# MIRASOL PARCEL ONE

PART OF GOLF DIGEST P.C.D. SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA NOVEMBER, 2000

STATE OF FLORIDA COUNTY OF PALM BEACH

RECORD DAY OF
THIS DAY OF
AD, 2000 AND DULY RECORDED
IN PLAT BOOK NPAGES
AND

DOROTHY H. WILKEN, CLERK

CIRCUIT COURT SEAL

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT, ACCEPTANCE OF DEDICATION AND RELEASE

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 EASEMENT HEREIN GRANTED TO IT AND ACKNOMLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 2TH DAY OF DECEMBER, 2000.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS

### ACCEPTANCE OF RESERVATIONS

CAPRI AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC. 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 424 DAY OF CHECK MARKET, 2000.

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

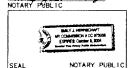
WITNESS: Lina V. Garcia BY: Garage PRINT NAME: GINA V. GARCIA PRINT NAME: PRESIDENT

WITNESS: Raugn H. Land PRINT NAME: KARYN K. HOWER TON

# **ACKNOWLEDGEMENT**

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_\_ DAY OF Opening 2000.

MY COMMISSION EXPIRES: 10/8/2-01 Date NOTARY PUBLIC



#### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 01:54'07" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE - QUARTER (SW 1/4) OF SECTION 4, 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 USDORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

3. ALL LINES WHICH INTERSECT CURVES ARE 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

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

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 REFRENCE MONUMENTS (P.R.M. 'S), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P. 'S), AND MONAMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; 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.

THIS LON DAY OF DECEMBER, 2000

MARY HANNA CLODEFLITER PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 4763

## TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PINELLAS )

I, MARC I SPENCER, 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 TO TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD, A FLORIDA LIMITED PARTHERSHIP; THAT THE CURRENT TAXES MAVE BEEN PAID; THAT THERE ARE MOMORICAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES OD ON THOSE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES OF RECORD.

DATE: November 2, 2000

BY: MARC II. SPENCER FLORIDA BAR NO. 0508950

CAPEL AT MIRASOL PROPERTY OWNERS ASSOCIATION

PROFESSIONAL SURVEYOR & MAPPER

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.

P.A. NO.; 99313.00

DATE: MARCH, 2000

MOCK ROOS

MIRASOL PARCEL ONE PART OF GOLF DIGEST P.C.D.
SITUATE IN SECTION 4,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH CAPCENS,
PALM BEACH COUNTY, FLORIDA

EV.: 11-26-00 CAD FILE

SEAL CAPRI AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC.