

MIRASOL PARCEL FOURTEEN

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

SHEET 2 OF 6

43

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD _____
THIS _____ DAY OF _____
AD, 2003 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ THROUGH _____

DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

SUBJECT PLAT IS LOCATED WITHIN THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 43 JURISDICTIONAL LIMITS.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT, ACCEPTANCE OF DEDICATION AND RELEASE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY CONSENTS TO THE RELEASE OF THE UNIT OF DEVELOPMENT NO. 43 BLANKET WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORD BOOK 11755, PAGE 451, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO ONLY THAT REAL PROPERTY DESCRIBED IN AND SUBJECT TO THIS PLAT. THE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE EASEMENTS HEREIN GRANTED TO IT AND ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 10TH DAY OF SEPTEMBER, 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Hugo P. Unruh BY: Hugo P. Unruh
HUGO P. UNRUH, SECRETARY BOARD OF SUPERVISORS HUGO P. UNRUH, PRESIDENT BOARD OF SUPERVISORS

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 29TH DAY OF AUGUST, 2003.

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

WITNESS: Craig A. Perna BY: Craig A. Perna
PRINT NAME: CRAIG A. PERNA PRESIDENT

WITNESS: Vincent H. Crawford
PRINT NAME: VINCENT H. CRAWFORD

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

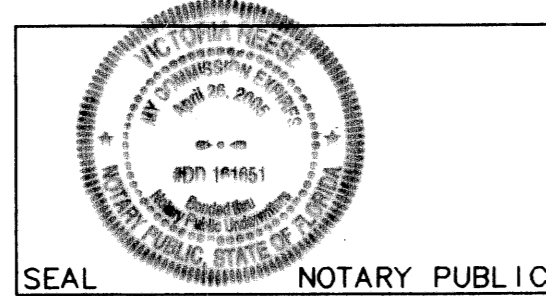
BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE 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 29TH DAY OF AUGUST, 2003.

MY COMMISSION EXPIRES: April 26, 2005
DATE

NOTARY PUBLIC: Victoria Reese
PRINT NAME: Victoria Reese

NOTARY LICENSE NO. DD161651



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

PORTO VECCHIO AT MIRASOL PROPERTY OWNERS 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 29TH DAY OF AUGUST, 2003.

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COUNTY OF PALM BEACH)

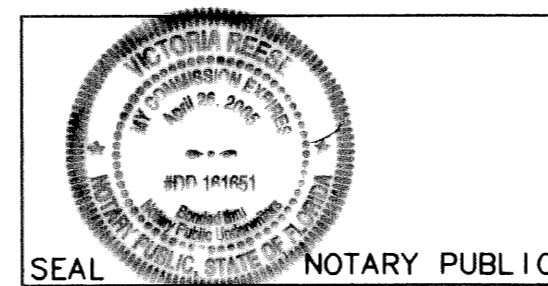
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NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
SINGLE FAMILY(OTHER)	SFO
EXEMPT ACREAGE	EXM

P.C.D.	TABULAR DATA	LAND USE CODE	P.C.D.	TABULAR DATA	LAND USE CODE
LOT 1	0.24 ACRES	SFO	LOT 51	0.18 ACRES	SFO
LOT 2	0.18 ACRES	SFO	LOT 52	0.22 ACRES	SFO
LOT 3	0.20 ACRES	SFO	LOT 53	0.22 ACRES	SFO
LOT 4	0.20 ACRES	SFO	LOT 54	0.19 ACRES	SFO
LOT 5	0.20 ACRES	SFO	LOT 55	0.17 ACRES	SFO
LOT 6	0.20 ACRES	SFO	LOT 56	0.18 ACRES	SFO
LOT 7	0.21 ACRES	SFO	LOT 57	0.18 ACRES	SFO
LOT 8	0.18 ACRES	SFO	LOT 58	0.18 ACRES	SFO
LOT 9	0.18 ACRES	SFO	LOT 59	0.19 ACRES	SFO
LOT 10	0.18 ACRES	SFO	LOT 60	0.20 ACRES	SFO
LOT 11	0.18 ACRES	SFO	LOT 61	0.17 ACRES	SFO
LOT 12	0.21 ACRES	SFO	LOT 62	0.17 ACRES	SFO
LOT 13	0.19 ACRES	SFO	LOT 63	0.19 ACRES	SFO
LOT 14	0.21 ACRES	SFO	LOT 64	0.19 ACRES	SFO
LOT 15	0.21 ACRES	SFO	LOT 65	0.17 ACRES	SFO
LOT 16	0.18 ACRES	SFO	LOT 66	0.19 ACRES	SFO
LOT 17	0.18 ACRES	SFO	LOT 67	0.23 ACRES	SFO
LOT 18	0.18 ACRES	SFO	LOT 68	0.24 ACRES	SFO
LOT 19	0.19 ACRES	SFO	LOT 69	0.21 ACRES	SFO
LOT 20	0.21 ACRES	SFO	LOT 70	0.23 ACRES	SFO
LOT 21	0.22 ACRES	SFO	LOT 71	0.24 ACRES	SFO
LOT 22	0.21 ACRES	SFO	LOT 72	0.22 ACRES	SFO
LOT 23	0.21 ACRES	SFO	LOT 73	0.25 ACRES	SFO
LOT 24	0.21 ACRES	SFO	LOT 74	0.24 ACRES	SFO
LOT 25	0.21 ACRES	SFO	LOT 75	0.22 ACRES	SFO
LOT 26	0.22 ACRES	SFO	LOT 76	0.19 ACRES	SFO
LOT 27	0.20 ACRES	SFO	LOT 77	0.17 ACRES	SFO
LOT 28	0.18 ACRES	SFO	LOT 78	0.17 ACRES	SFO
LOT 29	0.18 ACRES	SFO	LOT 79	0.22 ACRES	SFO
LOT 30	0.20 ACRES	SFO	LOT 80	0.23 ACRES	SFO
LOT 31	0.19 ACRES	SFO	LOT 81	0.20 ACRES	SFO
LOT 32	0.18 ACRES	SFO	LOT 82	0.18 ACRES	SFO
LOT 33	0.18 ACRES	SFO	LOT 83	0.19 ACRES	SFO
LOT 34	0.18 ACRES	SFO	LOT 84	0.22 ACRES	SFO
LOT 35	0.19 ACRES	SFO	LOT 85	0.22 ACRES	SFO
LOT 36	0.22 ACRES	SFO	LOT 86	0.19 ACRES	SFO
LOT 37	0.22 ACRES	SFO	LOT 87	0.18 ACRES	SFO
LOT 38	0.20 ACRES	SFO	LOT 88	0.18 ACRES	SFO
LOT 39	0.23 ACRES	SFO	LOT 89	0.19 ACRES	SFO
LOT 40	0.25 ACRES	SFO	LOT 90	0.20 ACRES	SFO
LOT 41	0.24 ACRES	SFO	LOT 91	0.21 ACRES	SFO
LOT 42	0.18 ACRES	SFO	LOT 92	0.20 ACRES	SFO
LOT 43	0.18 ACRES	SFO	LOT 93	0.18 ACRES	SFO
LOT 44	0.18 ACRES	SFO	LOT 94	0.18 ACRES	SFO
LOT 45	0.18 ACRES	SFO	LOT 95	0.18 ACRES	SFO
LOT 46	0.18 ACRES	SFO	TRACT A	2.96 ACRES	EXM
LOT 47	0.18 ACRES	SFO	TRACT B	0.21 ACRES	EXM
LOT 48	0.27 ACRES	SFO	TRACT C	0.20 ACRES	EXM
LOT 49	0.23 ACRES	SFO	TRACT D	0.26 ACRES	EXM
LOT 50	0.18 ACRES	SFO			
TOTAL AREA = 22.57 ACRES					

