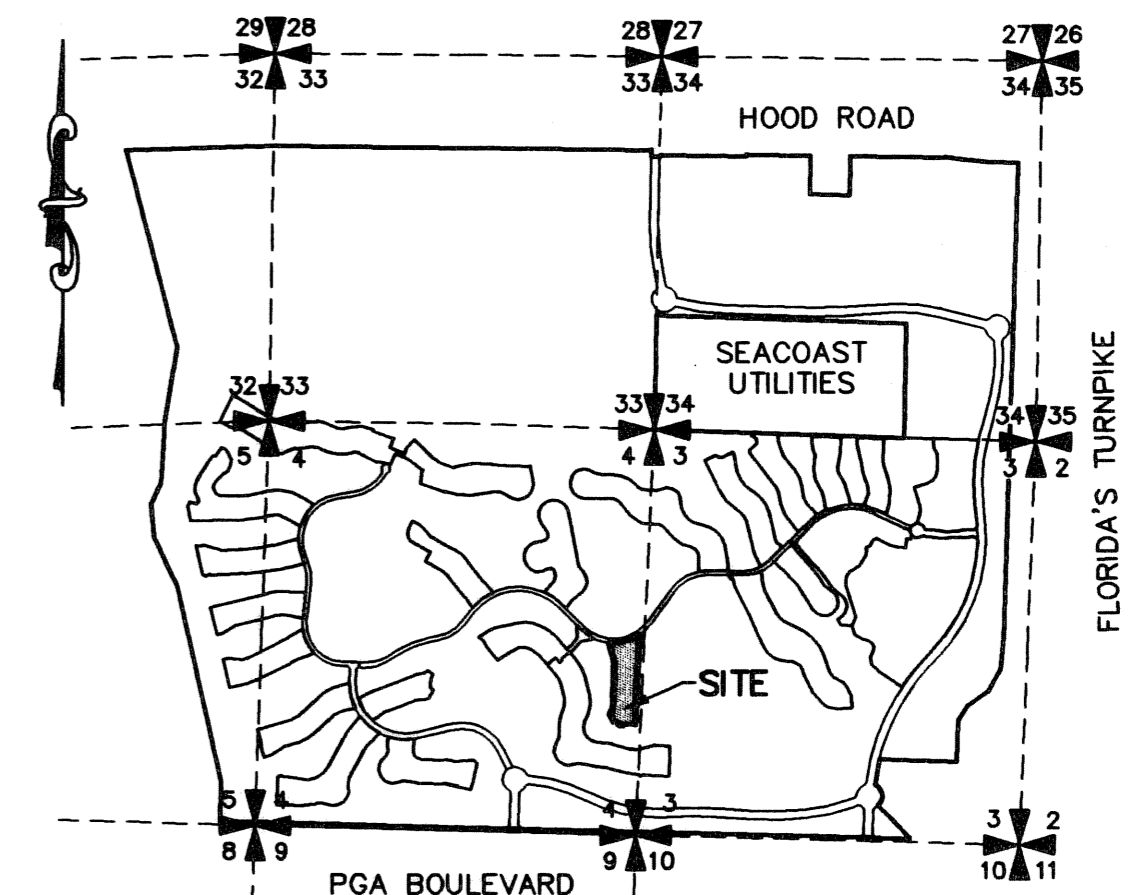


MIRASOL PARCEL FIFTEEN

BEING A REPLAT OF TRACT 15, MIRASOL PLAT SIX, AS RECORDED IN PLAT BOOK 104, PAGES 89 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PART OF MIRASOL P.C.D. BEING IN SECTION 04, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 4



123

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS 26 DAY OF July AD, 2005 AND DULY RECORDED IN PLAT BOOK 105 ON PAGE 123 THROUGH 126

SHARON R. BOCK, CLERK & COMPTROLLER BY: [Signature], D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 04, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT 15, MIRASOL PLAT SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 89 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING PART OF MIRASOL, P.C.D., AND BEING SHOWN HEREON AS "MIRASOL PARCEL FIFTEEN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 04, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 04; THENCE ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 04, SOUTH 02°27'41" WEST, A DISTANCE OF 2836.11 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 87°32'19" WEST, A DISTANCE OF 63.26 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MIRASOL WAY, TRACT A, MIRASOL PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 149 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 02°27'57" WEST, A DISTANCE OF 1294.21 FEET; THENCE NORTH 87°32'03" WEST, A DISTANCE OF 285.02 FEET; THENCE NORTH 14°44'37" WEST, A DISTANCE OF 202.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 207.50 FEET FROM WHICH A RADIAL LINE BEARS NORTH 65°36'29" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°55'34", AN ARC DISTANCE OF 79.41 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°27'57" EAST, A DISTANCE OF 514.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 437.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'18", AN ARC DISTANCE OF 102.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°57'19" WEST, A DISTANCE OF 76.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 207.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°19'46", AN ARC DISTANCE OF 51.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 242.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°19'46", AN ARC DISTANCE OF 60.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°57'19" WEST, A DISTANCE OF 95.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 630.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 05°18'51" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°05'55", AN ARC DISTANCE OF 451.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 411,240.42 SQUARE FEET OR 9.44 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO BIANCA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, DRAINAGE, UTILITY AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BIANCA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES.
- THE PEDESTRIAN ACCESS EASEMENTS (PAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO BIANCA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BIANCA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT A.

7. AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A AND THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID), INCLUDING ITS STAFF AND AUTHORIZED CONSULTANTS, CONTRACTORS AND AGENTS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS TO AND FROM NPBCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES.

8. AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS.

9. AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS.

10. THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS HEREBY DEDICATED TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

11. THE WATER LINE EASEMENT (WLE), AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, TWC/MIRASOL, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF MAY, 2005.

TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, f/k/a TWC/GOLF DIGEST, LTD.

BY: TWC/MIRASOL, INC., A FLORIDA CORPORATION, f/k/a JCB GOLF VENTURES, INC., AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD.

WITNESS: [Signature]
PRINT NAME: JANET J. BROCK

BY: [Signature]
CRAIG A. PERNA
VICE PRESIDENT

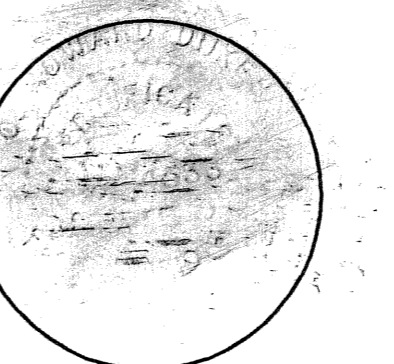
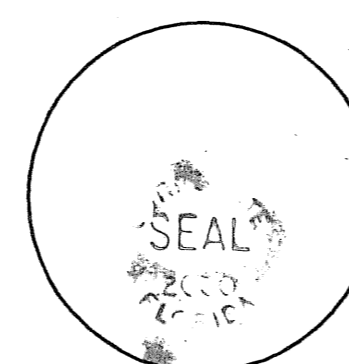
WITNESS: [Signature]
PRINT NAME: JOYCELYN B. PATRICK

SEAL
TWC/MIRASOL, INC.

SEAL
MIRASOL MASTER
MAINTENANCE
ASSOCIATION, INC.

SEAL
CITY OF PALM
BEACH GARDENS

SEAL
REVIEWING
SURVEYOR AND MAPPER



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 THE VICE PRESIDENT OF TWC/MIRASOL, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, 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: 4/26/09
DATE

NOTARY PUBLIC: [Signature]
PRINT NAME: Victoria Reese

NOTARY LICENSE NO. DD 408296



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

MIRASOL MASTER MAINTENANCE 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.

MIRASOL MASTER MAINTENANCE ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: [Signature]
PRINT NAME: JANET J. BROCK

BY: [Signature]
CRAIG A. PERNA
PRESIDENT

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

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

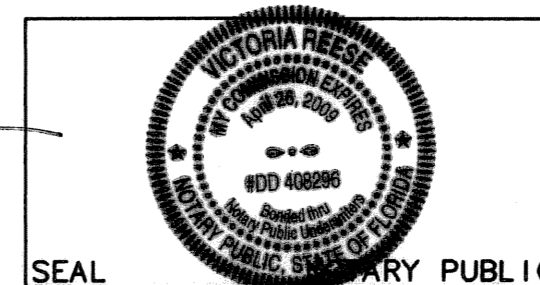
BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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: 4/26/09
DATE

NOTARY PUBLIC: [Signature]
PRINT NAME: Victoria Reese

NOTARY LICENSE NO. DD 408296



APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 21st DAY OF July, 2005.

ATTEST: [Signature] BY: [Signature]
PATRICIA SNIDER, CMC, CITY CLERK JOSEPH RUSSO, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 21st DAY OF July, 2005.

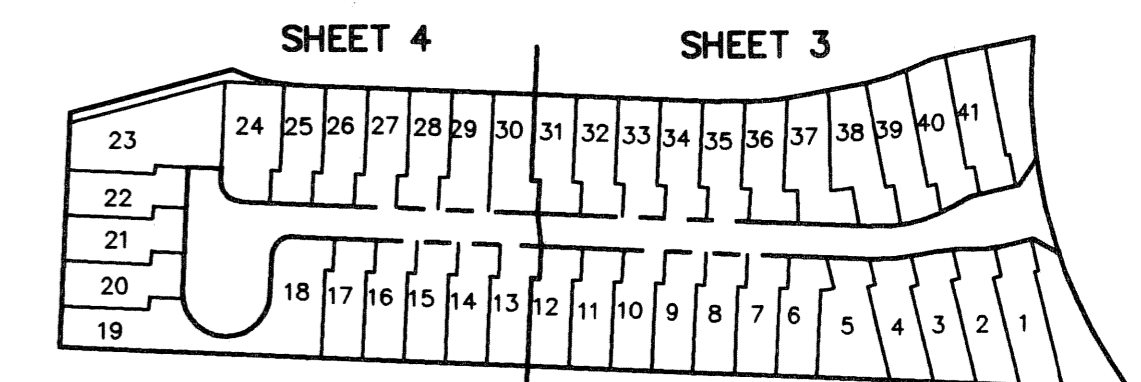
BY: [Signature]
DANIEL P. CLARK, P.E., CITY ENGINEER

REVIEWING SURVEYOR

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, PERMANENT CONTROL POINTS (P.C.P.s) OR MONUMENTS AT LOT CORNERS.

BY: [Signature] DATE: 13 June 2005
O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 4533



SHEET LOCATION MAP
NOT TO SCALE

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.

SCALE:
N/A
P.A. NO.:
99369.00
DATE:
MAY 2004
DRAWING NO.
42-42-04-175

MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

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

SHEET 1 OF 4
MIRASOL PARCEL FIFTEEN
BEING A REPLAT OF TRACT 15,
MIRASOL PLAT SIX,
PLAT BOOK 104, PAGES 89 THROUGH 109
PART OF MIRASOL P.C.D.
BEING IN SECTION 04,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA