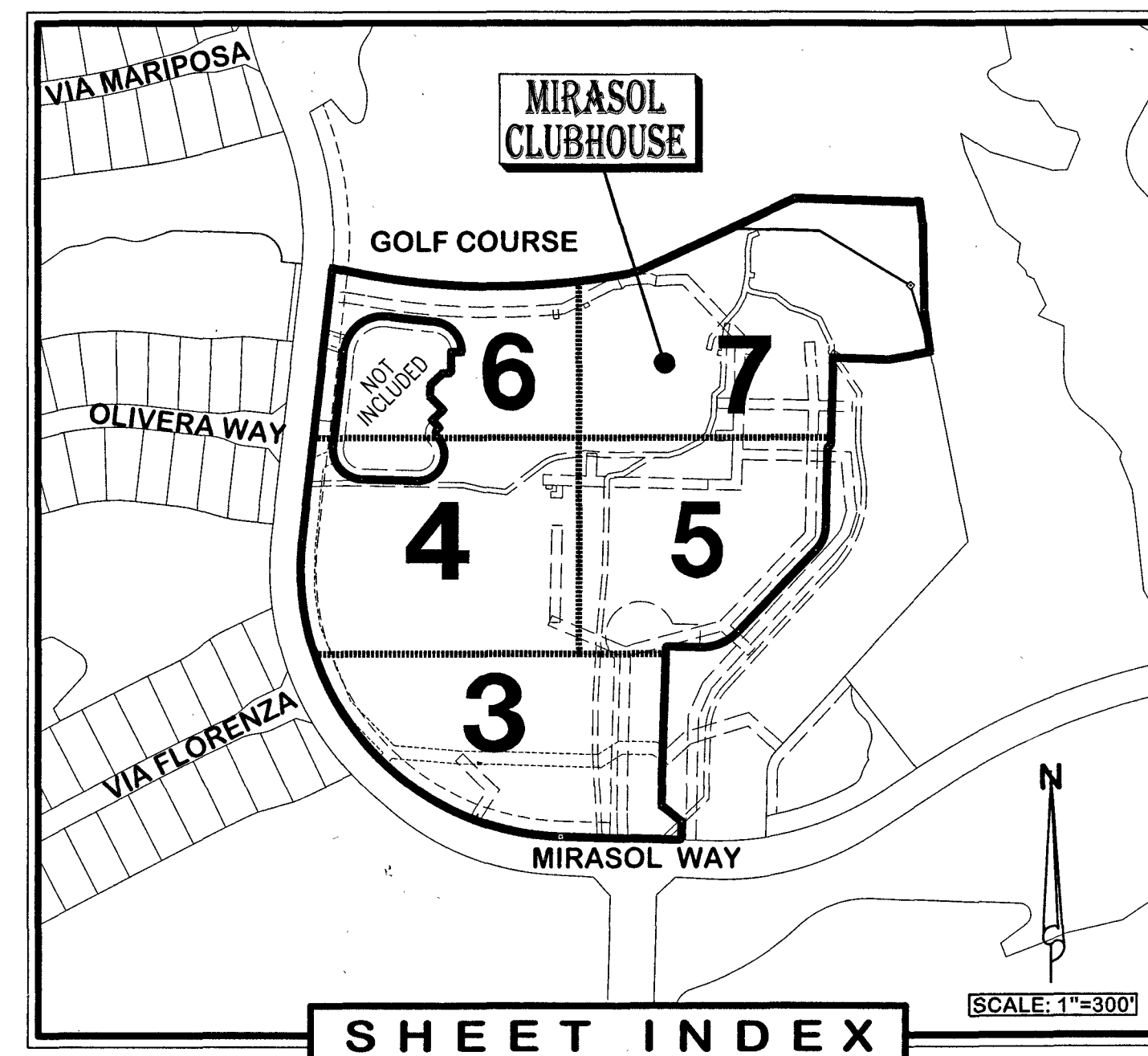


MIRASOL CLUBHOUSE - REPLAT No. 1

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



161

SHEET 2 OF 7

THIS INSTRUMENT WAS PREPARED
BY KENNETH J. BUCHANAN P.S.M.,
IN AND FOR THE OFFICES OF
LIDBERG LAND SURVEYING, INC.,
3780 BURNS ROAD - SUITE 6,
PALM BEACH GARDENS, FLORIDA
33410 TELEPHONE (561)746-8454

ACCEPTANCE OF RESERVATIONS MIRASOL MASTER MAINTENANCE ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON.
DATED THIS 23 DAY OF May, 2025

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

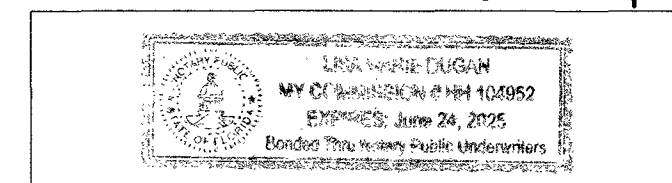
WITNESS: Keeley AbramsPRINT NAME: Keeley AbramsWITNESS: Mckenzie SmeavesPRINT NAME: Mckenzie SmeavesBY: Jan Fisher

JAN FISHER
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23 DAY OF May, 2025, BY JAN FISHER AS PRESIDENT FOR MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: June 24, 2025

NOTARY SEAL

MIRASOL MASTER
MAINTENANCE
ASSOCIATION, INC.

KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR
AND MAPPER

SURVEYOR AND MAPPER'S NOTES:

1.) BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90) AND ARE CONSISTENT WITH THE UNDERLYING PLAT OF MIRASOL CLUBHOUSE AND VILLAS, RECORDED IN PLAT BOOK 98, PAGES 111 THROUGH 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE SOUTH LINE OF TRACT A, AS SHOWN ON SAID PLAT OF MIRASOL CLUBHOUSE AND VILLAS AND AS SHOWN HEREIN BEARS NORTH 88°27'07" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2.) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3.) THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN, OVER, UNDER OR UPON THE WATER MANAGEMENT ACCESS EASEMENT AS BEING DEDICATED HEREON AND THOSE EXISTING WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, AS RECORDED IN OFFICIAL RECORD BOOK 35705 AT PAGES 269 THROUGH 282, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.

5.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

6.) NOTICE: 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 5/20/2025

BY: Kenneth J. Buchanan
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7202

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
PBCo. = 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"

**LIDBERG LAND
SURVEYING, INC.**

LB4431

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

CAD. K:\JUST \ 044242 \ 98-111 \ 13-020-306 \ 13-020-306.DGN
REF.
FLD. FB. PG. JOB 13-020-306
OFF. CASASUS DATE MAY 2025
CKD. K.J.B. SHEET 2 OF 7 DWG. D13-020P