

# MAGNOLIA COURT

101

BEING A REPLAT OF A PORTION OF LOT 2, LOTS 3 THROUGH 18, INCLUSIVE AND ABANDONED ORANGE COURT, PLAT OF MATTHAM'S PARK, PLAT BOOK 10, PAGE 31 TOGETHER WITH LOTS 1 THROUGH 4, INCLUSIVE, LOTS 9 THROUGH 20, INCLUSIVE AND THE ABANDONED 10 FOOT SERVICE STREET, PLAT OF DEEP ROCK ADDITION TO WEST PALM BEACH, PLAT BOOK 15, PAGE 19, TOGETHER WITH ABANDONED AUSTIN LANE (FORMERLY AVON LANE), PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

JULY, 2001

SHEET 1 OF 2

COUNTY OF PALM BEACH 13550  
STATE OF FLORIDA 13550  
This was filed for record at 13:50 M on 2001  
on page 101-102  
CORPORATION, Plat of Court by 101-102-01  
101-102-01

### DEDICATIONS

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT MAGNOLIA COURT DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MAGNOLIA COURT, SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1 FOOT OF LOT 2, ALL OF LOTS 3 THROUGH 18, INCLUSIVE AND ABANDONED ORANGE COURT, ACCORDING TO MATTHAM'S PARK, RECORDED IN PLAT BOOK 10, PAGE 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 4, INCLUSIVE AND LOTS 9 THROUGH 20, INCLUSIVE, AND THE ABANDONED 10 FOOT SERVICE ALLEY LYING BETWEEN LOTS 1 THROUGH 4 AND LOT 9, ACCORDING TO THE PLAT OF DEEP ROCK ADDITION TO WEST PALM BEACH, RECORDED IN PLAT BOOK 15, PAGE 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ABANDONED AUSTIN LANE (FORMERLY AVON LANE) AS SHOWN ON THE PLAT OF MATTHAM'S PARK, AS RECORDED IN PLAT BOOK 10, PAGE 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 132.703 SQUARE FEET OR 3.0464 ACRES.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- MAGNOLIA COURT NORTH AND MAGNOLIA COURT SOUTH, SHOWN HEREON AS TRACTS A AND C RESPECTIVELY, ARE HEREBY DEDICATED TO THE MAGNOLIA COURT HOMEOWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. IN ADDITION AN ACCESS EASEMENT OVER SAID TRACTS A AND C IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR MAINTENANCE OF CITY-OWNED UTILITIES.
- MAGNOLIA PROMENADE, SHOWN HEREON AS TRACT B, IS HEREBY DEDICATED TO THE MAGNOLIA COURT HOMEOWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR PEDESTRIAN INGRESS AND EGRESS, UTILITIES AND DRAINAGE AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. IN ADDITION AN ACCESS EASEMENT OVER SAID TRACT B IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR MAINTENANCE OF CITY-OWNED UTILITIES.
- THE 10 FOOT UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE 12 FOOT PARKING AND SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MAGNOLIA COURT HOMEOWNER'S ASSOCIATION, INC. FOR VEHICULAR PARKING AND PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- THE SIDEWALK EASEMENT ACROSS TRACT E AS SHOWN HEREON IS HEREBY DEDICATED TO THE MAGNOLIA COURT HOMEOWNER'S ASSOCIATION, INC. FOR PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- THE 4 FOOT ROADWAY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR ROADWAY AND OTHER PROPER PURPOSES.
- THE PUBLIC PEDESTRIAN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR PUBLIC PEDESTRIAN ACCESS PURPOSES.
- TRACTS D AND E AS SHOWN HEREON ARE HEREBY RESERVED BY MAGNOLIA COURT DEVELOPMENT CORP., ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT PURPOSES.
- TRACT G AS SHOWN HEREON IS HEREBY DEDICATED TO THE MAGNOLIA COURT HOMEOWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACT H AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR A PUBLIC SERVICE ALLEY AND OTHER PROPER PURPOSES.
- MAGNOLIA COURT NORTH AND MAGNOLIA COURT SOUTH AS SHOWN HEREON SHALL NOT BE GATED IN THE FUTURE.

IN WITNESS WHEREOF, MAGNOLIA COURT DEVELOPMENT CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF JULY, 2001.

