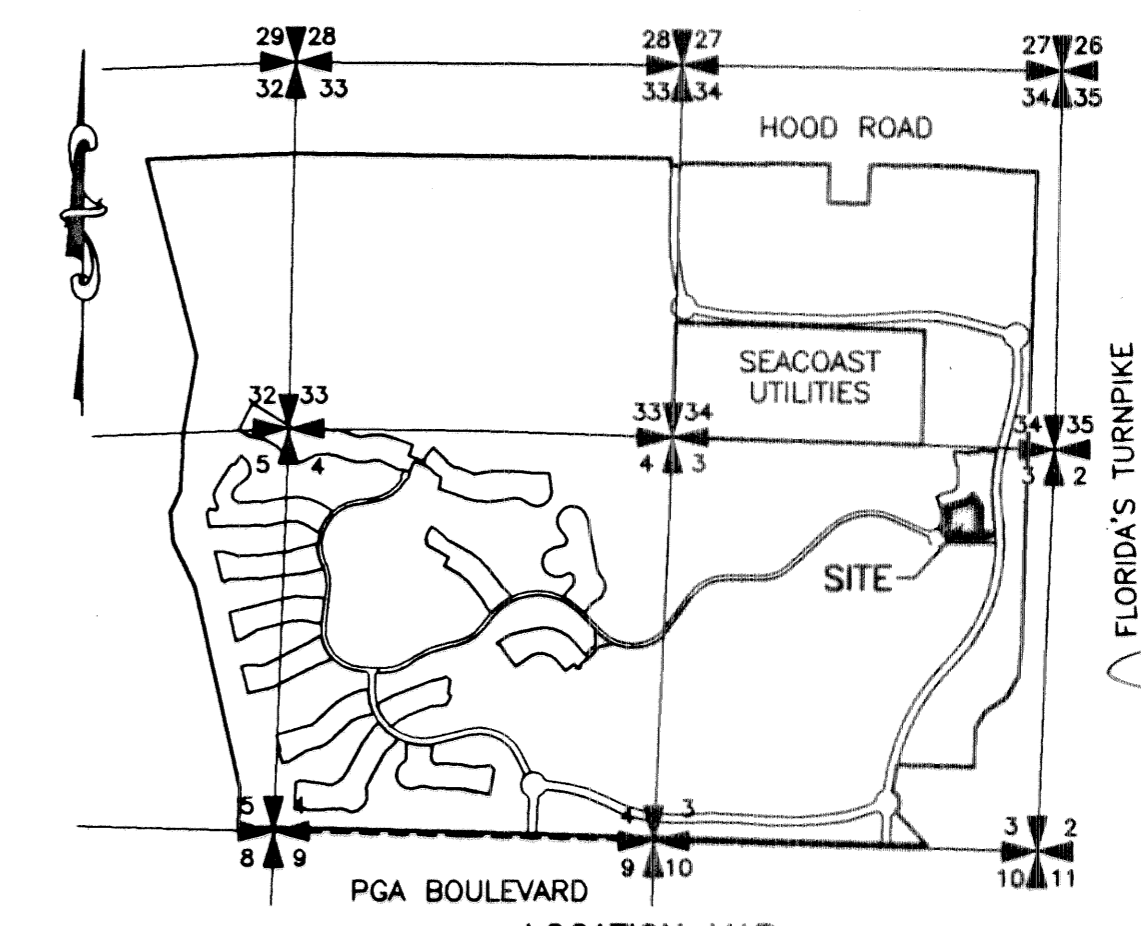


# MIRASOL PARCEL F REPLAT NO. 1

PART OF GOLF DIGEST P.C.D.  
BEING A REPLAT OF TRACTS C AND I  
MIRASOL PARCEL F  
PB 90, PGS 97 - 101  
SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 3



**35**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD 11:34 AM  
THIS 11 DAY OF September  
AD, 2002 AND DULY RECORDED  
IN PLAT BOOK 46 ON PAGES  
35 AND 37

