## MRABELLA AT MRASOL PLAT A REPLAT OF A PORTION OF GOLF DIGEST P.C.D. A REPLAT OF A PORTION 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, 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 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NUMBER 3591 FEBRUARY - 2001

## TITLE CERTIFICATION

COUNTY OF PAIM BEACH

I, GARY S. DUNAY, 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 KENCO COMMUNITIES AT MIRASOL, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD NOT SATISFIED OR RELEASED OF RECORD NOR 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 PLAT.

BY:
GARY S. DUNAY
ATTORNEY AT LAW
LICENSED IN FLORIDA DATE: August 31, 2001

## 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 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 OR COUNTY 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 CRANTED. 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 SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MODIUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL (P.K.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 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 31 57 DAY OF AUGUST 2001.

DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

APPROVALS:

CITY OF PAIM REACH CARDENS

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 2001.

ATTEST CAROL GOLD, OTY CLERK

BY:

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED

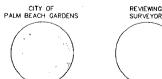
REVIEWING SURVEYOR:

STATE OF FLORIDA; COUNTY OF PALM BEACH;

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 VERIFICATIONS OF THE GEOMETRIC, DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MORNIMENTS (PRIN'S). PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: O. Howar Lufe O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4533

DATE: September 12, 2001



SHEET OF SHEET 5 OF S

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT
THIS DAY OF
A.D. 2001 AND DULY RECORDED
IN PLAT BOOK ON
PAGES AND

LOCATION/KEY MAP NOT TO SCALE

SHEET 3 OF 6

HOOD ROAD

DOROTHY H. WILKEN CLERK CIRCUIT COURT

SHEET 2 OF 6

Parcel "C"

Northern Pair	m Beach County	1						
Improvement District Land Use Classification Single Family (Other)		1		100				
		Code						
		SFP						
Exempt Acres	age	EXM						
	-			,				
		LAND USE						
LOT	ACRES	CODE					,	
11	0.17	SFP	54	0.11	SEP	101	0.13	SEP
2	0.14	SFP	55	0.11	SFP	102	0.12	SEP
3 1	0.12	SFP	56	0.11	SFP	103	0.11	SEP
4	0.11	SFP	57	0.11	SEP	104	0.13	SEP
5	0,11	SFP	58	0.11	SFP	105	0.14	SFP
6	0.11	SFP	59	0.11	SFP	106	0.13	SFP
	0.11	SFP	60	0.11	SFP	107	0.12	SFP
8	0.11	SFP	61	0.11	SFP_	108	0.17	SEP
9	0.11	SFP	62	0.12	SFP	109	0.12	SFP
10	0.11	SFP	63	0.12	SFP	110	0.11	SFP
11	0.11	SFP	64	0.11	SEP	111_	0.11	SEP
12	0.11	SFP	65	0.11	SFP	112	0.11	SFP
13	0.11	SFP	66	0.11	SEP	113	0.11	SFP
14	0.11	SFP	67	0.26	SEP	114	0.11	SFP
15	0.11	SFP	68	0.17	SFP SFP	115	0.11	SFP
16	0.11	SEP	69 70	0.12 0.11	SEP	116	0.11	SEP
17	0.11	SEP	71	0.11	SFP	118	0.11	SEP
18	0.11	SFP	72	0.11	SFP	119	0.11	SFP
19	0.11	SEP.	73	0.11	SFP	120	0.11	SFP
20	0.11	SFP	74	0.11	SFP.	121	0.11	SFP
21	0.11	SFP	75	0.13	SFP	122	0.11	SFP
22	0.11	SFP	76	0.14	SFP	123	0.11	SFP.
23	0.11	SFP SFP	77	0.19	SFP	124	0.15	SFP
25	0.11	SFP	78	0.13	SFP	125	0.15	SFP
26	0.17	SFP	79	0.15	SFP	Tract A	3.47	EXM
27	0.15	SEP	80	0.11	SFP	Tract	0.08	EXM
28	0.11	SFP	. 81	0.17	SFP	Tract L1	0.09	EXM
29	0.11	SFP	82	0.22	SFP	Tract L2	0.20	EXM
30	0.11	SFP	83	0.19	SFP	Tract L3	0.25	EXM
31	0.11	SFP	84	0.13	SFP	Tract L4	0.46	EXM
32	0.11	SFP	85	0.11	SFP	Tract W	3.83	EXM
33	0.11	SFP	86	0.11	SFP			
34	0.11	SFP	87	0.11	SFP			
35	0.11	SFP	88	0.11	SFP			
36	0.11	SFP	89	0.11	SFP	ļ		
37	0.11	SFP.	90	0.11	SFP			
38	0.11	SFP	91	0.11	SFP			
39	0.11	SFP	92	0.11	SFP			
.40	0.11	SFP	93	0.11	SFP			
41	0.23	SFP	94	0.11	SFP			
42	0.15	SEP	95	0.12	SFP			
43	0.11	SEP	96	0.12	SEP			
44	0.11	SEP	97	0.11	SFP			
45	0.11	SFP	98 99	0.13	SFP SFP			
46	0.11	SFP	100	0.17 0.12	SEP			
47	0.11	SFP	100	V.14				
48	0.11	SFP						
49	0.11	SFP						
50	0.11	SFP.						
51	0.11	SFP						
52	0.11	SFP						
53	0,11	SFP						



SURVEYOR