

# MIRASOL PARCEL TWENTY-ONE

PART OF MIRASOL P.C.D.  
BEING IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 4

120

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 2005 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ THROUGH \_\_\_\_\_

SHARON R. BOCK,  
CLERK & COMPTROLLER  
BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL

SUBJECT PLAT IS LOCATED WITHIN THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 43 JURISDICTIONAL LIMITS.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT, ACCEPTANCE OF DEDICATION AND RELEASE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY CONSENTS TO THE RELEASE OF THE UNIT OF DEVELOPMENT NO. 43 BLANKET WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORD BOOK 11755, PAGE 451, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO ONLY THAT REAL PROPERTY DESCRIBED IN AND SUBJECT TO THIS PLAT. THE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE EASEMENTS HEREIN GRANTED TO IT AND ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 26 DAY OF May, 2005.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: [Signature] O'NEAL BARDIN, JR., SECRETARY  
BOARD OF SUPERVISORS

BY: [Signature] HUGO P. UNRUH, PRESIDENT  
BOARD OF SUPERVISORS

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 10th DAY OF May, 2005.

THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: JANET J. BROCK CRAIG A. PERNA  
PRESIDENT

WITNESS: [Signature]  
PRINT NAME: JOYCELYN B. PATRICK

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF MAY, 2005.

MY COMMISSION EXPIRES: 4/26/05  
DATE

NOTARY PUBLIC: [Signature]  
PRINT NAME: Victoria Reese

NOTARY LICENSE NO. DB408296

SEAL

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

MAGDALENA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 10th DAY OF MAY, 2005.

MAGDALENA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: JANET J. BROCK CRAIG A. PERNA  
PRESIDENT

WITNESS: [Signature]  
PRINT NAME: JOYCELYN B. PATRICK

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

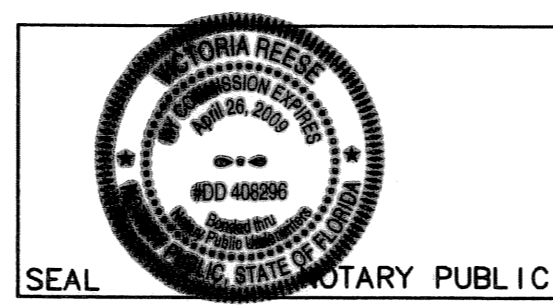
BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAGDALENA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF MAY, 2005.

MY COMMISSION EXPIRES: 4/26/05  
DATE

NOTARY PUBLIC: [Signature]  
PRINT NAME: Victoria Reese

NOTARY LICENSE NO. DB408296



### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 65°22'03"EAST ALONG THE NORTHERLY LINE OF TRACT A, MIRASOL WAY, MIRASOL PLAT FOUR, AS RECORDED IN PLAT BOOK 94, PAGES 149-153.
- 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NOTE: 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.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
SINGLE FAMILY (OTHER)	SFO
EXEMPT ACREAGE	EXM

### UNIT OF DEVELOPMENT NO. 43

P.C.D. TABULAR DATA	LAND USE CODE	P.C.D. TABULAR DATA	LAND USE CODE
LOT 1	0.18 ACRES SFO	LOT 21	0.17 ACRES SFO
LOT 2	0.21 ACRES SFO	LOT 22	0.17 ACRES SFO
LOT 3	0.20 ACRES SFO	LOT 23	0.17 ACRES SFO
LOT 4	0.20 ACRES SFO	LOT 24	0.19 ACRES SFO
LOT 5	0.17 ACRES SFO	LOT 25	0.18 ACRES SFO
LOT 6	0.17 ACRES SFO	LOT 26	0.18 ACRES SFO
LOT 7	0.17 ACRES SFO	LOT 27	0.20 ACRES SFO
LOT 8	0.17 ACRES SFO	LOT 28	0.17 ACRES SFO
LOT 9	0.19 ACRES SFO	LOT 29	0.17 ACRES SFO
LOT 10	0.20 ACRES SFO		
LOT 11	0.18 ACRES SFO		
LOT 12	0.22 ACRES SFO		
LOT 13	0.22 ACRES SFO		
LOT 14	0.27 ACRES SFO		
LOT 15	0.24 ACRES SFO		
LOT 16	0.18 ACRES SFO	TRACT A	1.18 ACRES EXM
LOT 17	0.18 ACRES SFO	TRACT B	0.12 ACRES EXM
LOT 18	0.18 ACRES SFO	TRACT C	0.10 ACRES EXM
LOT 19	0.22 ACRES SFO	TRACT D	0.29 ACRES EXM
LOT 20	0.17 ACRES SFO		
TOTAL:		5.54 ACRES	SFO
TOTAL:		1.68 ACRES	EXM

