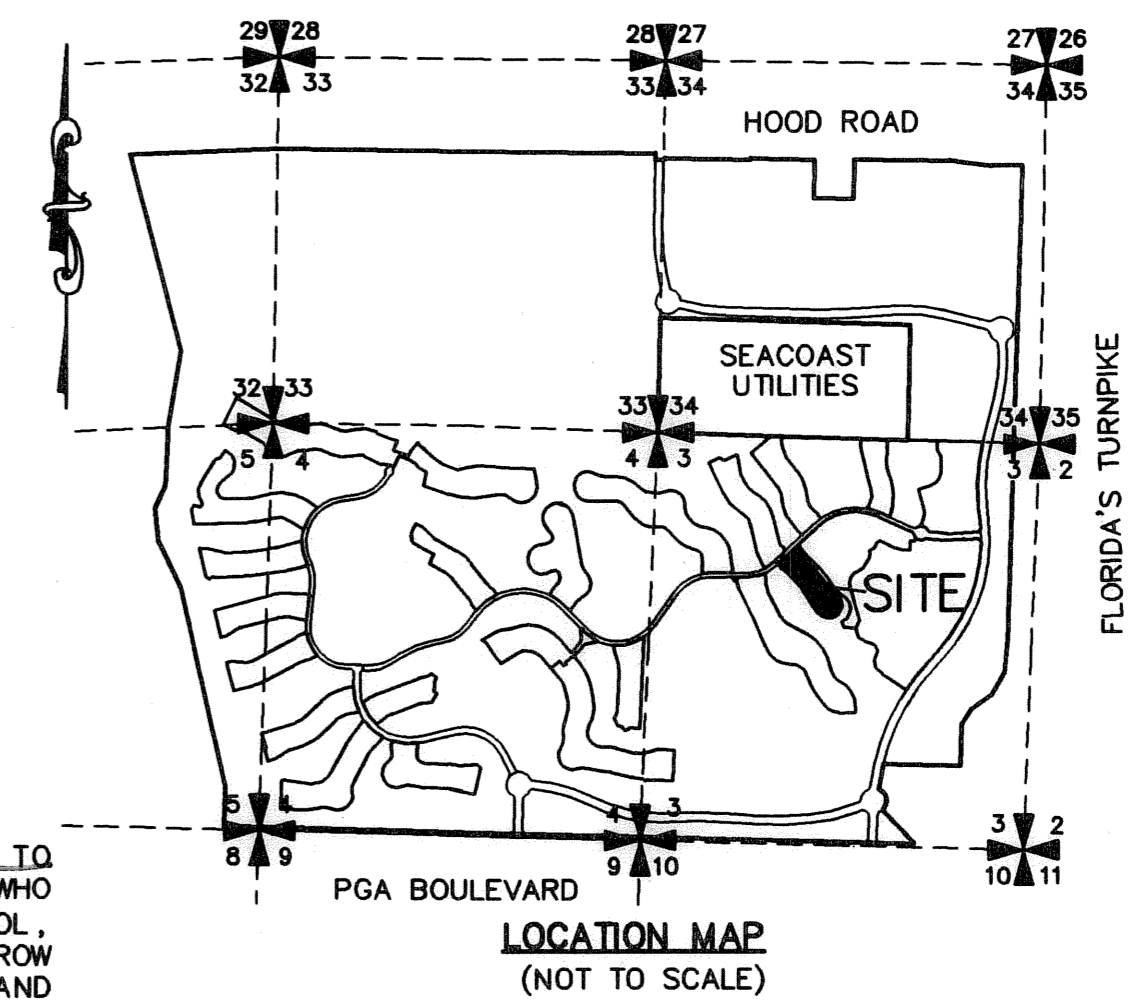


MIRASOL PARCEL SEVENTEEN

PART OF MIRASOL P.C.D.
BEING IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 4



161

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 17 DAY OF January AD, 2004 AND DULY RECORDED IN PLAT BOOK 103 ON PAGES 161 AND 164.

