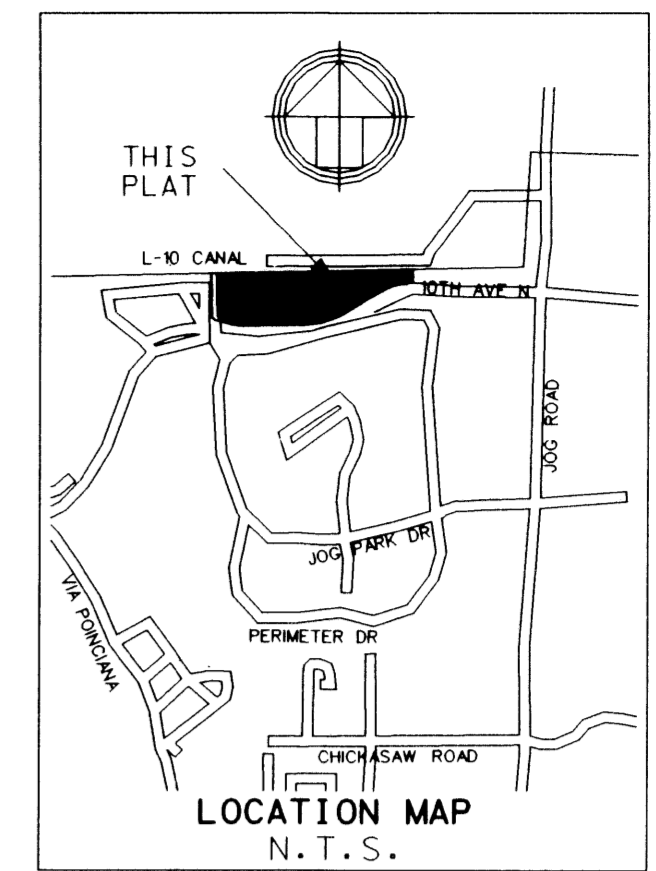


THIS INSTRUMENT WAS PREPARED BY DONNA C. WEST, P.S.M.

**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

# 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.



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT 12:03 P.M. THIS 17th DAY OF September, 2003, AND DULY RECORDED IN PLAT BOOK 99 ON PAGES 189 THROUGH 190. DOROTHY H. WILKEN, CLERK

BY: *[Signature]*

SHEET 1 OF 12

SEPTEMBER 2003 020517 JSB

### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL 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 NO. 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. 1 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 319.74 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 BEGINNING.

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:

01. 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 OFFICIAL RECORDS BOOK 5960, PAGE 1233 WAS PREVIOUSLY DEDICATED TO PALM BEACH COUNTY FOR DRAINAGE FOR 10TH AVENUE NORTH AND IS NOT REDEDICATED BY THIS PLAT.

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 17th DAY OF SEPTEMBER, 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

WITNESS *[Signature]*  
 PRINT NAME: RICHARD H. REACE

WITNESS *[Signature]*  
 PRINT NAME: LESLIE MAISTER

BY: *[Signature]*  
 DAVID E. ABRAMS  
 DIVISION PRESIDENT

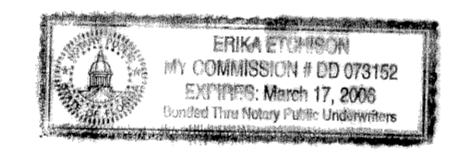
### ACKNOWLEDGEMENT

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 17th DAY OF September, 2003.

MY COMMISSION EXPIRES: March 17, 2004 *[Signature]*  
 ENKA ECHISOVA  
 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 9th DAY OF SEPTEMBER, 2003.

WITNESS *[Signature]*  
 PRINT NAME: RICHARD H. REACE

WITNESS *[Signature]*  
 PRINT NAME: ROBERTA GREENE

BY: *[Signature]*  
 ROBERTA GREENE  
 PRESIDENT

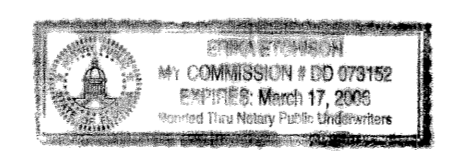
### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROBERTA GREENE, WHO IS PERSONALLY KNOWN TO ME 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.

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

MY COMMISSION EXPIRES: March 17, 2004 *[Signature]*  
 ENKA ECHISOVA  
 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 5th DAY OF SEPTEMBER, 2003.

WITNESS *[Signature]*  
 PRINT NAME: RICHARD H. REACE

WITNESS *[Signature]*  
 PRINT NAME: MATTHEW B. HORAN

BY: *[Signature]*  
 MATTHEW B. HORAN  
 PRESIDENT

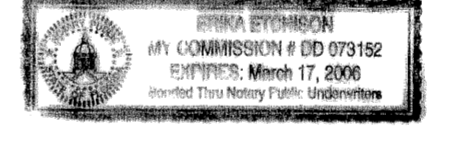
### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )

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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF September, 2003.

MY COMMISSION EXPIRES: March 17, 2004 *[Signature]*  
 ENKA ECHISOVA  
 COMMISSION NO. 073152  
 NOTARY PUBLIC - STATE OF FLORIDA



### CITY OF GREENACRES APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF September, 2003.

BY: *[Signature]*  
 SAMUEL J. FERRERI  
 MAYOR

BY: *[Signature]*  
 WADIE ATALLAH, P.E.  
 CITY MANAGER

BY: *[Signature]*  
 SONDRRA K. HILL  
 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

BY: *[Signature]*  
 KENT W. EWING, JR.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 3884

MAGNOLIA PARK ASSOCIATION, INC. MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC. CITY OF GREENACRES CITY SURVEYOR CENTEX REAL ESTATE CORPORATION SURVEYOR

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### SURVEYOR'S CERTIFICATE

THIS IS TO 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 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.

DATE: 9-5-03  
 DONNA C. WEST  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS4290

