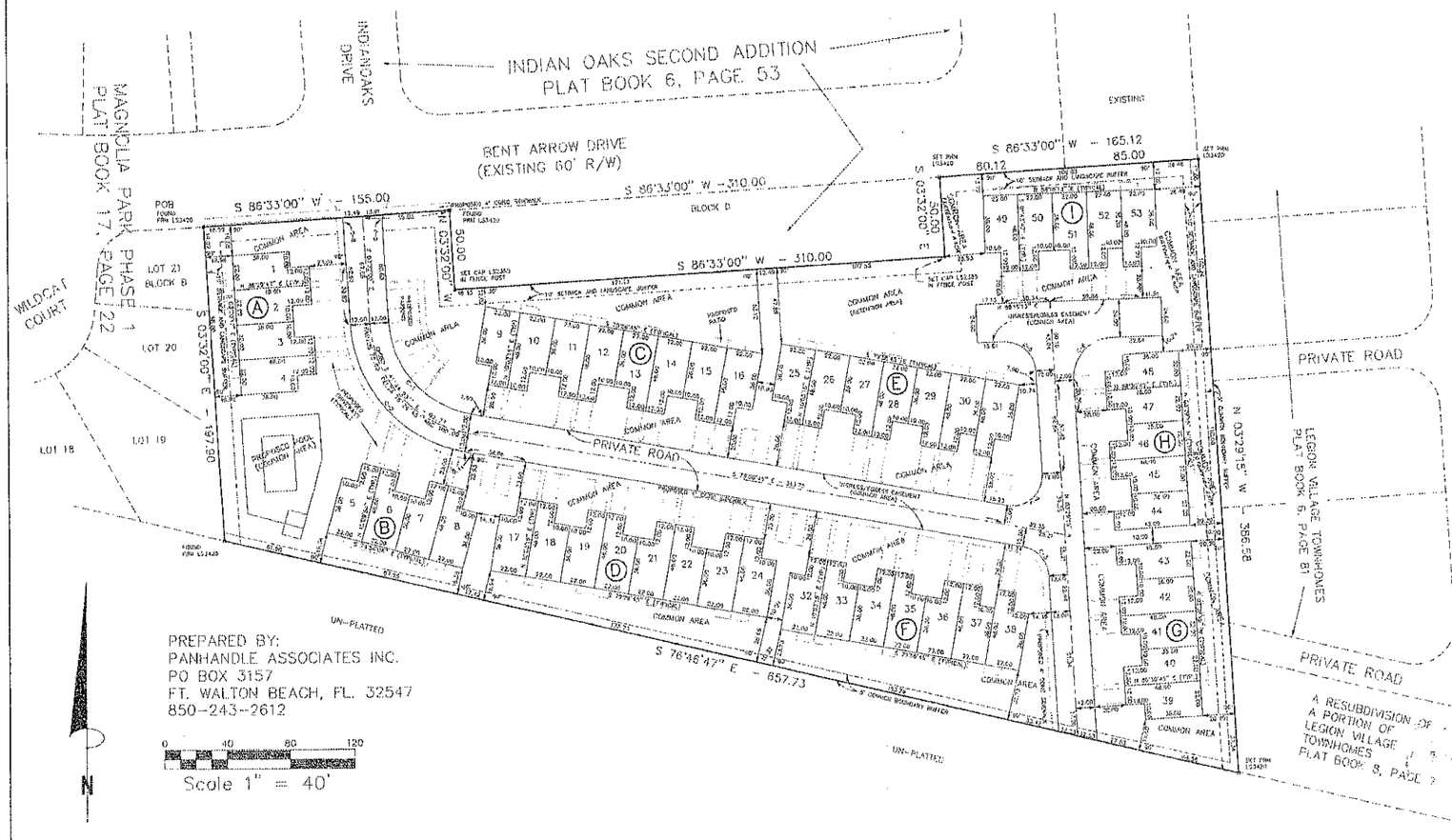
PB 18 PG 91

MAGNOLIA PARK PHASE 2

A 53 UNIT TOWNHOME DEVELOPMENT IN THE CITY
OF DESTIN, FLORIDA. ALL LYING IN UN-SECTIONALIZED
TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.



