CONSULTING ENGINEERS . SURVEYORS . PLANNERS

6101 WEST ATLANTIC BOULEVARD MARGATE FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178

#### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE GRANDE AT MIRASOL, INC., A DELAWARE CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLATOR THAT THE ACCORDING TO THE PLAT THEREON, AS RECORDED IN PLAT BOOK 89, PAGE 14 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "PORTOFINO AT MIRASOL".

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 41.87 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON. AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON,

O HEREBY DEDICATE AND RESERVE AS FOLLOWS:

TRACTS L-1, L-2 AND L-3, THE WATER MANAGEMENT TRACTS AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR WATER MAINTENANCE ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PUPPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSCOLENT TO THE RECORDING OF THIS PLAT, SAID TRACTS L-1, L-2, AND L-3 MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE BOLIGATION, TO MAINTAIN SAID TRACTS L-1, L-2, AND L-3 AND THE WATER BOOIES AND SAID IMPROVEMENTS THEREON, ID THE MORTHERN PALM BEACH COUNTY IMPROVEMENTS THEREON, ID THE STATE OF FLORIDAL UNILESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSIGNS, WITHOUT RECOURSE TO THE STATE OF FLORIDAL UNILESS AND LOSSIALL BE THY PERPETUAL MAINTENANCE PROVIDED BY SAID DISTRICT OF AND SAID ACCEPTANCE IS RECORDED BY SAID DISTRICT OF AND SAID ACCEPTANCE IS RECORDED BY SAID DISTRICT OF AND SAID ACCEPTANCE IS RECORDED BY THE PUBLIC RECORDS OF PALM BEACH COUNTY, FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, THE WATER MANAGEMENT MAINTENANCE ASSOCIATION, INC. SAID ASSOCIATION, THE DISTRICT OF SAID AND SAID ACCEPTANCE IS RECORDED AND ASSOCIATION, INC., ITS SUCCESSORS AND MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE MATAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE MIRASOL MASTER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OBLIGATION OF THE MIRASOL MASTER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE MIRASOL MASTER MANAGEMENT FACILITIES, LANDS CONTRIBUTED AND ASSIGNS, WIT

RECOURSE TO THE CITY OF PALM BEACH CARDENS. SAID MORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPPERATUL, INSPECT, AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH CARDENS.

THE WATER LINE EASEMENTS (WLE'S), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS DEFINED THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIONS, WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO SAID NORTHERN FACILITIES WITHIN THESE EASEMENTS. ONCE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIONS, WITHOUT RECOURSE TO SAID NORTHERN FACILITIES WITHIN THESE EASEMENTS. ONCE MIRASOL FOR PALM BEACH GORD AND WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS. ONCE MIRASOL TO SAID NORTHERN FALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

THE LANDSCAPE AND WALL PURPOSES, INCLUDING THE PROPERE TITLE OF A PALM BEACH COUNTY IMPROVEMENT DISTRICT OF A PALM BEACH COUNTY IMPROVEMENT DISTRICT.

THE OBLIGATION OF THE

GOLF DIGEST P.C.D.

# PORTOFINO AT MIRASOL

A REPLAT OF TRACT X, "MIRASOL PLAT ONE" (P.B.89, PGS.14-23, P.B.C.R.) SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

TRACT B. AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PCD BUFFER PURPOSES. AN EASEMENT FOR ACCESS AND MAINTENANCE IS HEREBY DEDICATED ID THE MIRASOL MASTER MAINTENANCE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY DEDICATED ON A EASEMENT FOR ACCESS AND MAINTENANCE OVER ALL OF SAID TRACT B, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE MIRASOL MASTER MAINTENANCE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

THE PRIVATE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNER(S) OF TRACT A, THEIR SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF: THE GRANDE AT MIRASOL, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WIJH THE AUTHORIST OF ITS BOARD OF DIRECTORS.

THE GRANDE AT MIRASOL, INC.,

VICE PRESIDENT

In C PRINT HAME: LICKED B. MALTONE WITHESS Mary Quentment BYI (Baffe)
PRINT HARE KINGY QUENTPHING PRINT WAVE JOHN C. CSAPO

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA

SS
COUNTY OF PALM BEACH ) SS
BEFORE ME PERSONALLY APPEARED

ON CSOLO

WHO IS
BEFORE ME PERSONALLY APPEARED

ON CSOLO

WHO IS
BEFORE ME PERSONALLY APPEARED

ON CSOLO

WHO IS
BEFORE ME PERSONALLY APPEARED

ON HOUSE 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 REGULAR CORPORATE AUTHORITY, AND THAT

SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF august. 2001. July & Bredict MY COMMISSION EXPIRES:

OFFICIAL MARCH AS SET TERRIK OF NEORCE NOTARY PLORESTATE OF FLURIDA COMMISSION NO. C CHARLO MY COMMISSION EXP. MAY EXP. 3/2

NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NO.



