

# 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 2 OF 4

124

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_  
THIS \_\_\_\_\_ 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: James J. Bock BY: Hugo P. Unruh  
O'NEAL BARDIM, JR. SECRETARY HUGO P. UNRUH, PRESIDENT  
BOARD OF SUPERVISORS 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 26 DAY OF MAY, 2005.

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

WITNESS: Shadys N. Valle BY: Craig A. Perna  
PRINT NAME: SHADYS N. VALLE CRAIG A. PERNA  
PRESIDENT

WITNESS: Patrick  
PRINT NAME: JOYCELYN A. 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: 4/26/09  
DATE

NOTARY PUBLIC: Victoria Reese  
PRINT NAME: Victoria Reese

NOTARY LICENSE NO. DD 408296



## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BIANCA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORA-  
TION, 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 26  
DAY OF MAY, 2005.

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

WITNESS: Janet J. Brock BY: Craig A. Perna  
PRINT NAME: JANET J. BROCK CRAIG A. PERNA  
PRESIDENT

WITNESS: Patrick  
PRINT NAME: JOYCELYN A. PATRICK

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

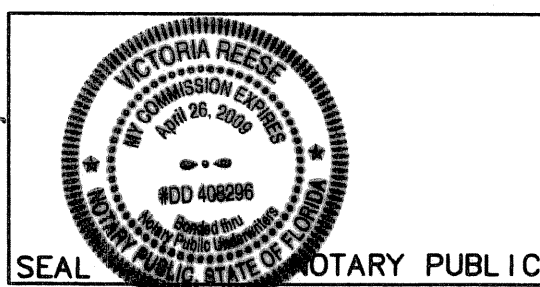
BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO  
ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE  
FOREGOING INSTRUMENT AS PRESIDENT OF BIANCA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION,  
NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED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

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH  
02°27'41" WEST ALONG THE EAST LINE OF SECTION 04, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

2. 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.

3. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES  
UNLESS OTHERWISE NOTED.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF  
PALM BEACH GARDENS ZONING REGULATIONS.

5. 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	0.20 ACRES SFO	LOT 25	0.17 ACRES SFO
LOT 2	0.19 ACRES SFO	LOT 26	0.17 ACRES SFO
LOT 3	0.18 ACRES SFO	LOT 27	0.17 ACRES SFO
LOT 4	0.18 ACRES SFO	LOT 28	0.17 ACRES SFO
LOT 5	0.22 ACRES SFO	LOT 29	0.18 ACRES SFO
LOT 6	0.17 ACRES SFO	LOT 30	0.18 ACRES SFO
LOT 7	0.17 ACRES SFO	LOT 31	0.17 ACRES SFO
LOT 8	0.17 ACRES SFO	LOT 32	0.17 ACRES SFO
LOT 9	0.17 ACRES SFO	LOT 33	0.17 ACRES SFO
LOT 10	0.17 ACRES SFO	LOT 34	0.17 ACRES SFO
LOT 11	0.17 ACRES SFO	LOT 35	0.17 ACRES SFO
LOT 12	0.17 ACRES SFO	LOT 36	0.18 ACRES SFO
LOT 13	0.17 ACRES SFO	LOT 37	0.21 ACRES SFO
LOT 14	0.17 ACRES SFO	LOT 38	0.22 ACRES SFO
LOT 15	0.17 ACRES SFO	LOT 39	0.20 ACRES SFO
LOT 16	0.17 ACRES SFO	LOT 40	0.21 ACRES SFO
LOT 17	0.17 ACRES SFO	LOT 41	0.20 ACRES SFO
LOT 18	0.26 ACRES SFO		
LOT 19	0.22 ACRES SFO		
LOT 20	0.18 ACRES SFO	TRACT A	1.36 ACRES EXM
LOT 21	0.18 ACRES SFO	TRACT B	0.20 ACRES EXM
LOT 22	0.18 ACRES SFO	TRACT C	0.18 ACRES EXM
LOT 23	0.35 ACRES SFO	TRACT D	0.06 ACRES EXM
LOT 24	0.23 ACRES SFO		
TOTAL:	7.65 ACRES SFO		
TOTAL:	1.79 ACRES EXM		
TOTAL:	9.44 ACRES		

SEAL  
NORTHERN PALM BEACH  
COUNTY IMPROVEMENT  
DISTRICT

SEAL  
THE COUNTRY CLUB AT  
MIRASOL COMMUNITY  
ASSOCIATION, INC.

SEAL  
BIANCA AT MIRASOL  
PROPERTY OWNERS  
ASSOCIATION, INC.

SEAL  
PROFESSIONAL  
SURVEYOR & MAPPER

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

**MIRASOL PARCEL FIFTEEN**  
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PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 4

REVISED: 05-02-05  
CADD FILE:  
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