# MIRASOL PARCEL F

PART OF GOLF DIGEST P.C.D.
SECTION 3, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS. PALM BEACH COUNTY, FLORIDA SHEET 2 OF 5



STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

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 EASEMENTS HERE IN GRANTED TO IT AND ACKNOWLEDGES THAT THERE NO MAINTEANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 28TH DAY OF MARCH

ATTEST: PETER L. PINENTEL SECRETARY BY: TESULA N. STEWART PRESIDENT BOARD OF SUPERVISORS

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
SINGLE FAMILY PARCELS A, B AND C	ABC
MULTI-FAMILY APARTMENT	MFR
SINGLE FAMILY OTHER RESIDENTIAL	SFO
GOLF-PUBLIC	GPU
GOLF-PRIVATE	GPR
COMMERCIAL	COM
EXEMPT ACREAGE	EXM

#### AREA TABLILATION

TRACT DESIGNATION ACREAGE CL  1 0.14 ACRES 2 0.13 ACRES 3 0.13 ACRES	OR THE USE OF ORTHERN PALM DEACH COUNTY IMPROVEMENT DISTRICT LAND USE ASSIFICATION SFO SFO SFO
DESIGNATION ACREAGE CL	SFO SFO SFO SFO
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4 0.15 ACRES 5 0.14 ACRES 6 0.14 ACRES 7 0.14 ACRES 7 0.14 ACRES 8 0.14 ACRES 9 0.14 ACRES 10 0.14 ACRES 11 0.15 ACRES 11 0.15 ACRES 11 0.15 ACRES 12 0.15 ACRES 13 0.13 ACRES 14 0.13 ACRES 15 0.13 ACRES 16 0.13 ACRES 17 0.13 ACRES 18 0.13 ACRES 20 0.15 ACRES 20 0.15 ACRES 20 0.15 ACRES 21 0.15 ACRES 22 0.15 ACRES 22 0.15 ACRES 23 0.14 ACRES 24 0.15 ACRES 25 0.19 ACRES 26 0.16 ACRES 27 0.14 ACRES 28 0.15 ACRES 29 0.13 ACRES 20 0.16 ACRES 30 0.17 ACRES 31 0.14 ACRES 31 0.15 ACRES 31 0.16 ACRES 31 0.17 ACRES	5F000000000000000000000000000000000000

CAD FILE:

#### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 Z. DAY OF MARKEY., 2001.

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

WITNESS: anchut PRINT NAME: AARON CHOROST

WITNESS: Kongon Holofon PRINT NAME: BOCHE K. HOWERTON

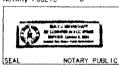
# **ACKNOWLEDGEMENT**

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CRAIG A, PERNA MIND IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIRASOL MASTER MAINTENNE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 MAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_ 2 DAY OF MARKED , 2001.

MY COMMISSION EXPIRES: 10/8/2007 Engly Sunach of t



BY:

CRAIG A. PERNA PRESIDENT

# ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

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

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

SEAL MIRASOL WASTER

WITNESS: aachot PRINT NAME: AARON CHOROST

WITNESS: Januar Horas PRINT NAME: Karyn K. Hower top BY:

CRAIG A. PERNA PRESIDENT

#### **ACKNOWLEDGEMENT**

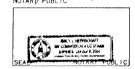
STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNALMHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED.

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA COPPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEL 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 \_\_ 2 DAY OF madel \_\_ , 2001.

MY COMMISSION EXPIRES: 1/2/2/2008 Smily Demokaft



BY:

#### ACCEPTANCE OF RESERVATIONS

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

WITNESS: auchount PRINT NAME: HARON CHORDAT

WITNESS: Louis Klarton PRINT NAME: Karyo K. Howerton

## **ACKNOWLEDGEMENT**

ANDALUSTA AT MIRASOL

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO ME. OR HAS PRODUCED AS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CORPORATION, NOT FOR PROFIT, 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 SALO FSAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_ DAY OF MARCH, 2001.

MY COMMISSION EXPIRES: 10/8/2004 | Louisy Klessockaft |
NOTARY PUBLIC



## SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH BB'21'27' WEST ALONG THE NORTH LINE OF MIRASOL PLAT THREE, RECORDED IN PLAT BOOK SQ. PAGES SQ.—49. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ARE OF THE SAME DATUM AS MIRASOL PLAT ONE AS RECORDED IN PLAT BOOK B9, PAGES 14 THROUGH 23 OF THE PUBLIC RECORDS OF 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

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 DIGITAL FORM OF THE PLAT.

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 CERTIFICATION

THIS IS TO CETTIFY 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 REFERENCE MONUMENTS (P.R.M. 'S), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P. 'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH CARDENS FOR THE REQUIRE IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPILES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH CARDENS, FLORIDA.

THIS 21 DAY OF March, 2001 Many Ham Bodgen MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

# TITLE CERTIFICATION

I. MARC I. SPENGER, 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 PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMPRANCES OF RECORD BUT THOSE ENCLMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 2-21-01

BY: Man DA FLORIDA BAR NO. 0508950

MIRASOL COMMUNITY ASSOCIATION, INC. PROPERTY OWNERS ASSOCIATION, INC. ASSOCIATION. . INC. 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.

> FLORIDA L.B. NO. 48 MOCK ROOS 99321.00 DATE: SEPTEMBER, 2000

MIRASOL PARCEL F PART OF GOLF DIGEST P.C.D.
SITUATE IN SECTION 3,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH CARDENS,
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 5