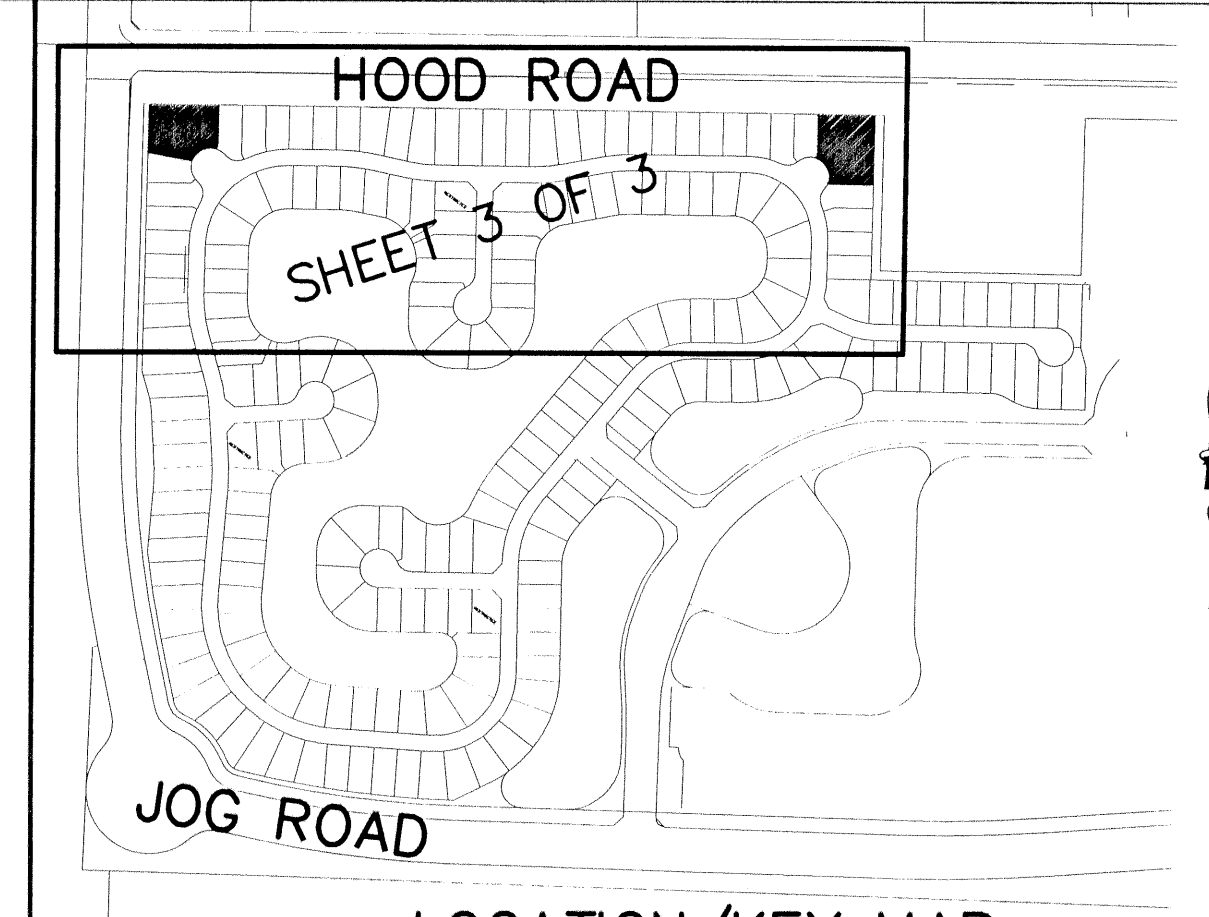


# MIRABELLA AT MIRASOL PLAT "A" REPLAT

A REPLAT OF A PORTION OF MIRABELLA AT MIRASOL PLAT "A", AS RECORDED IN PLAT BOOK 92, PAGES 21 THROUGH 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NUMBER 3591  
 JANUARY - 2002



**118**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2002 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
 DEPUTY CLERK

SHEET 2 OF 3

## TITLE CERTIFICATION

STATE OF FLORIDA;  
 COUNTY OF PALM BEACH;

I, GARY S. DUNAY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO KENCO COMMUNITIES AT MIRASOL, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: April 23, 2002

*[Signature]*  
 GARY S. DUNAY  
 ATTORNEY AT LAW  
 LICENSED IN FLORIDA  
 FLORIDA BAR NO. 350346

P.C.D. TABULAR DATA

Northern Palm Beach County Improvement District		
Land Use Classification	Code	
Single Family	LACB-2, A, B, C	SFP
Exempt Acreage		EXM

LOT	ACRES	LAND USE CODE
34A	0.380	SFP
35A	0.273	SFP
61A	0.321	SFP
62A	0.283	SFP

## SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89° 19' 03" WEST ALONG THE NORTH LINE OF MIRABELLA AT MIRASOL PLAT "A", AS RECORDED IN PLAT BOOK 92, PAGES 21 THROUGH 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

3. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 26th DAY OF April, 2002.

*[Signature]*  
 DAVID P. LINDLEY, P.L.S.  
 REG. LAND SURVEYOR #5005  
 STATE OF FLORIDA  
 LB #3591

## APPROVALS:

CITY OF PALM BEACH GARDENS;  
 COUNTY OF PALM BEACH, FLORIDA;

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 11th DAY OF July, 2002.

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

CITY ENGINEER:

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

*[Signature]*  
 KENNART 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 VERIFICATIONS OF THE GEOMETRIC DATA OR MONUMENTS AT LOT CORNERS.

BY: *[Signature]* PASQUALE VOLPE  
 PASQUALE VOLPE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NO. 4873 DATE: 28 June 02

