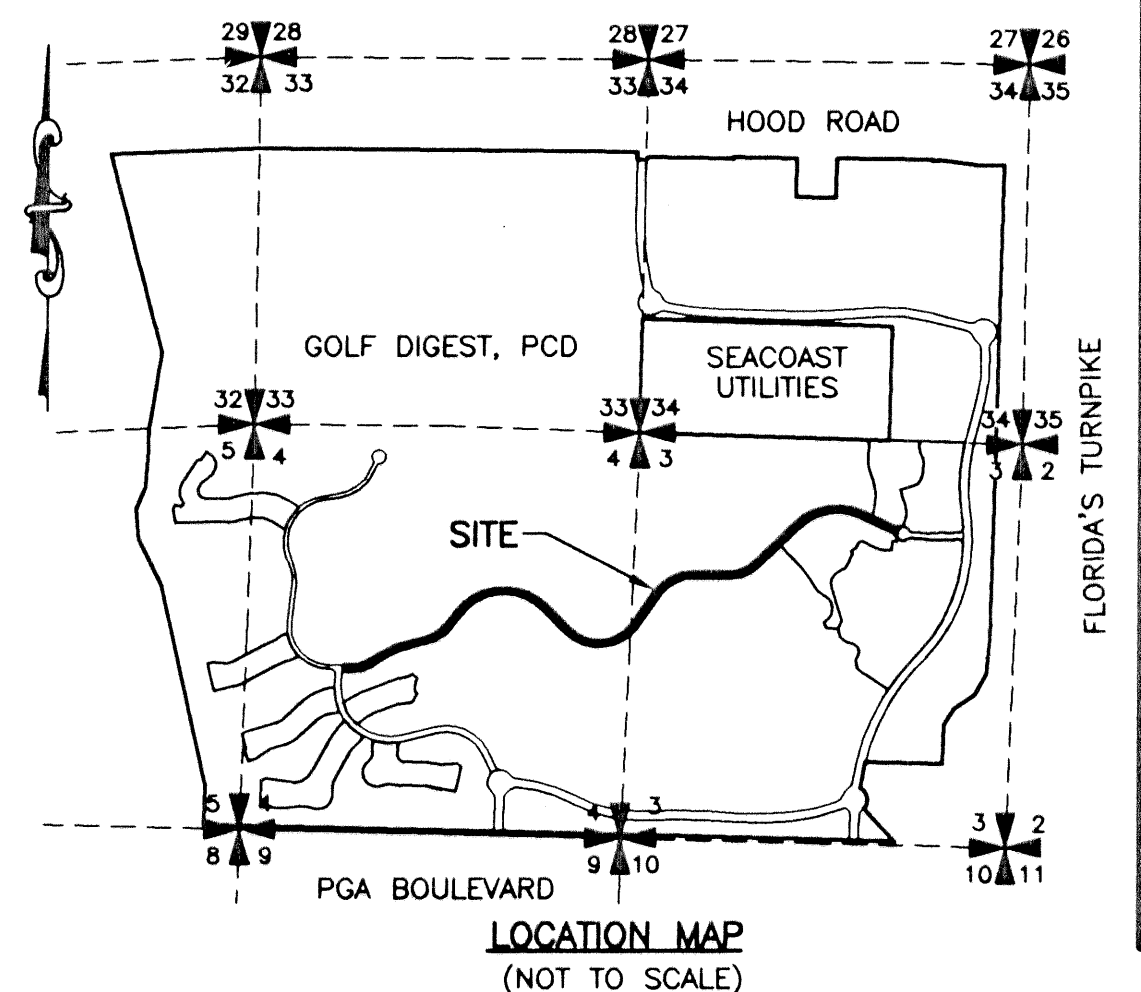


MIRASOL PLAT FOUR

PART OF GOLF DIGEST P.C.D.
SECTIONS 3 AND 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 5



