MIRABELLA AT MIRASOL PLAT "

A PORTION OF GOLF DIGEST P.C.D.

A REPLAT OF A PORTION OF TRACTS AA AND BB, MIRASOL PLAT ONE, AS RECORDED IN PLAT BOOK BB, PAGES 14 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS 7301—A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 — (581)392—1991 CERTIFICATE OF AUTHORIZATION NUMBER 3591 FERRUARY - 2001

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

STATE OF FLORIDA; COUNTY OF PALM BEACH;

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY CONSENTS TO THE RELEASE OF THE UNIT OF DEVELOPMENT NO. 43 BLANKET WATER MANAGEMENT EASEMENT RECORDED NO AFFICIAL RECORD BOOK 12176, PAGE 309 THROUGH 315, 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 HEREIN GRANTED TO IT AND ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 10 TH DAY OF SEPTEMBER

NORTHERN PALM BEACH COUNTY

ATTEST: THE L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS

BY: A. SALLY HAMADEH, PRESIDENT BOARD OF SUPERVISORS

Can fun

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA; COUNTY OF PALM BEACH;

MIRABELLA AT MIRASOL HOMEOWNERS 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, DAY OF ANY UST DAY OF ANY UST.

MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

MINES Juli Struter PRINT NAME JULIE StrEETER WITNESS: TALLETA S. Sent

PRESIDENT

PRINT NAME: PATRICAL & BEARD

ACKNOWLEDGEMENT

BEFORE ME, PERSONALLY APPEARED DEAN J. BORG WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NO. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MRABELLA AT MIRASOL HOMEOWHERS ASSOCIATION, NIC., 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 WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REQULAR CORPORATION AND THAT IT WAS AFFIXED INSTRUMENT BY DUE AND REQULAR CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF Que Later

NY COMMISSION EXPIRES: 9:23-2003

APPROVALS: CITY OF PALM BEACH GARDENS; COUNTY OF PALM BEACH, FLORIDA; N ØAFE O BRRITARY Notary Puritic - State of finding My Cornet (son Expired Ship 23, 2002 Commission € CC/7/145

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 2001.

ATTEST CAROL GOLD, DITY CLERK BY:

CITY ENGINEER:

REVIEWING SURVEYOR:

