

MIRASOL PLAT SIX

PART OF GOLF DIGEST P.C.D.
BEING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
AND SECTIONS 03 AND 04, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 21

90

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD _____
THIS _____ DAY OF _____
AD, 2005 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ THROUGH _____

SHARON R. BOCK, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

DEDICATIONS CONTINUED FROM SHEET 1 OF 21.

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

1. TRACTS A AND D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDEN AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2. TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO MIRASOL CLUB, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE MAINTENANCE PURPOSES 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 THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3. TRACTS GC-1, GC-2, GC-3, GC-4, AND GC-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MIRASOL CLUB, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

A WATER MANAGEMENT ACCESS EASEMENT OVER SAID TRACTS GC-1, GC-2, GC-3, GC-4, AND GC-5, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS TO AND FROM SAID NPBCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF MIRASOL CLUB, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. TRACT C-1, 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 OPEN SPACE AND LANDSCAPE PURPOSES 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 THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

5. TRACTS M-1, M-2, M-3 AND M-4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE AND HARDSCAPE/SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

6. THE WATER MANAGEMENT TRACTS LK-16, LK-17, LK-19, LK-22, LK-24, LK-26, LK-36, LK-44, LK-45, LK-48 AND TRACT C, AS SHOWN HEREON, ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR WATER MANAGEMENT PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NPBCID, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. THE PRESERVATION TRACTS, P-A, P-C, P-D, P-E, AND P-H, AS SHOWN HEREON, ARE HEREBY CONVEYED WITHOUT ENCUMBRANCES IN FEE SIMPLE ABSOLUTE INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREIN, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID TRACTS P-A, P-C, P-D, P-E, AND P-H AND SAID IMPROVEMENTS THEREON, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID), AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, SAID PRESERVATION TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NPBCID, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

ACTIVITIES PROHIBITED WITHIN THE PRESERVATION TRACTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; OR OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILD LIFE HABITAT CONSERVATION OR PRESERVATION UNLESS OUTLINED IN THE MANAGEMENT PLAN, AGREEMENTS OR APPROVAL BY THE PARTIES ON THE CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 13107 AT PAGE 1175, OFFICIAL RECORD BOOK 14243 AT PAGE 768, AND OFFICIAL RECORD BOOK 17915 AT PAGE 1934, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. WETLAND, UPLAND AND BUFFER AREAS WITHIN THE PRESERVATION TRACTS ARE SHOWN ON THE PRESERVE LOCATION PLAN PREPARED BY MOCK ROOS AND ASSOCIATES, INC. AND BEING AN EXHIBIT TO THE MIRASOL PRESERVE MANAGEMENT PLAN, DATED OCTOBER 25, 2002 AND AMENDED NOVEMBER 16, 2004, AND ON FILE IN THE CITY OF PALM BEACH GARDENS, FLORIDA.

8. THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

9. THE LANDSCAPE AND PEDESTRIAN ACCESS EASEMENTS (LE & 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 LANDSCAPE AND 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.

10. THE WATER MANAGEMENT MAINTENANCE EASEMENTS (WMM), AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

11. THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) 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 ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

12. THE WATER MANAGEMENT ACCESS EASEMENTS (WMAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS TO AND FROM SAID NPBCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

13. AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACTS GC-1, GC-2 GC-3, GC-4, AND GC-5, 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.

14. THE CART BRIDGE EASEMENTS (CBE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO MIRASOL CLUB, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR GOLF CART BRIDGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

15. THE PRESERVE MAINTENANCE EASEMENTS (PME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR PRESERVE MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NPBCID AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID LANDS BEING SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 13107 AT PAGE 1175 AND OFFICIAL RECORD BOOK 14243 AT PAGE 768 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

16. TRACTS 10, 15 AND 16, AS SHOWN HEREON, ARE HEREBY RESERVED BY TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND MUST BE REPLATTED PRIOR TO SUBDIVIDING. SAID MAINTENANCE OBLIGATION SHALL BE READDRESSSED IN ACCORDANCE WITH THE CITY OF PALM BEACH GARDENS SUBDIVISION AND PLATTING ORDINANCES AT THE TIME OF REPLATTING.

17. THE ACCESS EASEMENT (AE), AS SHOWN HEREON, IS HEREBY DEDICATED FOR ACCESS PURPOSES TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS; THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS; MIRASOL CLUB, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS; NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID); SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS; FLORIDA POWER AND LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS; AND BELLSOUTH, FOR ACCESS AND MAINTENANCE PURPOSES.

18. TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED BY TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

19. ALL IMPROVEMENTS WITHIN THE PORTION OF TRACTS C, GC-1, GC-4, P-A, P-D AND ALL OF TRACT C-1, THAT ARE WITHIN THE VARIABLE WIDTH SEACOAST UTILITY AUTHORITY UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 11974, PAGE 1596 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SUBJECT TO AN EASEMENT UTILIZATION AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 11985, PAGE 261 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 16th DAY OF February, 2005.

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: Sharon R. Bock BY: Craig A. Perna
PRINT NAME: Sharon R. Bock VICE PRESIDENT

WITNESS: Diane T. Gross
PRINT NAME: Diane T. Gross

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.

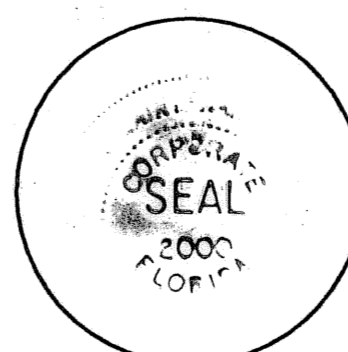
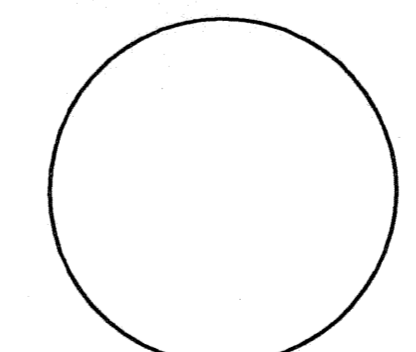
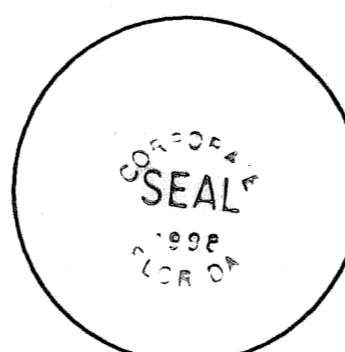
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF February, 2005.
MY COMMISSION EXPIRES: 2-20-07 DATE Janet J. Brock NOTARY PUBLIC

NOTARY: JANET J. BROCK
PRINT NAME
NOTARY LICENSE NO. DD186439
SEAL NOTARY PUBLIC

SEAL TWC/MIRASOL, INC.

SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

SEAL MIRASOL MASTER MAINTENANCE ASSOCIATION, INC.



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.: 99374.00
DATE: MAY 2003
DRAWING NO. 41-42-33-31

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

SHEET 2 OF 21
MIRASOL PLAT SIX
PART OF GOLF DIGEST P.C.D.
BEING IN SECTION 33,
TOWNSHIP 41 SOUTH, RANGE 42 EAST,
AND IN SECTIONS 03 AND 04,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

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REV.: 01-31-05
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