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 11:28 AM
THIS 19 DAY OF April
AD. 2002 AND DULY RECORDED
IN PLAT BOOK 314 ON PAGE
I. 49 AND 153
DOROTHY H. WILKEN, CLERK
BY: [Signature]
CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 3 AND 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING PART OF GOLF DIGEST P.C.D., AND SHOWN HEREON AS "MIRASOL PLAT FOUR", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTIONS 3 AND 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF MIRASOL PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGES 61 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING AT THE NORTH TERMINUS OF A LINE BEARING SOUTH 01°32'53" WEST, A DISTANCE OF 72.36 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 88°27'07" EAST, A DISTANCE OF 69.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 570.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°35'25", AN ARC DISTANCE OF 344.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°57'27" EAST, A DISTANCE OF 108.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1380.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°17'57", AN ARC DISTANCE OF 513.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 78°15'24" EAST, A DISTANCE OF 130.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 570.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°39'33", AN ARC DISTANCE OF 404.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°35'52" EAST, A DISTANCE OF 202.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 830.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°24'08", AN ARC DISTANCE OF 1410.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 452.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 570.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°22'38", AN ARC DISTANCE OF 988.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 35°37'22" EAST, A DISTANCE OF 551.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 630.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°19'49", AN ARC DISTANCE OF 597.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°57'11" EAST, A DISTANCE OF 517.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 470.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°50'25", AN ARC DISTANCE OF 359.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°06'46" EAST, A DISTANCE OF 786.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 830.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°31'11", AN ARC DISTANCE OF 992.59 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65°22'03" EAST, A DISTANCE OF 440.01 FEET; THENCE SOUTH 70°37'14" EAST, A DISTANCE OF 83.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°24'00", A DISTANCE OF 29.01 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 100.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 36°01'15" EAST, SAID POINT BEING ON THE WEST LINE OF MIRASOL PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 38 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°23'21", AN ARC DISTANCE OF 105.40 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 83°35'24" WEST; THENCE NORTHERLY DEPARTING SAID WEST LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°34'05", AN ARC DISTANCE OF 29.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 61°58'41" WEST, A DISTANCE OF 56.27 FEET; THENCE NORTH 65°22'03" WEST, A DISTANCE OF 467.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 770.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°31'11", AN ARC DISTANCE OF 920.84 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 46°06'46" WEST, A DISTANCE OF 786.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 530.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°50'25", AN ARC DISTANCE OF 405.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°57'11" WEST, A DISTANCE OF 517.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 570.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°19'49", AN ARC DISTANCE OF 540.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35°37'22" WEST, A DISTANCE OF 551.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°22'38", AN ARC DISTANCE OF 1092.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 452.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 770.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°24'08", AN ARC DISTANCE OF 1308.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°35'52" WEST, A DISTANCE OF 202.53 FEET TO THE POINT OF CURVATURE OF

A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°39'33", AN ARC DISTANCE OF 447.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 78°15'24" WEST, A DISTANCE OF 130.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1320.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°17'57", AN ARC DISTANCE OF 490.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 56°57'27" WEST, A DISTANCE OF 166.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 526.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°08'52", AN ARC DISTANCE OF 331.85 FEET TO THE POINT OF TANGENCY; THENCE NORTH 86°53'40" WEST, A DISTANCE OF 66.34 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF MIRASOL PLAT TWO; THENCE ALONG SAID EAST LINE, NORTH 01°32'53" EAST, A DISTANCE OF 72.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 542,491.19 SQUARE FEET OR 12.45 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, DRAINAGE, UTILITY AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. SAID TRACT A, TOGETHER WITH ALL THE IMPROVEMENTS, LESS AND EXCEPTING UTILITIES AND/OR IMPROVEMENTS OWNED BY GOVERNMENTAL AGENCIES LOCATED THEREIN OR THEREON, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE WATER MANAGEMENT EASEMENT IN, OVER, UNDER AND UPON TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, MANAGEMENT, INSPECTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, ENLARGEMENT AND/OR UPGRADE OF WATER MANAGEMENT FACILITIES, SYSTEMS, STRUCTURES, WORKS AND UTILITIES, TOGETHER WITH THE GRANT OF UNOBSTRUCTED PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS FOR ITS STAFF, PERSONNEL, EMPLOYEES, CONTRACTORS, SUPPLIERS, CONSULTANTS, LICENSEES AND AUTHORIZED AGENTS. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO EXERCISE THE EASEMENT POWERS HEREIN ABOVE DEDICATED.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES ONLY. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT A.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPNBCID), INCLUDING ITS STAFF, AUTHORIZED CONSULTANTS, CONTRACTORS AND AGENTS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS TO AND FROM NPNBCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS (WHETHER WITHIN OR WITHOUT THE AREA WHICH IS THE SUBJECT OF THIS PLAT) FOR WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE SEWER LINE EASEMENTS (SLE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE WATER LINE EASEMENTS (WLE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

