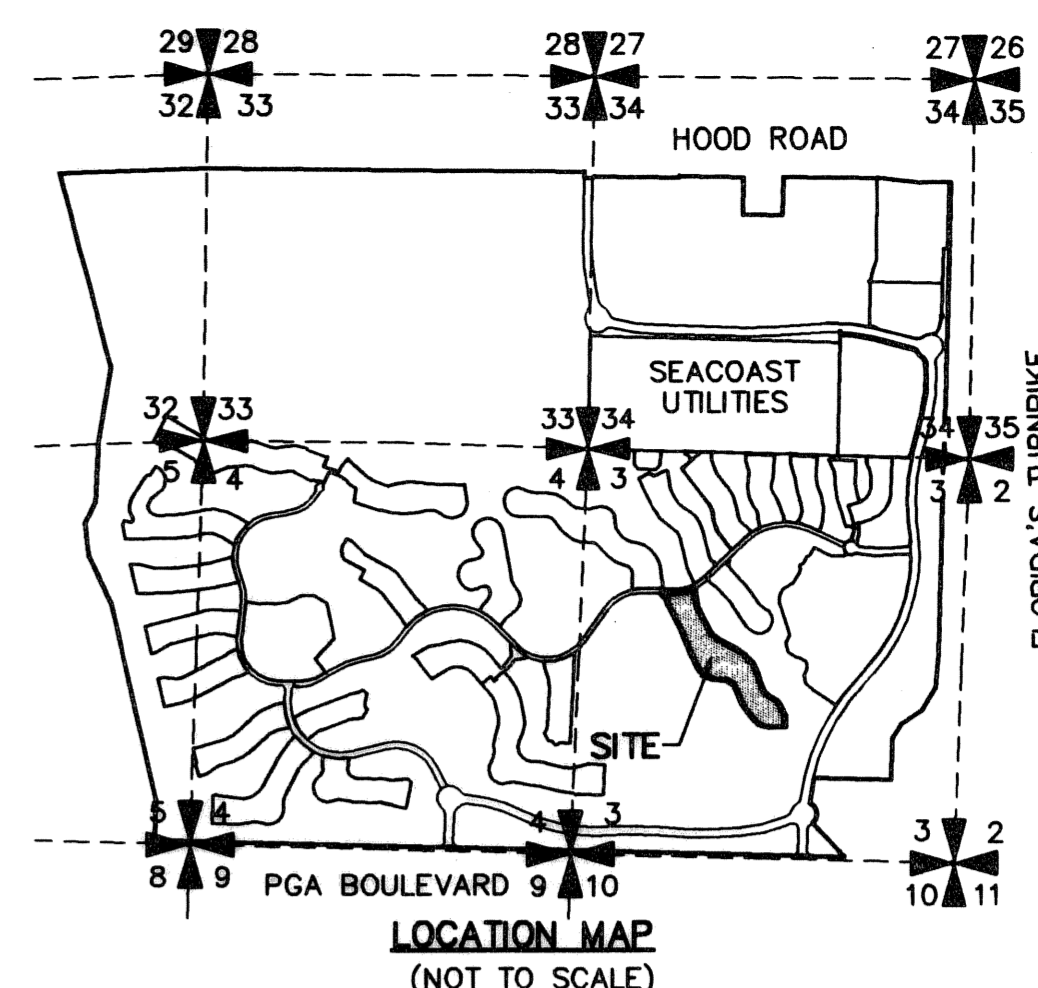
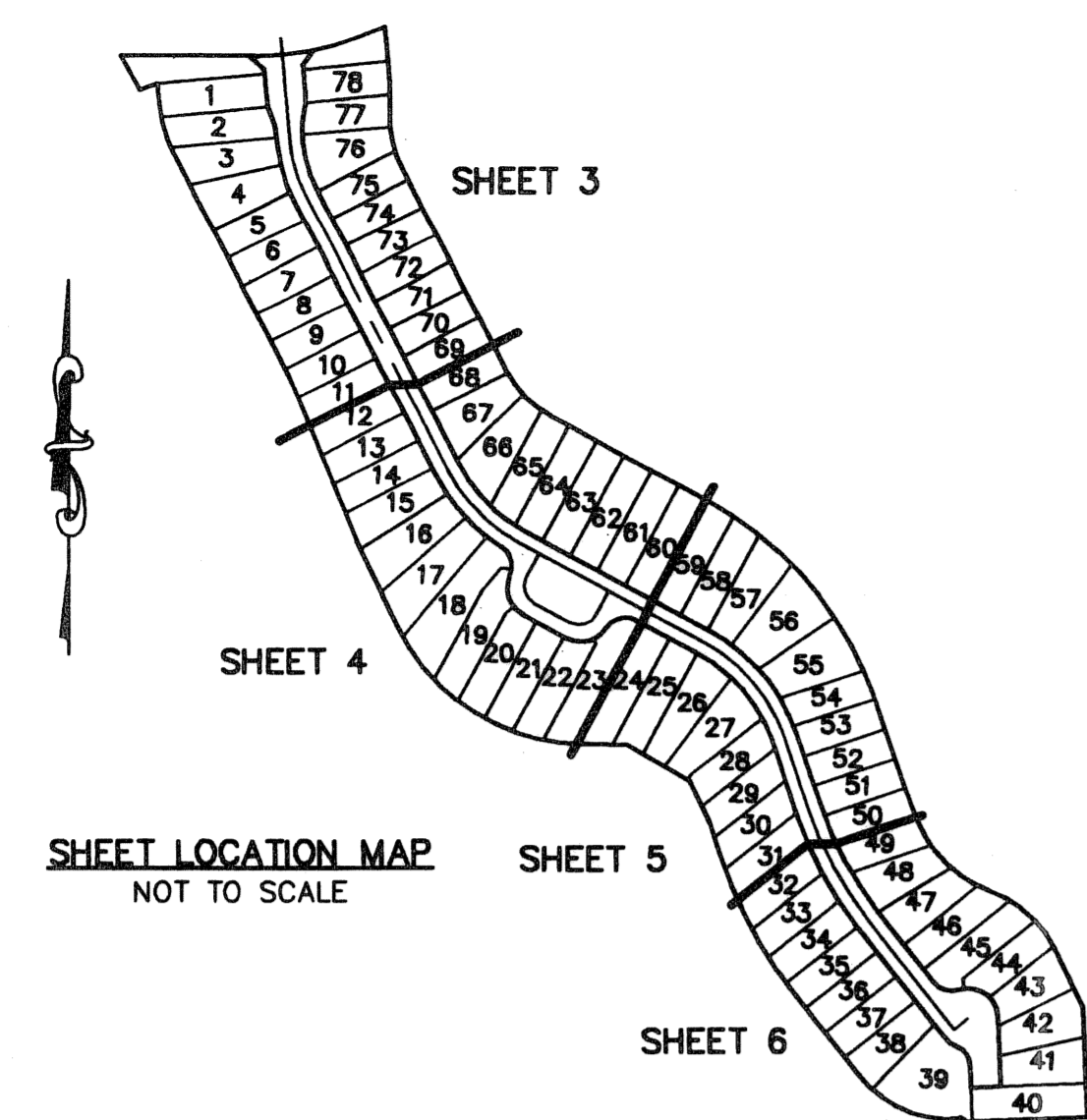