### ACREAGE TABULATION

(FOR THE USE OF THE NORTHERN PALM BEACH IMPROVEMENT DISTRICT) TRACT DESIGNATION ACREAGE LAND USE CLASSIFICATION

29.96 ACRES 0.97 ACRES 4.02 ACRES 0.98 ACRES 5.94 ACRES L-1 L-2 L-3

#### 41.87 ACRES ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

WITHESS Blades TO Valle PRINT NAME: GADYS N. VATIE

WITNESS A PENSE & BENEDICT

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

CRAIG A. PERNA, PRESIDENT

#### ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA, WHO IS PERSONALLY RNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND 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 REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

corporation. WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF August ... 2001.

MY COMMISSION EXPIRES: April 26, 2005
COMMISSION NO: DD 02 0769

NOTARY PUBLIC - STATE OF FLORIDA

NORTHERN PALM

#### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS, THE WATER MANAGEMENT MAINTENANCE EASEMENTS, THE LANDSCAPE EASEMENTS, AND THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON; AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLICATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLICATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS BLE. DISTRICT ON THIS PLAT.

DATED THIS 31 DAY OF AUGUST . 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. PIMENTEL, SECRETARY A. SALLY JAMADEH, PRESIDENT



m

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR THIS 24 DAY OF September 2001, AND DULY RECORDED

IN PLAT BOOK 92 ON PAGES

42 AND 43

Br. Level Lyng dolding

SHEET 1 OF 2

#### TITLE CERTIFICATION

im

HOOD ROAD

SECTION 34-41-42

JOG ROAD

PLAT

**LOCATION MAP** 

NOT TO SCALE

I, RICHARD B. MACFARLAND, ESQUIRE, 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 THE GRANDE AT MIRASOL, INC., A DELAWARE COMPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCLUMBRANCES OF RECORD BUT THOSE ENCLUMBRANCES OF RECORD BUT THOSE ENCLUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPLICED BY THIS BY DEPICTED BY THIS PLAT. BX. LSA L2C

August 6 2001

ATTORNEY AT LAW FLORIDA BAR NO. 0273563

## NOTES:

IOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID TRACT X HAVING A BEARING OF NORTH 88°10'53" MEST, AS SHOWN ON SAID PLAT OF "MIRASOL PLAT ONE".

2. THERE SHALL BE NO BUILDINGS, STRUCTUMES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT EASEMENTS OR ON WATER MANAGEMENT EASEMENTS OR ON WATER MANAGEMENT BEACH COUNTY IMPROVEMENT DISTRICT.

3. THERE SHALL BE NO BUILDINGS. STRUCTUMES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT BALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. THERE SHALL BE NO BUILDINGS. STRUCTUMES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER LINE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SEACOAST UTILITY AUTHORITY.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.

5. 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 THIND PRIORITY, AND ALL OTHER EASEMENTS SHALL BOY BUILDINGS FOR THE SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

5. ALL LINES WHICH INTERSECT CURVED LINES ARE RADJAL UNLESS NOTED AS BEING NON-ROJAL (N. R.)

6. ALL LINES WHICH INTERSECT CURVED LINES ARE RADJAL UNLESS NOTED AS BEING NON-ROJAL (N. R.)

7. NOTICE: THIS PLAT, AS RECORDED IN 115 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 PALM BEACH COUNTY, FLORIDA. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

#### SURVEYOR'S CERTIFICATE

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 MONUMENTS ("P.R.M. 5") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH CARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FUTHER, 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, FCORIDA.

JEFF & HODAPP.

JEFF & HODAPP.

JATE Y

ROPE STONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

CARNAHAN PROCTOR CROSS. INC.

CERTIFICATE OF AUTHORIZATION NO. LB2936

THE GRANDE AT MIRASOL, INC. BEACH COUNTY
IMPROVEMENT DISTRICT MAINTENANCE ASSOCIATION, INC. CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR SURVEYOR & at Mirasol 12 1900 المراجة إذا SEALW to Buckeye Inc. . . . . . . BURLARE

MIRASOL MASTER

APPROVALS

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS DAY OF 2001.

CAROL GOLD, OLTY CLER CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATE HIS PLAT IS HEREBY ACCEPTED FOR RECORD DATE HIS TO DAY

OF LENGTH E. LINDAHL, P.E., CITY EMPINEER

REVIEWING SURVEYOR

STATE OF FLORIDA )
COUNTY OF PALM BEACH) THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLIDE THE VERFIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS

AT TRACT CORNERS. PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS4873

DATE: 5 Let. 01

OSSEPH R.

FILE: C:\000705'