DOROTHY H. WILKEN, CLERK  
BY: *[Signature]*

**DEDICATION**  
KNOWN ALL MEN BY THESE PRESENTS THAT THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, LICENSED TO DO BUSINESS IN FLORIDA, AND MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING PART OF GOLF DIGEST P.C.D., AND SHOWN HEREON AS MIRASOL PARCEL F REPLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING TRACTS C AND I, INCLUSIVE, MIRASOL PARCEL F AS RECORDED IN PLAT BOOK 90, PAGES 97 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 173,137.42 SQUARE FEET OR 3.975 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A AS SHOWN HEREON, IS HEREBY DEDICATED TO ANDALUSIA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING AND SIGNAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. TRACTS B AND C AS SHOWN HEREON, ARE HEREBY RESERVED BY THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATES, INC. AND MIRASOL MASTER MAINTENANCE ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR A PROFIT, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. TRACT LK-13A, THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY RESERVED BY MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID TRACT LK-13A MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID TRACT LK-13A AND THE WATER BODIES AND SAID IMPROVEMENTS THEREON, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA. UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACT LK-13A SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

4. A WATER MANAGEMENT EASEMENT (WME) OVER ALL OF TRACT LK-13A, AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

ONCE CONSTRUCTION OF THE APPROPRIATE PHASE OF THE WATER MANAGEMENT SYSTEM IS COMPLETED IN ACCORDANCE WITH NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S UNIT OF DEVELOPMENT NO. 43, CERTIFIED BY A PROFESSIONAL ENGINEER AND CONVEYED IN FEE TITLE TO AND ACCEPTED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE OBLIGATION TO OPERATE, INSPECT AND MAINTAIN THE WATER MANAGEMENT FACILITIES WITHIN SAID EASEMENTS.

5. THE WATER MANAGEMENT MAINTENANCE EASEMENT (WMAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. THE WATER MANAGEMENT ACCESS EASEMENT (WMAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS TO AND FROM SAID NPBCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF July, 2002.

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

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Charles N. Valle CRAIG A. PERNA  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Lorna Azevedo

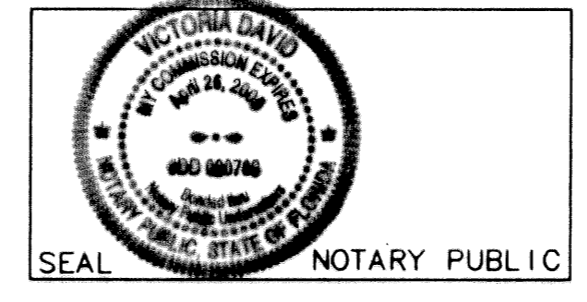
**ACKNOWLEDGEMENT**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 PRESIDENT OF THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, LICENSED TO DO BUSINESS IN FLORIDA, 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 11 DAY OF July, 2002.

MY COMMISSION EXPIRES: April 24, 2005  
DATE

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Victoria David  
NOTARY LICENSE NO. DD020769



