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MIRASOL CLUBHOUSE - REPLAT No. 1

A PART OF MIRASOL PLANNED COMMUNITY DEVELOPMENT
BEING A REPLAT OF TRACT A, AS SHOWN ON THE PLAT OF MIRASOL CLUBHOUSE AND VILLAS,
RECORDED IN PLAT BOOK 98, PAGES 111 THROUGH 114, AND A REPLAT OF A PORTION OF
TRACT GC-9, AS SHOWN ON THE PLAT OF MIRASOL PLAT FIVE, RECORDED IN PLAT BOOK 98,
PAGES 73 THROUGH 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

MAY 2025

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MIRASOL CLUB & ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MIRASOL CLUBHOUSE-REPLAT No. 1, BEING A REPLAT OF TRACT A, AS SHOWN ON THE PLAT OF MIRASOL CLUBHOUSE AND VILLAS, RECORDED IN PLAT BOOK 98, PAGES 111 THROUGH 114, AND A REPLAT OF A PORTION OF TRACT GC-9, AS SHOWN ON THE PLAT OF MIRASOL PLAT FIVE, RECORDED IN PLAT BOOK 98, PAGES 73 THROUGH 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

ALL OF TRACT A, AS SHOWN ON THE PLAT OF MIRASOL CLUBHOUSE AND VILLAS, RECORDED IN PLAT BOOK 98, PAGES 111 THROUGH 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 900,176 SQUARE FEET OR 20.665 ACRES, MORE OR LESS.

AND TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF TRACT GC-9, AS SHOWN ON THE PLAT OF MIRASOL PLAT FIVE, RECORDED IN PLAT BOOK 98, PAGES 73 THROUGH 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT A, AS SHOWN ON THE PLAT OF MIRASOL CLUBHOUSE AND VILLAS, RECORDED IN PLAT BOOK 98, PAGES 111 THROUGH 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,367.74 FEET, CHORD BEARING OF SOUTH 89°14'21" EAST AND A RADIAL BEARING TO SAID POINT BEARS NORTH 13°19'17" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID TRACT A, THROUGH A CENTRAL ANGLE OF 25°07'16" A DISTANCE OF 599.68 FEET TO A NON-TANGENT LINE; THENCE CONTINUE ALONG SAID NORTH LINE OF TRACT A, NORTH 65°22'51" EAST, A DISTANCE OF 199.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE DEPARTING SAID NORTH LINE OF TRACT A, NORTH 65°22'51" EAST, A DISTANCE OF 137.06 FEET; THENCE SOUTH 88°28'18" EAST, A DISTANCE OF 243.04 FEET; THENCE SOUTH 07°14'19" EAST, A DISTANCE OF 42.79 FEET; THENCE SOUTH 01°01'01" EAST, A DISTANCE 165.66 FEET; THENCE SOUTH 07°55'15" EAST, A DISTANCE OF 83.25 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT A OF MIRASOL CLUBHOUSE AND VILLAS; THENCE ALONG SAID NORTHEASTERLY LINE OF TRACT A, NORTH 16°19'10" WEST, A DISTANCE OF 135.56 FEET; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE, NORTH 59°18'07" WEST, A DISTANCE OF 206.02 FEET; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE, NORTH 88°27'07" WEST, A DISTANCE OF 172.18 FEET TO THE POINT OF BEGINNING.