O. HOWARD LIVES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4533

DATE: Sept. 12,2001

THOOD TROAD SHEET S. OF SHEET 5 OF 7 SHEET, 6. OF 711) SHEET 4 OF ÓF SHEET JOG ROAD LOCATION/KEY MAP N.T.S. NOT TO SCALE

22

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR

DOROTHY H. WILKEN CLERK CIRCUIT COURT

DEPUTY CLERK

SHEET 2 OF 7

P.C.D. TABULAR DATA

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Northern Palm Beach County		51	0.24	SFP	111	0.16	SFP	171	0.19	SEI	
	ement District	1 I	52	0.24	SFP	112	0.18	SEP	172	0.22	SEI
		Code	53	0.21	SEP	113	0.20	SFP	173	0.21	SFI
Single Family (Other) SFP Exempt Acreage EXM LAND USE			54	0.22	SFP	114	0.20	SFP	174	0.20	SFF
		L EXM	.55	0.18	SFP.	115	0.25	SFP	175	0.24	SE
		56	0.18	SFP	116	0.22	SFP	176	0.20	SF	
LOT	ACRES	CODE	57	0.18	SFP	117	0.20	SFP	178	0.27	SF
LOT	0.18	SFP	58	0.18	SEP	118		SFP	179	0.27	SF
1	0.18	SFP	59	0.21	SFP		0.23		180	0.26	SF
3	0.24	SFP	60	0.22	SFP	119	0,20	SFP	181	0.25	SF
4	0.22	SFP.	61	0.30	SEP	120	0.27	SFP	182	0.18	SF
5	0.19	SFP	62	0.32	SFP	121	0.27	SFP	183	0,18	SF
6	0.19	SFP.	63	0.21	SFP	122	0.26	SFP	184	0.19	SF
7	0.21	SFP.	64	0.23	SFP	123	0.26	SFP	185	0.23	SF
8	0.21	SFP	65	0.19	SFP	124	0.18	SEP	186	0.26	SF
9	0.36	SFP	56	0.18	SFP	125	0.18	SFP	187	0.18	SF
10	0.24	SFP	67	0.18	SFP	126	0.18	SFP	188	0.18	SF
	0.21	SFP	68	0.19	SFP	127.	0.18	SFP.	189	0.18	SF.
12	0.21	SFP	69	0.19	SFP	128	0.22	SFP.	190	0.20	SP
13	0.21	SFP	70	0.13	SFP	129	0.19	SFP	191	0.18	SF
14	0.21	SFP	71	0.23	SFP			SFP	192	0.18	SF
15	0.21	SFP	72	0.24	SFP	130	0.24		193	0.18	SF
16	0.22	SFP.	73	0.24	SFP	131	0.25	SFP	194	0.19	SF
17	0.25	SFP	74	0.24	SFP	132	0.25	SFP	195	0.24	SF
19	0.23	SFP				133	0.20	SFP	195	0.30	SF
20	0.22	SFP	75	0.24	SFP	134	0.18	SFP	197	0.23	SF
21	0.18	SFP	76	0.24	SEP	135	0.18	SFP	198	0.23	SF
22	0.18	SFP		0.24	SFP	136	0.19	SFP	199	0.25	SF SF
23	0.18	SFP	78	0.24	SFP	137	0.21	SFP	201	0.20	SF
24	0.18	SFP.	79	0.24	SFP	138	0.22	SFP	202	0.18	SF
25	0.18	SFP.	08	0.22	SFP	139	0.22	SFP	203	0.21	SF
26	0.16	SFP	81	0.20	SFP		0.21	SFP	204	0.21	SF
27	0.18	SFP	82	0.20	SFP	140			205	0.21	SF
28	0.18	SFP	83	0.20	SEP	141	0.21	SFP	206	0.19	SF
29	0.28	SFP	84	0.22	SFP	142	0.20	SFP	207	0.18	SF
30	0.18	SFP	85	0.24	SFP	143	0,18	SFP	208	0.18	SF
31	0.18	SFP	86	0.20	SFP	144	0.18	SFP	Tract A.	13.71	EX
32	0.19 0.21	SFP	87	0.23	SFP	145	0.18	SFP	Tract E.	2.87	EX
33	0.37	SFP	88	0.24	SEP	146	0.18	SFP	Tract	0.16	EX
35	0.29	SFP	89	0.21	SFP.	147	0.19	SFP	Tract L1	1.66	EX
36	0.18	SFP	90	0.20	SEP	148	0.23	SFP	Tract L2	0.57	EX
37	0.21	SFP.	91	0.18	SFP	149	0.21	SFP	Tract L3	1.31	EX
38	0.18	SFP -	92	0.19	SFP	150	0.19	SFP	Tract L4	0.54	EX
39	0.18	SFP	93	0.20	SFP	151	0.22	SFP	Tract L5	0.50	EX
40	0.18	SFP	94	0.20	SFP	152	0.26	SFP	Tract W	15.38	EX
41	0.18	SFP	95	0.22	SFP			SFP	Tract W1	4.19	EX
42	0.18	SFP	96	0.23	SFP	153	0.25		Tract W2	2.18	EX
43	0.18	SFP	97	0.21	SFP	154	0.27	SFP	Tract W3	5.93	EX
44	0.18	SFP	98	0.21	SEP	155	0.24	SFP	1		
45	0.21	SFP.	99	0.24	SEP	156	0.24	SFP	1		
46	0.22	SFP	100	0.21	SFP	157	0.21	SFP	4		
47	0.26	SFP.	101	0.19	SEP	158	0.23	I SFP	4		
48	0.24	SFP	102	0.18	SFP	159	0.22	SFP	1		
49	0.24	SFP SFP	103	0.18	SEP	160	0.19	SFP	1		
50	V.44	Sr.F	104	0.18	SFP	161	0.19	SFP]		
			105	0.18	SFP	162	0.18	SFP	1		
		1	106	0.23	SFP	163	0.18	SFP	1		
		İ	107	0.21	SFP	164	0.24	SFP	1		
		ı	108	0.18	SFP				1		
		Ì	109	0.18	SFP	165	0.28	SFP.	1		
		- t	110	0.18	SEP	166	0.22	SFP	ł		
		Ĺ	118 1	V. 10	211	167	0.18	SFP	4		
						168	0.18	SFP	4		
						169	0.18	SFP	1		

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 CARDENS. THIS REVIEW DOES NOT INCLUDE THE VERRICATIONS OF THE GEOMETRIC ID DATA OR THE FIELD VERIFICATION OF THE FERMANENT REFERENCE MONUMENTS (PRM'S). PERMANENT CONTROL, POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS

__ DAY OF





TITLE CERTIFICATION

STATE OF FLORIDA: COUNTY OF PALM BEACH;

I, GARY S. DUNAY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTEFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO KENCO COMMUNITIES AT MIRASOL, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD NOT SATISFIED OR RELEASED OF RECORD OND OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAY.

DATE: August 31, 2001

BY: GARY \$ DUNAY
ATTORNEY AT LAW
AUCENSED IN FLORIDA

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 89' 19' 03" EAST ALONG THE NORTH LINE OF TRACT AA, MIRASOL PLAT ONE, AS RECORDED IN PLAT BOOK 89, PAGES 14 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN IHOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, ORAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBDROINATE 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.

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 SUPERMISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELLEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL (P.M. S) HAVE SEEN 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 GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPUES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

Del

DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA

> SURVEYOR ci(n)

HOMEOWNERS ASSOCIATION, INC.

SEAL

NOTARY NANCY E. O'BRIEN by Public - State of Rand ministron Expires Sep 23 commission # CC77746

MIRABELLA AT MIRASOL

HOMEOWNERS ASSOCIATION, INC.

NORTHERN PALM

BEACH COUNTY
IMPROVEMENT DISTRICT