MAGNOLIA COURT DEVELOPMENT CORP.,  
A FLORIDA CORPORATION  
BY: Cary Glickstein, President  
WITNESS: [Signature]

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CARY GLICKSTEIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAGNOLIA COURT DEVELOPMENT CORP., 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 17th DAY OF JULY, 2001.  
MY COMMISSION EXPIRES: 4/14/02

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK, 12734 PAGE 283, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SUBORDINATE TO THIS PLAT.  
BY: Michael P. Irvin, Vice President  
DATED: 7-17-01

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED MICHAEL P. IRVIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COLONIAL BANK 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 17th DAY OF JULY, 2001.  
MY COMMISSION EXPIRES: 1-11-04

### MORTGAGEE'S CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK, 12734 PAGE 283, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SUBORDINATE TO THIS PLAT.  
CIG INTERNATIONAL, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: Douglas T. Adams, Vice President  
DATED: 7/13/01

### ACKNOWLEDGEMENT:

### ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED DOUGLAS T. ADAMS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CIG INTERNATIONAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 13th DAY OF JULY, 2001  
MY COMMISSION EXPIRES: 4/14/02

### ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
MAGNOLIA COURT HOMEOWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF JULY, 2001.

WITNESS: [Signature]  
BY: Cary Glickstein, President

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CARY GLICKSTEIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAGNOLIA COURT DEVELOPMENT CORP., 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 17th DAY OF JULY, 2001.  
MY COMMISSION EXPIRES: 4/14/02

### TITLE CERTIFICATION:

I JOHN T. METZGER, OF REID, METZGER & BERNHARDT, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE POLICIES NO. A02-503243 AND A02-503240 AND ATTORNEY'S TITLE INSURANCE FUND, INC. TITLE POLICY NO. CF-2722-X INSURING THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MAGNOLIA COURT DEVELOPMENT CORP., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, NOW OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO ENCUMBRANCES OF RECORD WHICH PREVENT THE RECORDING OF THIS PLAT.

BY: JOHN T. METZGER, Vice President, Florida Bar No. 0527531  
DATED: 1/19/01

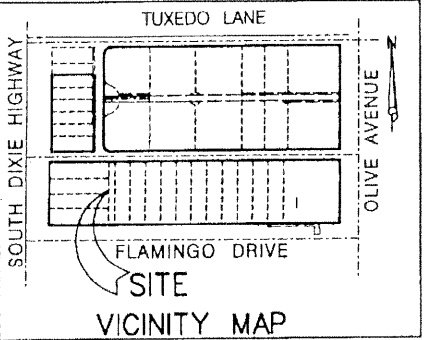
### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 MONUMENTS 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 ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.  
DAVID C. LIBBERG, P.S.M., DATE 7/10/01  
LICENSE NO. 3613  
STATE OF FLORIDA

### APPROVALS:

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THE PLAT, AS 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 OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 17th DAY OF JULY, 2001.

BY: [Signatures]  
APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 17th DAY OF OCTOBER 2001.



### CITY SURVEYOR:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CHAPTER 98-20, SECTION 177, FLORIDA STATUTES.

DATED: 7/10/01  
VINCENT J. NOEL, P.S.M., REGISTRATION NO. 4169  
STATE OF FLORIDA

AREA TABULATION	
TRACT A	8,191 SQUARE FEET
TRACT B	8,547 SQUARE FEET
TRACT C	8,001 SQUARE FEET
TRACT D	7,422 SQUARE FEET
TRACT E	10,266 SQUARE FEET
TRACT F	NOT USED
TRACT G	4,347 SQUARE FEET
TRACT H	3,665 SQUARE FEET
LOTS 1-60	79,894 SQUARE FEET
TOTAL	130,333 SQUARE FEET

### SURVEYOR'S NOTES:

- 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 00°00'00" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43, PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊙ DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431", PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE 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 IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

**LIBBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454  
LB44431

CAD. K/A	USTATION \ PLATS \ 10-31 \ 0340306 \ 0340306.DGN		
REF.			
FLD.	FB.	PG.	JOB 00-0341306
OFF.	L.J.C./E.C.		DATE 09/01/00
CKD.	D.C.L.	SHEET 1 OF 2	DWG. 000-034P

SEALS AND SIGNATURES:

- MAGNOLIA COURT DEVELOPMENT CORP.
- NOTARY MAGNOLIA COURT HOMEOWNER'S, INC.
- MORTGAGEE SEAL
- MORTGAGEE NOTARY SEAL
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- MORTGAGEE SEAL
- MORTGAGEE NOTARY SEAL
- CITY OF WEST PALM BEACH SEAL
- CITY OF WEST PALM BEACH SURVEYOR SEAL