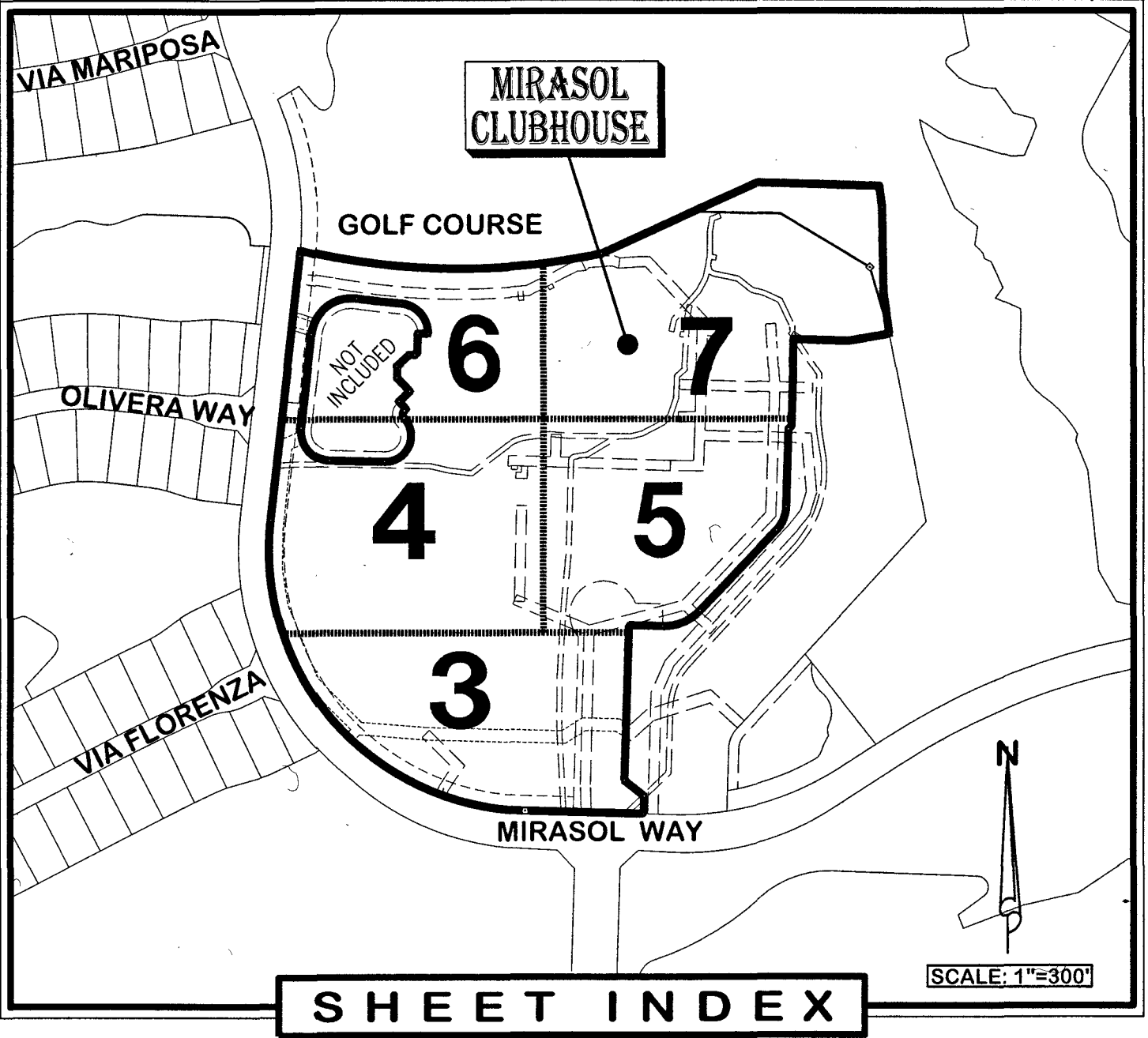
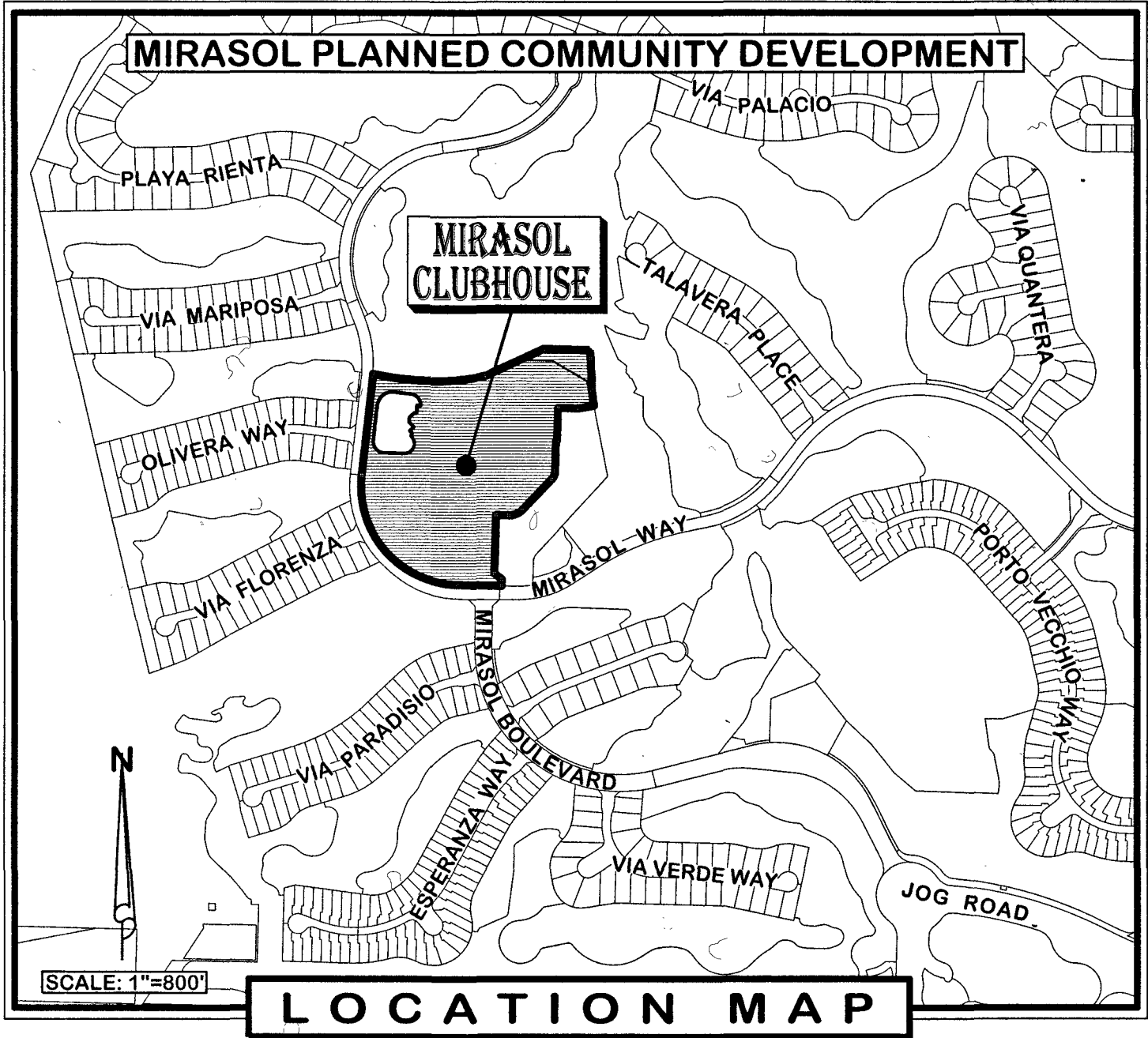
CONTAINING 31,502 SQUARE FEET OR 0.723 ACRES, MORE OR LESS.