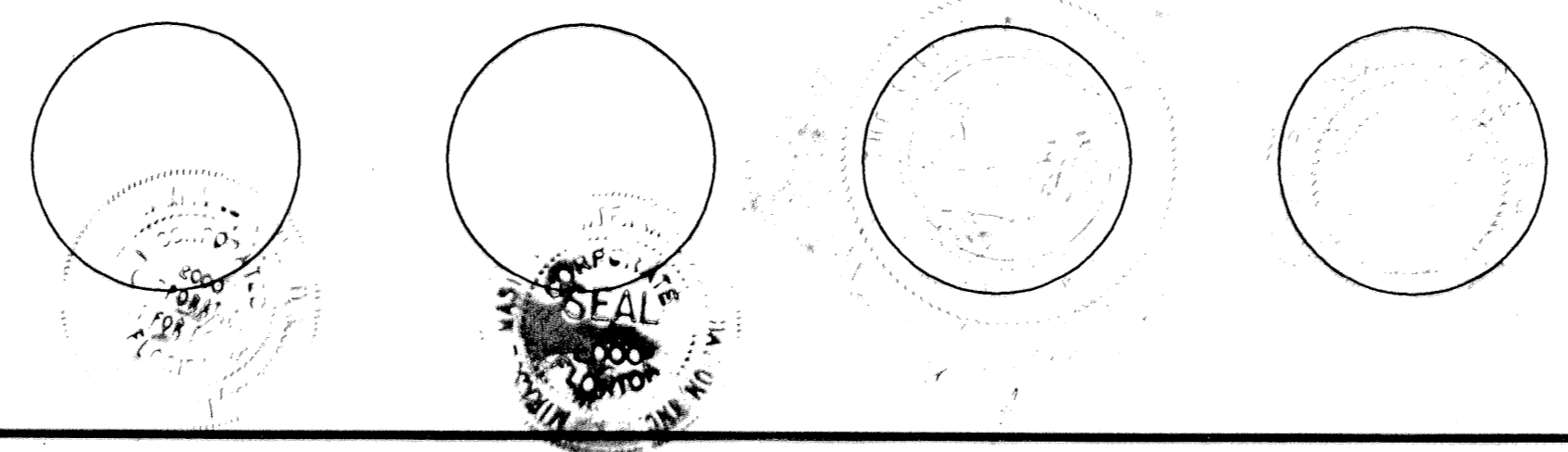
IN WITNESS WHEREOF, MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF July, 2002.

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

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Charles N. Valle CRAIG A. PERNA  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Lorna Azevedo

SEAL THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC. SEAL MIRASOL MASTER MAINTENANCE ASSOCIATION, INC. SEAL CITY OF PALM BEACH GARDENS SEAL REVIEWING SURVEYOR AND MAPPER



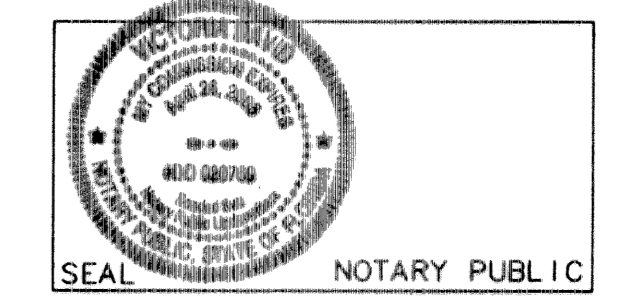
**ACKNOWLEDGEMENT**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 PRESIDENT OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, LICENSED TO DO BUSINESS IN FLORIDA, 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 11 DAY OF July, 2002.

MY COMMISSION EXPIRES: April 24, 2005  
DATE

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Victoria David  
NOTARY LICENSE NO. DD020769



**APPROVALS**

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 11 DAY OF September, 2002.

ATTEST: *[Signature]* BY: *[Signature]*  
CITY CLERK ERIC JABLON, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 4th DAY OF September, 2002.

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

**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 (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: *[Signature]* DATE: 22 Aug. 02  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873

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

SCALE: N/A	FLORIDA L.B. NO. 48	<b>MIRASOL PARCEL F REPLAT NO. 1</b> PART OF GOLF DIGEST P.C.D. BEING A REPLAT OF TRACTS C AND I MIRASOL PARCEL F PB 90, PGS 97 - 101 SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
P.A. NO.: 99366.00	<b>MOCK • ROOS</b> ENGINEERS • SURVEYORS • PLANNERS	
DATE: MARCH 2002	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248	
DRAWING NO. 42-42-03-74		

SHEET 1 OF 3

S:\bay\laydoc\1\ang\poc\_frp05.dwg 06/07/02 04:46:32 PM EDT