PREPARED BY:
PANHANDLE ASSOCIATES INC.
PO BOX 3157
FT. WALTON BEACH, FL. 32547
850-243-2612

LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN UN-SECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1413 AT PAGE 1659, OKALOOSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE PERMANENT REFERENCE MONUMENT LS3420 LYING AT THE NORTHEAST CORNER OF LOT 21, BLOCK B, MAGNOLIA PARK PHASE 1, AS RECORDED IN PLAT BOOK 17, PAGE 22, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 03°27'00" EAST, ALONG THE EAST LINE OF SAID MAGNOLIA PARK PHASE 1, A DISTANCE OF 197.00 FEET TO THE PERMANENT REFERENCE MONUMENT LS3420 AT THE SOUTHEAST CORNER OF SAID MAGNOLIA PARK PHASE 1; THENCE SOUTH 76°48'47" EAST, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID MAGNOLIA PARK PHASE 1, A DISTANCE OF 657.73 FEET TO THE SOUTHWEST CORNER OF A RE-SUBDIVISION OF A PORTION OF "LEGION VILLAGE" TOWNHOMES AS RECORDED IN PLAT BOOK 6, PAGE 7; THENCE NORTH 03°29'15" WEST, ALONG THE WEST LINE OF SAID RESUBDIVISION OF A PORTION OF "LEGION VILLAGE" TOWNHOMES, AND ALONG THE WEST LINE OF "LEGION VILLAGE" TOWNHOMES AS RECORDED IN PLAT BOOK 6, PAGE 81, A DISTANCE OF 356.58 FEET TO THE IRON ROD AT THE SOUTHEAST CORNER OF LOT 37, BLOCK A, INDIAN OAKS SECOND ADDITION AS RECORDED IN PLAT BOOK 6, PAGE 53; THENCE SOUTH 86°33'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 37, A DISTANCE OF 85.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE CONTINUE SOUTH 86°33'00" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF BENT ARROW DRIVE, A DISTANCE OF 60.12 FEET TO THE NORTHEAST CORNER OF BLOCK D, OF SAID INDIAN OAKS SECOND ADDITION; THENCE SOUTH 03°27'00" EAST, ALONG THE EAST LINE OF SAID BLOCK D, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK D; THENCE SOUTH 86°33'00" WEST, ALONG THE SOUTH LINE OF BLOCK D, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF BLOCK D; THENCE NORTH 03°27'00" WEST, ALONG THE WEST LINE OF BLOCK D, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF BLOCK D; THENCE SOUTH 86°33'00" WEST, ALONG THE AFORESAID SOUTH RIGHT OF WAY LINE OF BENT ARROW DRIVE, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 169,618 SQUARE FEET OR 3.87 ACRES, MORE OR LESS.
BEARINGS BASED ON SOUTH 03°27'00" EAST ALONG THE EAST LINE OF MAGNOLIA PARK PHASE 1.

CURVE DATA TABLE

NUMBER	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DIST.
C-1	83.00'	79°54'47"	115.77'	S 43°29'53" E	106.62'
C-2	83.00'	79°54'47"	115.77'	S 43°29'53" E	106.62'
C-3	117.00'	79°54'47"	163.19'	S 43°29'53" E	150.29'
C-4	117.00'	79°54'47"	163.19'	S 43°29'53" E	150.29'
C-5	19.00'	90°27'34"	30.01'	N 48°39'47" E	27.00'
C-6	19.00'	90°27'34"	30.01'	N 41°47'47" W	27.00'
C-7	19.00'	90°27'34"	30.01'	S 41°47'47" E	27.00'
C-8	19.00'	90°27'34"	30.01'	S 48°39'47" W	27.00'
C-9	25.00'	90°27'34"	39.49'	N 41°47'47" W	35.54'
C-10	25.00'	90°27'34"	39.49'	N 48°39'47" E	35.54'
C-11	25.00'	90°27'34"	39.49'	S 41°47'47" E	35.54'
C-12	25.00'	90°27'34"	39.49'	S 48°39'47" W	35.54'
C-13	25.00'	11°47'26"	5.14'	N 09°54'17" W	5.13'
C-14	25.00'	11°47'26"	5.14'	N 09°54'17" W	5.13'