CONTAINING A GRAND TOTAL OF 931,678 SQUARE FEET OR 21.388 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1.) TRACT A1, AS SHOWN HEREON, IS HEREBY RESERVED FOR MIRASOL CLUB & ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2.) THE WATER MANAGEMENT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACROSS TRACT A1, FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF MIRASOL MASTER MAINTENANCE ASSOCIATION, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD G. CHERRY, 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 IN MIRASOL CLUB & ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: 5/22/25

BY: Richard G. Cherry
RICHARD G. CHERRY
FLORIDA BAR NO.: 303860

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 43 ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENT ACROSS TRACT A1 AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENT LIES; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 35705 AT PAGES 269 THROUGH 282, INCLUSIVE, ARE SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 28th DAY OF May, 2025.

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT No. 43

ATTEST: Susan P. Scheff
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: Matthew J. Boykin
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

ABBREVIATIONS:

N = NORTHING GRID COORDINATE
E = EASTING GRID COORDINATE
D = CURVE'S DELTA ANGLE
R = CURVE'S RADIUS
L = CURVE'S ARC LENGTH
C.B. = CURVE'S CHORD BEARING
CONC. = CONCRETE
FND. = FOUND
FPL CO. = FLORIDA POWER & LIGHT COMPANY
GRID = STATE PLANE BEARING & DISTANCE
L.A.E. = LIMITED ACCESS EASEMENT
MON. = MONUMENT
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
PG. = PAGE
PGS. = PAGES
PBCC. = PALM BEACH COUNTY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.B. = PLAT BOOK
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY
S.U.A. = SEACOAST UTILITY AUTHORITY
U.E. = UTILITY EASEMENT
W/ = WITH

LEGEND:

■ = DENOTES SET "PRM"
SET 4"x4" CONC. MON. W/ DISK
STAMPED "PRM LB 4431"
● = DENOTES SET "PRM"
SET MAG NAIL & DISK
STAMPED "PRM LB 4431"
□ = DENOTES FOUND "PRM"
FOUND 4"x4" CONC. MON. W/ DISK
STAMPED "PRM LB 48"

CITY OF PALM BEACH GARDENS - REVIEWING SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

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 OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT MONUMENTATION.

DATE: JUNE 18, 2025

BY: Jim Sullivan
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: LS 6889

CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF July, 2025.

BY: Marcie Tinsley
MARCIE TINSLEY
MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 10th DAY OF July, 2025.

BY: Todd Engle
TODD ENGLE, P.E.
CITY ENGINEER

ATTEST: Patricia Snider, CMC
PATRICIA SNIDER, CMC
CITY CLERK

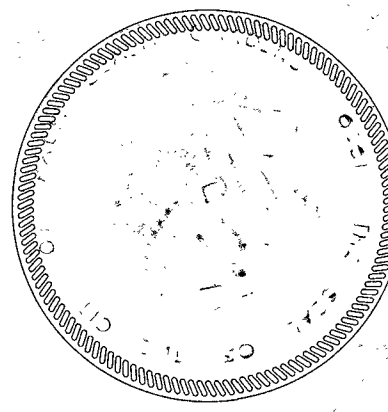
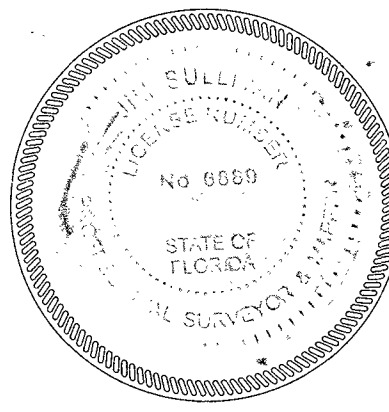
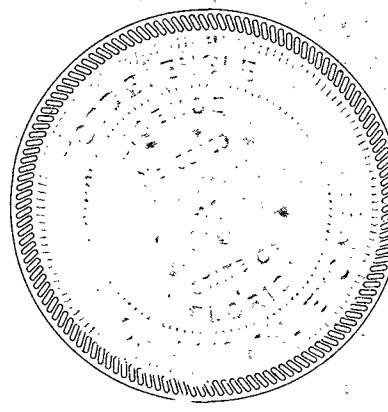
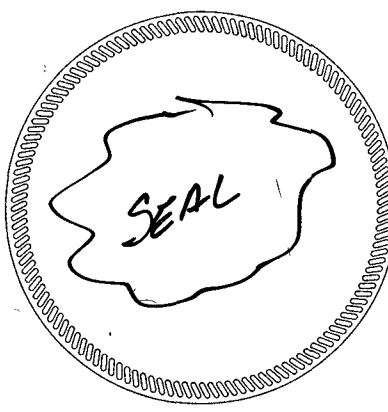
MIRASOL CLUB & ASSOCIATION, INC.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

CITY OF PALM BEACH GARDENS ENGINEER

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS CLERK



LIDBERG LAND SURVEYING, INC.

LB4431 3780 BURNS ROAD - SUITE 6 PALM BEACH GARDENS, FLORIDA 33410 TEL. 561-746-8454

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