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 03, 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 SEVENTEEN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MIRASOL PARCEL EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 66 THROUGH 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG A PORTION OF THE WEST BOUNDARY OF SAID PLAT THE FOLLOWING EIGHT COURSES; (1) SOUTH 43°53'14" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 250.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'52", A DISTANCE OF 56.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.00 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'52", A DISTANCE OF 45.31 FEET TO THE POINT OF TANGENCY; (4) THENCE SOUTH 43°53'14" EAST, A DISTANCE OF 285.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 872.50 FEET; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'50", A DISTANCE OF 161.63 FEET TO THE POINT OF TANGENCY; (6) THENCE SOUTH 33°16'24" EAST, A DISTANCE OF 195.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.00 FEET; (7) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°23'12", A DISTANCE OF 116.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 206.00 FEET; (8) THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 213°23'12", A DISTANCE OF 767.21 FEET TO THE POINT OF TANGENCY; THENCE NORTH 33°16'24" WEST, A DISTANCE OF 418.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 527.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'50", A DISTANCE OF 97.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43°53'14" WEST, A DISTANCE OF 285.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'52", A DISTANCE OF 45.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'52", A DISTANCE OF 56.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43°53'14" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TRACT A, MIRASOL WAY, MIRASOL PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 149 THROUGH 153; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 46°06'46" EAST, A DISTANCE OF 368.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 423706.45 SQUARE FEET OR 9.73 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO TERRA LINDA 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.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO TERRA LINDA 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 PEDESTRIAN ACCESS EASEMENTS (PAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO TERRA LINDA AT MIRASOL PROPERTY OWNERS 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.

5. 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 TERRA LINDA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. 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.

6. 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.

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 COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS.

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 COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS.

9. 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 ENCLUMBERED 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.

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 17th DAY OF December, 2004.

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: Charles N. Valle CRAIG A. PERNA
WITNESS: [Signature]
PRINT NAME: Tracylyn B. Postelich VICE PRESIDENT

SEAL TWC/MIRASOL, INC. SEAL MIRASOL MASTER MAINTENANCE ASSOCIATION, INC. SEAL CITY OF PALM BEACH GARDENS SEAL REVIEWING SURVEYOR AND MAPPER

ACKNOWLEDGEMENT

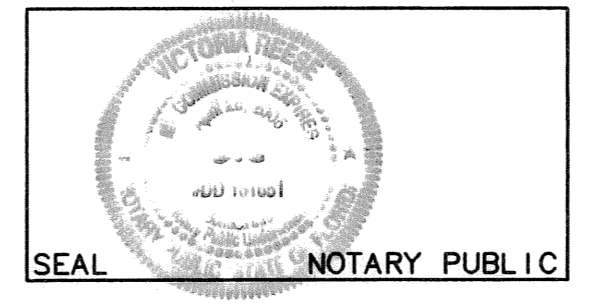
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 17th DAY OF December, 2004.

MY COMMISSION EXPIRES: 4/26/05
DATE

NOTARY PUBLIC: [Signature]
PRINT NAME: Victoria Reese



NOTARY LICENSE NO. DD161651

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, DATED THIS 17th DAY OF December, 2004.

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

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Charles N. Valle CRAIG A. PERNA
PRESIDENT

WITNESS: [Signature]
PRINT NAME: Tracylyn B. Postelich

ACKNOWLEDGEMENT

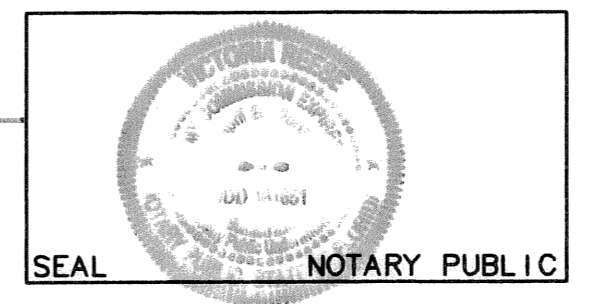
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 17th DAY OF December, 2004.

MY COMMISSION EXPIRES: 4/26/05
DATE

NOTARY PUBLIC: [Signature]
PRINT NAME: Victoria Reese



NOTARY LICENSE NO. DD161651

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 6th DAY OF January, 2004.

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

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 6th DAY OF January, 2004.

