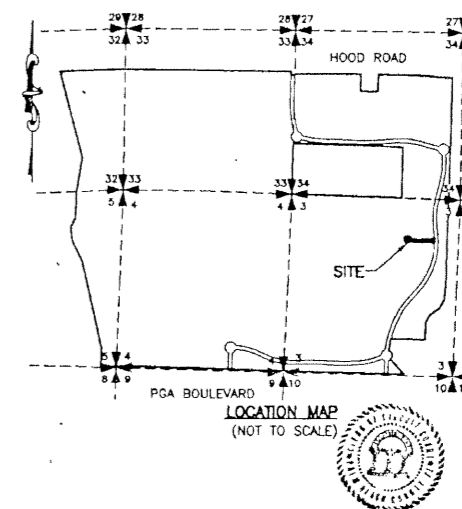


MIRASOL PLAT THREE

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



38

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS 9th DAY OF April AD, 2001 AND ONLY RECORDED IN PLAT BOOK 38 ON PAGE 415

DOROTHY H. WILKEN, CLERK
BY: *Robert A. Platt*, D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOWN 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, 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 THREE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 3, SOUTH 02°10'08" WEST, A DISTANCE OF 1388.68 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 87°49'52" WEST, A DISTANCE OF 754.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°29'55" WEST, A DISTANCE OF 57.69 FEET; THENCE SOUTH 88°21'27" WEST, A DISTANCE OF 180.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'19", AN ARC DISTANCE OF 22.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'19", AN ARC DISTANCE OF 22.41 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°21'27" WEST, A DISTANCE OF 257.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 945.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°40'49", AN ARC DISTANCE OF 242.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°34'54", AN ARC DISTANCE OF 27.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 288°37'44", AN ARC DISTANCE OF 503.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°33'02", AN ARC DISTANCE OF 30.13 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 853.54 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'22", AN ARC DISTANCE OF 11.76 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 89.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'13", AN ARC DISTANCE OF 17.71 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°39'29" EAST, A DISTANCE OF 65.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 111.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°08'31", AN ARC DISTANCE OF 9.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 841.87 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'07", AN ARC DISTANCE OF 49.00 FEET; THENCE SOUTH 83°09'11" EAST, A DISTANCE OF 98.67 FEET; THENCE NORTH 88°21'27" EAST, A DISTANCE OF 216.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'19", AN ARC DISTANCE OF 22.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'19", AN ARC DISTANCE OF 22.41 FEET; THENCE NORTH 88°21'27" EAST, A DISTANCE OF 180.30 FEET; THENCE NORTH 42°12'17" EAST, A DISTANCE OF 57.70 FEET TO A POINT ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2288.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 88°03'07" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°35'35", AN ARC DISTANCE OF 183.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 104,147.33 SQUARE FEET OR 2.39 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 RESERVED FOR 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 RESERVATION. 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, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER 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 (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. THE LANDS ENCLUMBERED BY SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NPBCID.

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 7th DAY OF March, 2001.

TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD.,
A FLORIDA LIMITED PARTNERSHIP, 1/4 GOLF DIGEST, LTD.
BY: TWC/MIRASOL, INC., A FLORIDA CORPORATION,
1/4 GOLF VENTURES, INC.,
AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT
MIRASOL, LTD.

WITNESS: *Arnon Cheroft*
PRINT NAME: ARNON CHEROFT
WITNESS: *George V. Hovestock*
PRINT NAME: GEORGE V. HOVESTOCK

BY: *Craig A. Perna*
CRAIG A. PERNA
VICE PRESIDENT

ACKNOWLEDGEMENT

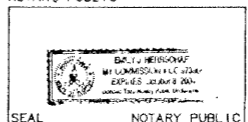
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 7th DAY OF March, 2001.

MY COMMISSION EXPIRES: 10/8/2008
DATE

Emily Henschel
NOTARY PUBLIC



APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 5th DAY OF April, 2001.

ATTEST: *Carol Gold* BY: *Joseph R. Russo*
CAROL GOLD, CITY CLERK JOSEPH R. RUSSO, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 29th DAY OF March, 2001
BY: *Benjamin E. Lindahl*
BENJAMIN 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 OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (PRM'S), OR PERMANENT CONTROL POINTS (PCP'S).

BY: *D. Howard Dukes* DATE: March 22, 2001
D. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4533

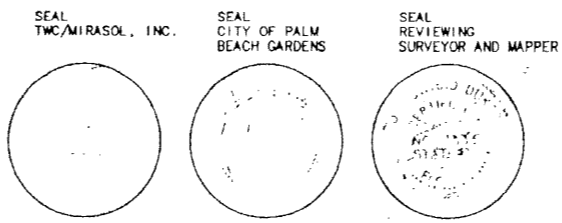
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
SINGLE FAMILY PARCELS A, B AND C	ABC
MULTI-FAMILY APARTMENT	MFR
SINGLE FAMILY OTHER RESIDENTIAL	SFO
GOLF-PUBLIC	GPU
GOLF-PRIVATE	GPR
COMMERCIAL	COW
EXEMPT ACREAGE	EXM

AREA TABULATION

TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
TOTAL	2.39 ACRES	EXM	

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REV.: 02-28-01
CAD FILE:
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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.: 99320.00
DATE: SEPTEMBER, 2000
DRAWING NO.: 42-42-03-24

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 PLAT THREE
PART OF GOLF DIGEST P.C.D.
SITUATE IN SECTION 3,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3