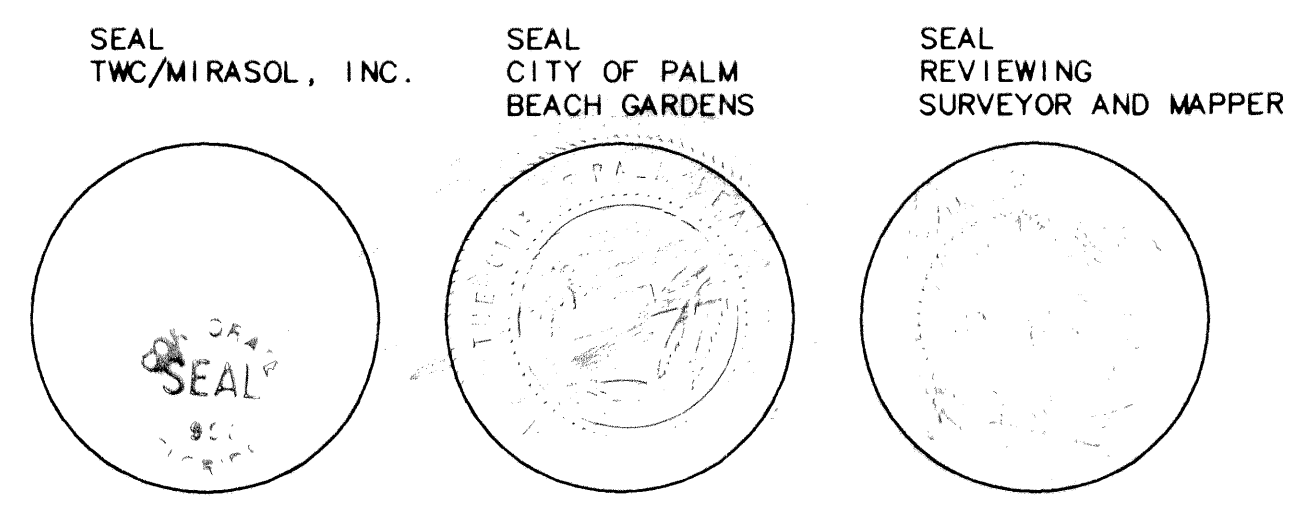
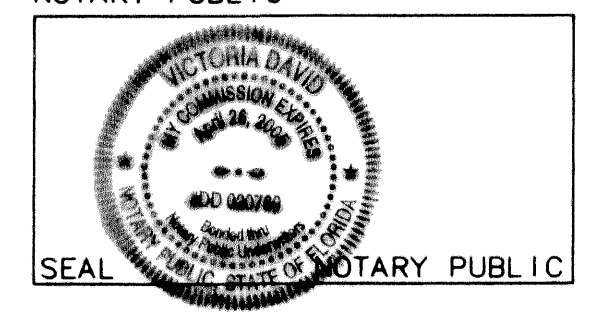
IN WITNESS WHEREOF, TWC/MIRASOL, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF March, 2002.

TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD.,
A FLORIDA LIMITED PARTNERSHIP, 1/k/a TWC/GOLF DIGEST, LTD.
BY: [Signature] TWC/MIRASOL, INC., A FLORIDA CORPORATION,
1/k/a JOB GOLF VENTURES, INC.,
AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT
MIRASOL, LTD.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: CRAIG A. PERNA CRAIG A. PERNA
VICE PRESIDENT
WITNESS: [Signature]
PRINT NAME: KATHLEEN T. BURUFFART

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF SARASOTA)
PALM BEACH)
BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF TWC/MIRASOL, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 REGULAR CORPORATE AUTHORITY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF March, 2002.
MY COMMISSION EXPIRES: April 26, 2005
DATE



APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 18 DAY OF April, 2002.
ATTEST: [Signature] BY: [Signature]
CAROL BOLO, CITY CLERK JOSEPH R. RUSSO, MAYOR
BLANE KAUFMAN ERIC JAGLIN
CITY ENGINEER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 17 DAY OF March, 2002.
BY: [Signature]
LENNART E. LINDAHL, P.E., CITY ENGINEER

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 VERIFICATION OF THE GEOMETRIC DATA, PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.
BY: [Signature] DATE: 26 March 02
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
GOLF - PRIVATE	GPR
EXEMPT ACREAGE	EXM

P.C.D. TABULAR DATA	LAND USE CODE
TRACT A	12.45 ACRES EXM
TOTAL AREA	12.45 ACRES

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.

SCALE: N/A
P.A. NO.: 99327.00
DATE: JULY, 2001
DRAWING NO.: 42-42-03-68

FLORIDA L.B. NO. 48
MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

SHEET 1 OF 5
MIRASOL PLAT FOUR
PART OF GOLF DIGEST P.C.D.
SITUATE IN SECTIONS 3 AND 4,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

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REV: 12-12-01
CAD FILE:
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