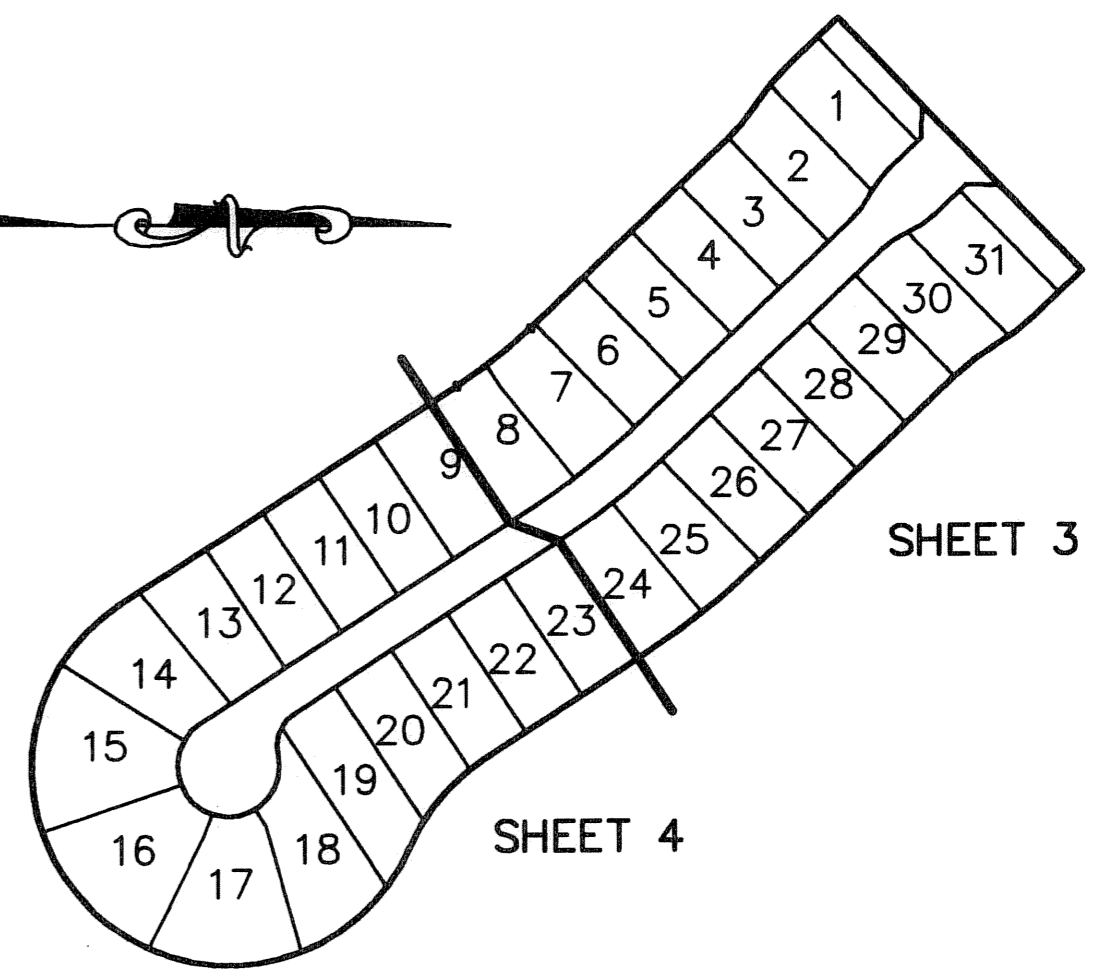
BY: [Signature]
DANIEL P. CLARK, P.E., CITY ENGINEER

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 (P.C.P.s) OR MONUMENTS AT LOT CORNERS.

BY: [Signature] DATE: 8 December 2004
O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 4533



SHEET LOCATION MAP
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE:	1"=40'
P.A. NO.:	99378.00
DATE:	MAY 2004
DRAWING NO.:	42-42-03-118

MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

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

MIRASOL PARCEL SEVENTEEN
PART OF MIRASOL P.C.D.
BEING IN SECTION 03,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

PLAT DATE: Jan 23, 2004 - 10:00am
S:\Vop\top\pat17.dwg\pat17rpl.dwg 6/23/2004 8:58:06 AM EDT

CADD FILE:
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