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 THAT PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 10th DAY OF May, 2005

MANUEL A. GUTIERREZ  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. LS 4102

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

I, MARC I. SPENCER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 4-22-05

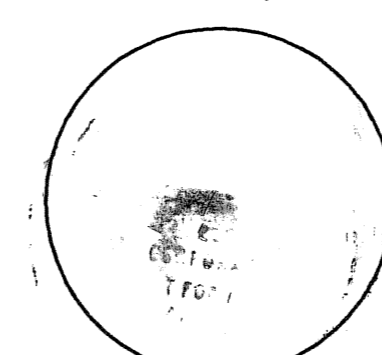
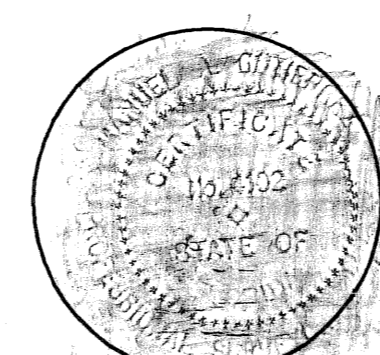
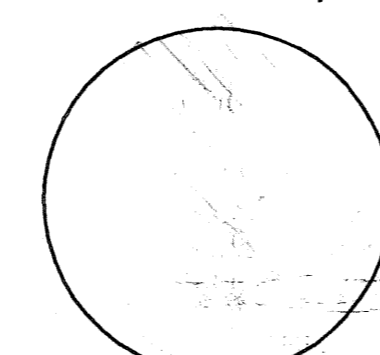
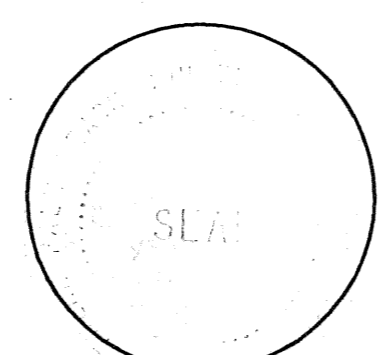
BY: [Signature]  
MARC I. SPENCER  
FLORIDA BAR NO. 0508950  
8430 ENTERPRISE CIRCLE, SUITE 100  
BRADENTON, FL 34202

SEAL  
NORTHERN PALM BEACH  
COUNTY IMPROVEMENT  
DISTRICT

SEAL  
MAGDALENA AT MIRASOL  
PROPERTY OWNERS  
ASSOCIATION, INC.

SEAL  
PROFESSIONAL  
SURVEYOR & MAPPER

SEAL  
THE COUNTRY CLUB AT  
MIRASOL COMMUNITY  
ASSOCIATION, INC.



THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SHEET 2 OF 4

SCALE:  
N/A

P.A. NO.:  
99370.00

DATE:  
APRIL, 2004

DRAWING NO.  
42-42-03-124

FLORIDA L.B. NO. 48

**MOCK • ROOS**  
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407  
(561) 683-3113, fax 478-7248

**MIRASOL PARCEL TWENTY-ONE**

PART OF MIRASOL P.C.D.  
BEING IN SECTION 03,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA

S:\b\m\proj\p21\dwg\p21rpt01.dwg 5/4/2005 10:19:53 AM EDT

REVISED: 05-02-05  
CAD FILE:  
TAYLPA21\PA21RPT01