

PLACED AS REQUIRED BY LAW: 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 GREENACRES.

REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND

AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN

PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

OF GREENACRES ZONING REGULATIONS.

AS BEING NON-RADIAL (N.R.)

SURVEYOR'S CERTIFICATE

9.5.07

WEST ONE-HALF OF SECTION 22-44-42 HAVING A BEARING OF NORTH 02°07'07" EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY

ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM,

PROJECTION. THE 1990 ADJUSTMENT HAS NOT BEEN APPLIED TO THIS PLAT,

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL

BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL

EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY,

UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS

SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE

SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF

ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED

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

EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY

RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE

THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:03 P.M. THIS 19th DAY OF September 2003, AND DULY RECORDED IN PLAT BOOK 99\_ ON PAGES
\_189\_ THROUGH \_190\_\_. DOROTHY H. WILKEN, CLERY

IN WITNESS WHEREOF: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, 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 \_5\_ DAY OF SEPIENDEA . 2003.

> CENTEX HOMES. A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGING GENERAL PARTNER

PRINT NAME RICHARD H. REACE PRINT NAME: / BSUE MAISTER

DAVID E. ABRAMS **DIVISION PRESIDENT** 

#### **ACKNOWLEDGEMENT**

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DAVID E. ABRAMS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AND 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 5th DAY OF September. 2003.

MY COMMISSION EXPIRES: March 17,200, CN/a Ctcheson NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NO. 073152



# **ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA COUNTY OF PALM BEACH)

THE MAGNOLIA PARK ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9 DAY OF SEPTEMBER.

WITNESS/WOLLE VI. Reace PRINT NAME: RICHARD H. REACE

MAGNOLIA PARK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION and about heen ROBERTA GREENE

WITNESS Robert Montanile PRINT NAME: Robert montanile

#### **ACKNOWLEDGEMENT**

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

has produced a driver license BEFORE ME PERSONALLY APPEARED ROBERTA GREENE, WHO IS PERSONALLY K<del>nown to M</del>E and who executed the foregoing instrument as president OF THE MAGNOLIA PARK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT # SHE. 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.

/ PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF September, 2003.

CONTA STOME N #Y COMMISSION # DD 073152

문제기기문화: March 17, 2006 onded Thru Notary Public Underwrite

MY COMMISSION EXPIRES: March 17, 2004 COMMISSION NO: 073152

nka Etchison NOTARY PUBLIC - STATE OF FLORIDA

#### **ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA COUNTY OF PALM BEACH)

THE MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_5\_ DAY OF SEPTEMBER\_,

WITNESS Proposal leace PRINT NAME: RICHARD H. REACE

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: oll. P. MATTHEW B. HORAN PRESIDENT

## **ACKNOWLEDGEMENT**

COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED Matthew B Horan, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND 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. 

COMMISSION NO: 073152 COMMISSION # DD 073152

MY COMMISSION EXPIRES: March 17,2004 Otchioa NOTARY PUBLIC - STATE OF FLORIDA

#### CITY OF GREENACRES APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF TETET BEK. 2003.



/CITY CLERK

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

> EWING AND SHIRLEY, INC. 6295 LAKE WORTH ROAD SUITE 13 LAKE WORTH, FLORIDA

> > ASSOCIATION, INC.

KENT W. EWING, JR.
PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 3884

MAGNOLÍA PARK

MAGNOLIA BAY CONDOMINIUM

ASSOCIATION, INC. CITY OF GREENACRES

- RAPATT

-24

CITY SURVEYOR

CENTEX REAL

DONNA C. WEST

SURVEYOR AND MAPPER

FLORIDA LICENSE NO. LS4290

SURVEYOR

**ESTATE CORPORATION**