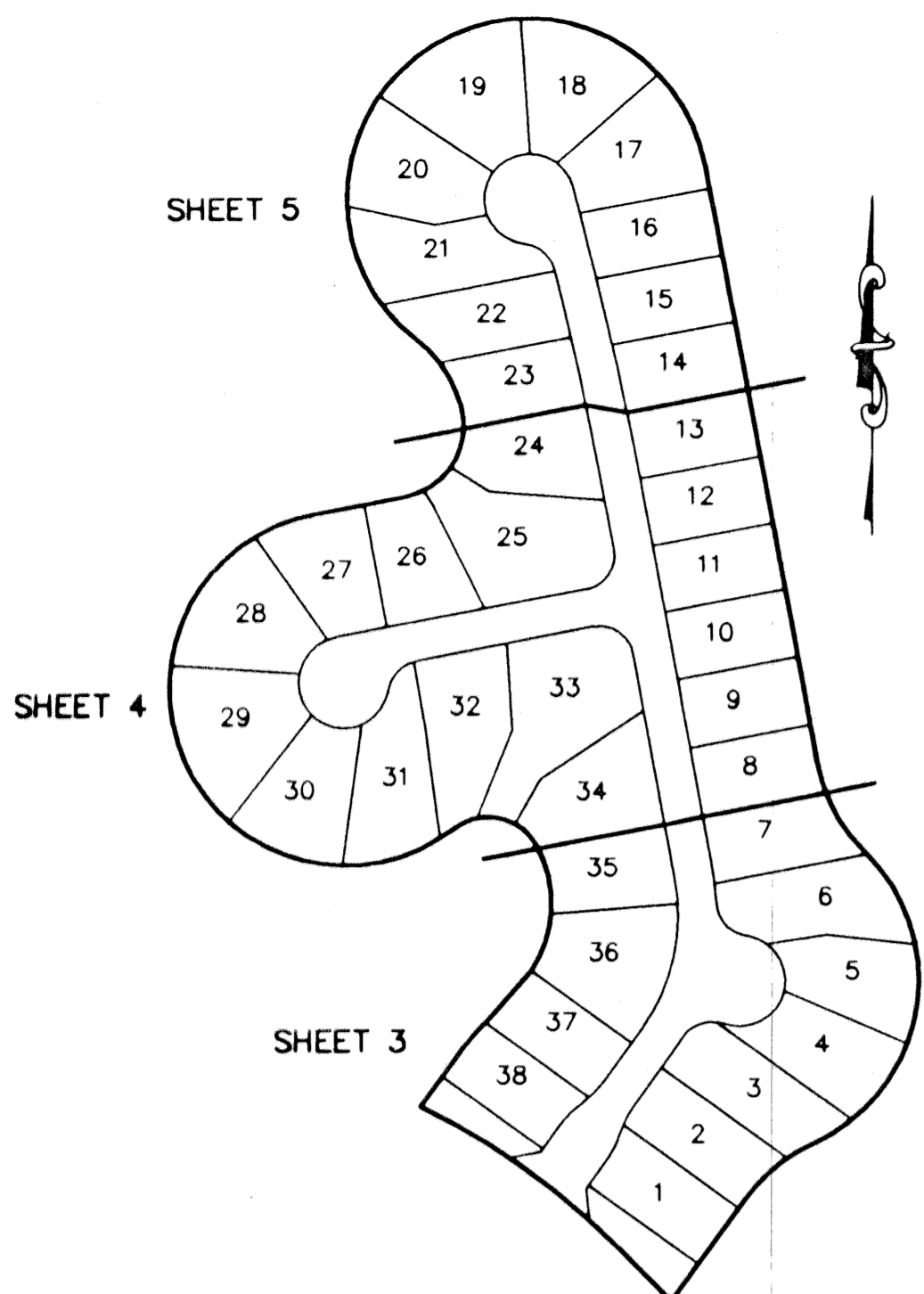
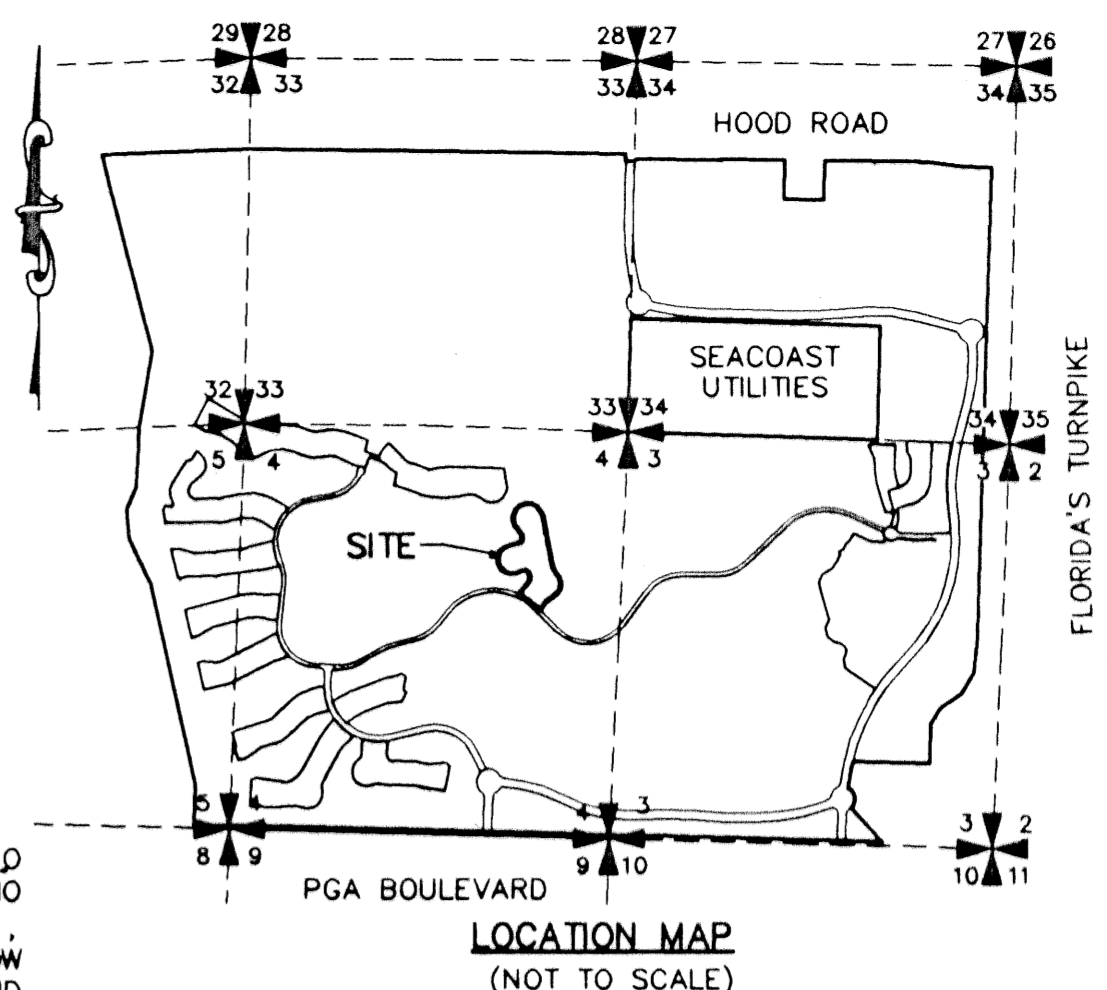


# MIRASOL PARCEL TWELVE

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



SHEET LOCATION MAP  
NOT TO SCALE



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 11:35 AM, 2002 AND DULY RECORDED IN PLAT BOOK 45 ON PAGES 134 AND 138

DOROTHY H. WILKEN, CLERK  
BY: *[Signature]*

# 134

### 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 04, 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 PARCEL TWELVE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 04, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 04; THENCE ALONG THE EAST LINE OF SAID SECTION 04, SOUTH 02°27'41" WEST, A DISTANCE OF 2517.08 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 87°32'19" WEST, A DISTANCE OF 1104.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 91.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 830.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°27'13", AN ARC DISTANCE OF 281.81 FEET; THENCE NORTH 35°43'15" EAST, A DISTANCE OF 82.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 242.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'36", AN ARC DISTANCE OF 47.87 FEET; THENCE NORTH 41°18'39" EAST, A DISTANCE OF 73.74 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 140.30 FEET FROM WHICH A RADIAL LINE BEARS NORTH 56°18'13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°26'55", AN ARC DISTANCE OF 152.92 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 85.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°53'16", AN ARC DISTANCE OF 112.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 206.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 206°57'05", AN ARC DISTANCE OF 746.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°18'42" EAST, A DISTANCE OF 107.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°49'52", AN ARC DISTANCE OF 140.68 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°32'51", AN ARC DISTANCE OF 95.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 210.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 221°22'29", AN ARC DISTANCE OF 813.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°41'33" EAST, A DISTANCE OF 711.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'28", AN ARC DISTANCE OF 121.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 208.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°18'33", AN ARC DISTANCE OF 404.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°57'17", AN ARC DISTANCE OF 104.56 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35°43'15" WEST, A DISTANCE OF 144.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 674,855.539 SQUARE FEET OR 15.493 ACRES, MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO QUANTERA AT MIRASOL PROPERTY OWNERS 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 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2. TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO QUANTERA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES.

4. THE WATER LINE EASEMENT (WLE), AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

5. THE PEDESTRIAN ACCESS EASEMENTS (PAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. 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, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF QUANTERA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, 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.

7. AN INGRESS-EGRESS EASEMENT (IEE) 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 (NPBCID), INCLUDING ITS STAFF AND AUTHORIZED CONSULTANTS, CONTRACTORS AND AGENTS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS TO AND FROM NPBCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

8. AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS.

9. THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS-EGRESS EASEMENT (NPBCID IEE), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID), INCLUDING ITS STAFF AND AUTHORIZED CONSULTANTS, CONTRACTORS AND AGENTS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS TO AND FROM NPBCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

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 17 DAY OF June, 2002.

TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD.,  
A FLORIDA LIMITED PARTNERSHIP, f/k/a TWC/GOLF DIGEST, LTD.

BY: TWC/MIRASOL, INC., A FLORIDA CORPORATION,  
f/k/a JCB GOLF VENTURES, INC.,  
AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT  
MIRASOL, LTD.

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

WITNESS: *[Signature]*  
PRINT NAME: GLADYS N. VALLE

SEAL TWC/MIRASOL, INC.

SEAL MIRASOL MASTER MAINTENANCE ASSOCIATION, INC.

SEAL CITY OF PALM BEACH GARDENS

SEAL REVIEWING SURVEYOR AND MAPPER

### ACKNOWLEDGEMENT

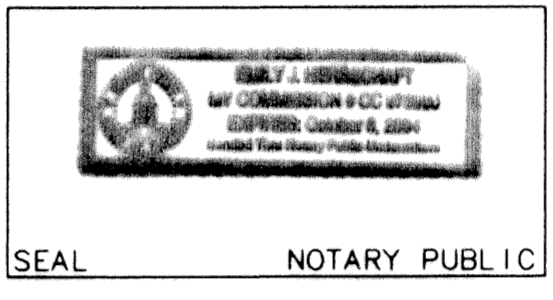
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 17 DAY OF June, 2002.

MY COMMISSION EXPIRES: 10/9/2004  
DATE

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Emily J. Heuschkaft



NOTARY LICENSE NO. CC 913906

### 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 17 DAY OF June, 2002.

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

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: KATHLEEN T. SCRUFFARI CRAIG A. PERNA  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: GLADYS N. VALLE

### ACKNOWLEDGEMENT

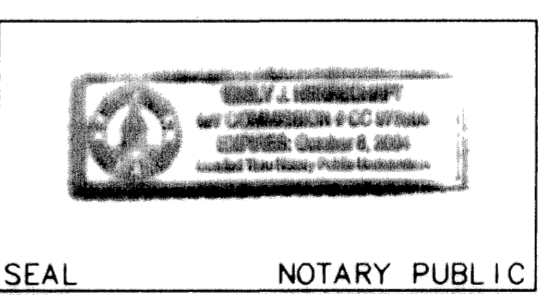
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 PRESIDENT OF MIRASOL MASTER MAINTENANCE 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 WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF June, 2002.

MY COMMISSION EXPIRES: 10/9/2004  
DATE

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Emily J. Heuschkaft



NOTARY LICENSE NO. 923906

### APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 17th DAY OF June, 2002.

ATTEST: *[Signature]* BY: *[Signature]*  
CITY CLERK ERIC JABLON, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 9th DAY OF July, 2002.

BY: *[Signature]*  
LEONHART 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: 2 July 02  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
SINGLE FAMILY(OTHER)	SFO
EXEMPT ACREAGE	EXM

### P.C.D. TABULAR DATA

LOT	ACRES	LAND USE CODE
LOT 1	0.292	ACRES SFO
LOT 2	0.316	ACRES SFO
LOT 3	0.362	ACRES SFO
LOT 4	0.344	ACRES SFO
LOT 5	0.332	ACRES SFO
LOT 6	0.393	ACRES SFO
LOT 7	0.294	ACRES SFO
LOT 8	0.263	ACRES SFO
LOT 9	0.262	ACRES SFO
LOT 10	0.262	ACRES SFO
LOT 11	0.262	ACRES SFO
LOT 12	0.262	ACRES SFO
LOT 13	0.262	ACRES SFO
LOT 14	0.264	ACRES SFO
LOT 15	0.269	ACRES SFO
LOT 16	0.277	ACRES SFO
LOT 17	0.382	ACRES SFO
LOT 18	0.385	ACRES SFO
LOT 19	0.452	ACRES SFO
LOT 20	0.380	ACRES SFO
LOT 21	0.391	ACRES SFO
LOT 22	0.333	ACRES SFO
LOT 23	0.269	ACRES SFO
LOT 24	0.331	ACRES SFO
LOT 25	0.530	ACRES SFO
LOT 26	0.322	ACRES SFO
LOT 27	0.348	ACRES SFO
LOT 28	0.408	ACRES SFO
LOT 29	0.442	ACRES SFO
LOT 30	0.375	ACRES SFO
LOT 31	0.396	ACRES SFO
LOT 32	0.400	ACRES SFO
LOT 33	0.541	ACRES SFO
LOT 34	0.365	ACRES SFO
LOT 35	0.290	ACRES SFO
LOT 36	0.415	ACRES SFO
LOT 37	0.272	ACRES SFO
LOT 38	0.268	ACRES SFO
TRACT A	2.236	ACRES EXM
TRACT B	0.139	ACRES EXM
TRACT C	0.107	ACRES EXM
TOTAL	15.493	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.: 99365.00

DATE: DECEMBER, 2001

DRAWING NO. 42-42-04-113

FLORIDA L.B. NO. 48

**MOCK • ROOS**  
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407  
(561) 683-3113, fax 478-7248

MIRASOL PARCEL TWELVE  
PART OF GOLF DIGEST P.C.D.  
SITUATE IN SECTION 4,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5

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