2005-0461446

MIRASOL PARCEL SIXTEEN

BEING A REPLAT OF TRACT 16, 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 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 6



131
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS INSTRUMENT WAS FILED FOR RECORD THIS 21st DAY OF July AD, 2005 AND DULY RECORDED IN PLAT BOOK 105 ON PAGES 131 THROUGH 136
SHARON R. BOCK, CLERK & COMPTROLLER BY: [Signature] D.C.
CIRCULAR SEAL

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVIERA 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.

2. TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO RIVIERA 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.

3. 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.

4. THE PEDESTRIAN ACCESS EASEMENTS (PAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO RIVIERA 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.

5. 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 RIVIERA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER 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.

6. AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A, AND THE DRAINAGE EASEMENT (DE), 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, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. 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 WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

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 THE 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 WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

10. 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 21st 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., A FLORIDA LIMITED PARTNERSHIP

WITNESS: [Signature] PRINT NAME: JANE T. BROCK

BY: [Signature] CRAIG A. PERNA VICE PRESIDENT

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

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] PATRICIA SNIDER, CMC, CITY CLERK BY: [Signature] 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

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 21st DAY OF MAY, 2005.

MY COMMISSION EXPIRES: 4/26/09 DATE

NOTARY PUBLIC: [Signature] PRINT NAME: Victoria Kease

PRINT NAME: Victoria Kease

NOTARY LICENSE NO. DD 408296



REVIEWING SURVEYOR

STATE OF FLORIDA) COUNTY OF PALM BEACH)

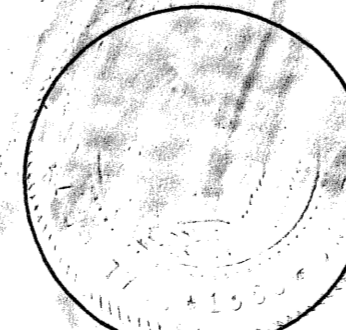
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, PERMANENT CONTROL POINTS (P.C.P.s) OR MONUMENTS AT LOT CORNERS.

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

SEAL TWC/MIRASOL, INC.

SEAL CITY OF PALM BEACH GARDENS

SEAL REVIEWING SURVEYOR AND 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.

SHEET 1 OF 6

SCALE: N/A P.A. NO.: 99377.00 DATE: AUGUST 2004 DRAWING NO.: 42-42-03-133

FLORIDA L.B. NO. 48
MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407 (561) 663-3115, fax 478-7248

MIRASOL PARCEL SIXTEEN
BEING A REPLAT OF TRACT 16, MIRASOL PLAT SIX, PLAT BOOK 104, PAGES 89 THROUGH 109 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

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REVISED 05-02-05
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