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 40°38'01" WEST ALONG A PORTION OF THE SOUTH LINE OF MIRASOL PARCEL THIRTEEN, AS RECORDED IN PLAT BOOK 96, PAGES 81 THROUGH 84, 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 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.

3. NO IMPROVEMENTS OF ANY KIND, INCLUDING LANDSCAPING OR FILL, MAY BE PLACED ON THE SEACOAST UTILITY AUTHORITY VARIABLE WIDTH EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11974, AT PAGE 1596 WITHOUT WRITTEN APPROVAL FROM SEACOAST UTILITY AUTHORITY IN ACCORDANCE WITH EASEMENT UTILIZATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11985, AT PAGE 261, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

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

6. NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO CHAPTER 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 AND PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 3RD DAY OF SEPTEMBER 2003
Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS 4763

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I, MARC I. SPENCER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8/7/03 BY: Marc I. Spencer
MARC I. SPENCER
FLORIDA BAR NO. 0508950
8430 ENTERPRISE CIRCLE, SUITE 100
BRADENTON, FL 34202

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.: 99375.00
DATE: FEBRUARY 2003
DRAWING NO. 42-42-03-102

FLORIDA L.B. NO. 48

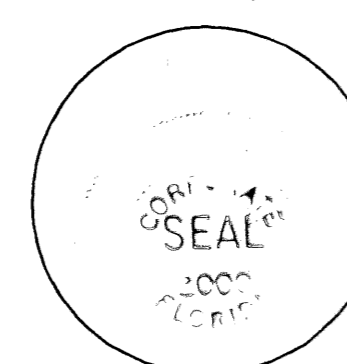
MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

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

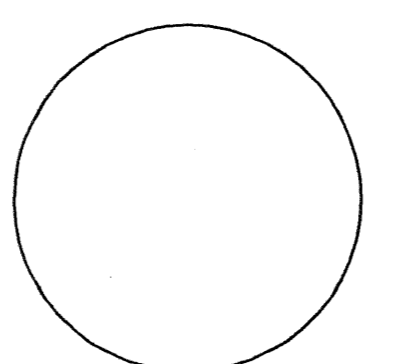
MIRASOL PARCEL FOURTEEN
PART OF GOLF DIGEST P.C.D.
BEING IN SECTIONS 03 AND 04,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 6

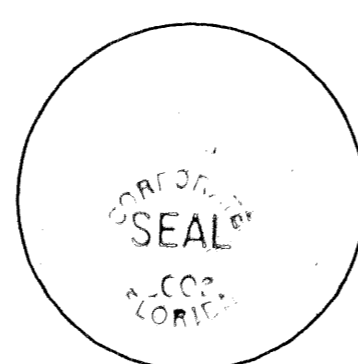
SEAL
MIRASOL MASTER
MAINTENANCE
ASSOCIATION, INC.



SEAL
NORTHERN PALM BEACH
COUNTY IMPROVEMENT
DISTRICT



SEAL
PORTO VECCHIO AT
MIRASOL PROPERTY OWNERS
ASSOCIATION, INC.



SEAL
PROFESSIONAL
SURVEYOR & MAPPER