NOTES:
1. DIMENSIONS ARE IN ACCORDANCE WITH THE U.S. STANDARD AND ARE SHOWN HEREON IN FEET AND HUNDREDTHS.
2. POB DENOTES POINT OF BEGINNING.
3. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT.
4. R/W DENOTES RIGHT-OF-WAY.
5. TYP DENOTES TYPICAL.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DESTIN INVESTORS, INC., A FLORIDA CORPORATION, AS OWNER OF THE PROPERTY SUBDIVIDED HEREON AS MAGNOLIA PARK PHASE 2, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES SET FORTH HEREON. NO DEDICATION OF PROPERTY IS MADE TO THE PUBLIC. THE ROADWAY WITHIN THIS SUBDIVISION SHALL BE A PRIVATE ROADWAY AND SHALL BE MAINTAINED BY THE MAGNOLIA PARK TOWNHOME OWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DESTIN OR ANY OTHER PUBLIC AGENCY.
SIGNED: DESTIN INVESTORS INC.

BY: SHANE L. CANNON
AS: PRESIDENT

ACKNOWLEDGMENT

BEFORE THE SUBSCRIBER PERSONALLY APPEARED SHANE L. CANNON, AS PRESIDENT OF DESTIN INVESTORS, INC., A FLORIDA CORPORATION, KNOWN BY ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND WILL.
IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL THIS 2ND DAY OF Nov. 1998.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

TRINA LEE ROCKSTEAD
Notary Public, State of Florida
My comm. expires Jan. 29, 2002
Comm No. CC 711452

JOINDER AND CONSENT

FIRST NATIONAL BANK OF FLORIDA, AS HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE ON THE PROPERTY SUBDIVIDED HEREON DOES HEREBY CONSENT TO THE PLATTING OF THESE LANDS AS SHOWN HEREON.
SIGNED: FIRST NATIONAL BANK OF FLORIDA

BY: KATHLEEN A. PHILOGIANO
AS: ~~EXECUTIVE~~ VICE-PRESIDENT
IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL THIS 2ND DAY OF NOV 1998.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

OFFICIAL NOTARY SEAL
NANCIE E WILLIAMSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC724955
MY COMMISSION EXP. APR 1 2002

TITLE OPINION

IT IS THE OPINION OF THE UNDERSIGNED LAND TITLE COMPANY, LICENSED IN FLORIDA, THAT TITLE TO THE PROPERTY SUBDIVIDED HEREON IS IN THE NAME OF THE ADOPTORS AS SHOWN ABOVE AND THAT THERE ARE NO UNSATISFIED MORTGAGES EXCEPT AS SHOWN IN THE JOINDER AND CONSENT.
SIGNED: ASSOCIATED LAND TITLE COMPANY, INC.

BY:

CITY COUNCIL APPROVAL

THE CITY COUNCIL OF DESTIN, OKALOOSA COUNTY, FLORIDA, HAVING EXAMINED THIS PLAT HEREWITH, ON THE 10th DAY OF August, 1998 DID APPROVE THE SAME FOR RECORDING.

KENNETH B. BEAIRD, MAYOR
CAROLYN LEE GARRETT, CITY CLERK

CITY OF DESTIN SEAL

DESTIN PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE DESTIN PLANNING COMMISSION OF OKALOOSA COUNTY, FLORIDA, AND WAS APPROVED BY THEM ON THE 13th DAY OF August, 1998.

PLANNING COMMISSION CHAIRMAN

CITY SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY SURVEYOR OF DESTIN, OKALOOSA COUNTY, FLORIDA AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE 16th DAY OF November, 1998.

CITY SURVEYOR

CLERKS CERTIFICATE OF RECORDING

I, NEWMAN C. BRACKIN, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 25th DAY OF June, 1999, IN PLAT BOOK 18 PAGE 91

NEWMAN C. BRACKIN, CLERK OF CIRCUIT COURT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

10/27/98
DATE

EDWARD E. EADE
FLORIDA SURVEYOR
AND MAPPER LS3420
PANHANDLE ASSOCIATES, INC.
(LB2355)
761-A EDGE STREET
FORT WALTON BEACH, FL. 32547

STATE OF FLORIDA

Magnolia Park Phase 2