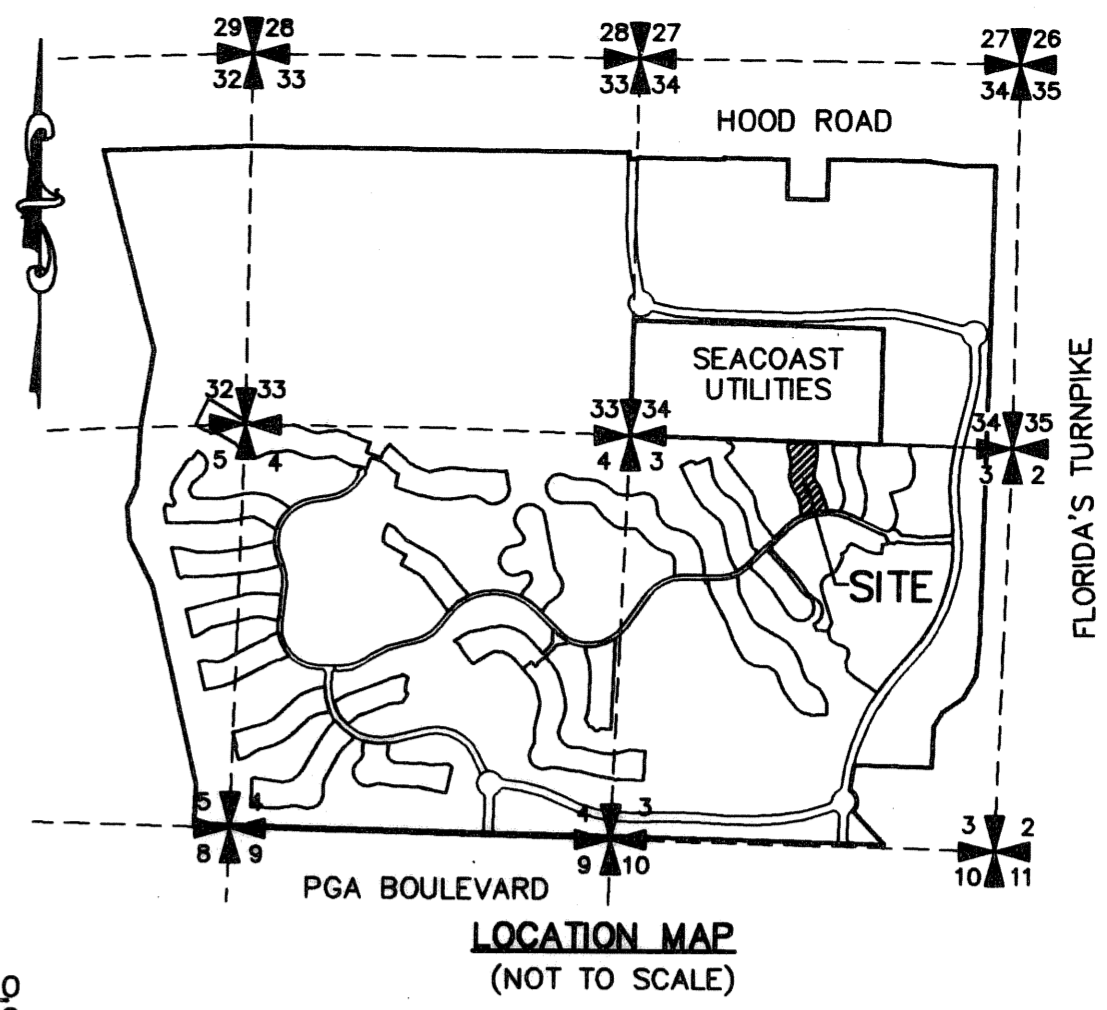


20050401442

# MIRASOL PARCEL TWENTY-TWO

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



127

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD  
ON 21 DAY OF July  
AD. 2005 AND DULY RECORDED  
IN PLAT BOOK 102 ON PAGES  
127 AND 130

SHARON R. BOCK,  
CLERK & COMPTROLLER  
BY: [Signature], D.C.

### 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 MIRASOL P.C.D., AND SHOWN HEREON AS "MIRASOL PARCEL TWENTY-TWO", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N 1/4) CORNER OF SAID SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 03, NORTH 88°11'46" WEST, A DISTANCE OF 58.97 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01°48'14" WEST A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF TRACT F, MIRASOL PARCEL TWENTY-THREE, AS RECORDED IN PLAT BOOK 100, PAGES 1 THROUGH 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID TRACT F AND CONTINUING ALONG THE BOUNDARY OF A PORTION OF SAID MIRASOL PARCEL TWENTY-THREE, SOUTH 01°48'02" WEST, A DISTANCE OF 217.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 565.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'14", A DISTANCE OF 110.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°03'16" WEST, A DISTANCE OF 86.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°57'54", A DISTANCE OF 108.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 32°54'38" EAST, A DISTANCE OF 61.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 565.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°41'26", A DISTANCE OF 194.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 207.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'12", A DISTANCE OF 45.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 242.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°59'16", A DISTANCE OF 54.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°54'08" EAST, A DISTANCE OF 88.98 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF MIRASOL WAY, TRACT A, MIRASOL PLAT FOUR, AS RECORDED IN PLAT BOOK 94, PAGES 149 THROUGH 153 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AT A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 830.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 00°37'28" EAST; THENCE DEPARTING THE BOUNDARY OF MIRASOL PARCEL TWENTY-THREE AND ALONG THE NORTH RIGHT-OF-WAY OF MIRASOL WAY, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°33'20", A DISTANCE OF 355.72 FEET TO THE SOUTHEAST CORNER OF PARCEL G, MIRASOL PARCEL TWENTY-THREE; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY AND CONTINUING ALONG THE EAST LINE OF TRACT G, THE EAST LINE OF WATER MANAGEMENT TRACT LK-8, AND ALONG THE EAST LINE OF TRACT D, ALL PORTIONS OF SAID MIRASOL PARCEL TWENTY-THREE, NORTH 12°54'08" WEST, A DISTANCE OF 88.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 242.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'53", A DISTANCE OF 54.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 207.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°51'01", A DISTANCE OF 71.89 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°01'23", A DISTANCE OF 53.41 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32°54'38" WEST, A DISTANCE OF 61.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 465.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°45'06", A DISTANCE OF 379.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 207.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°12'07", A DISTANCE OF 149.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 198.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°09'42", A DISTANCE OF 101.03 FEET; THENCE NORTH 01°48'02" EAST, A DISTANCE OF 100.43 FEET TO INTERSECT THE SOUTH LINE OF TRACT E OF SAID MIRASOL PARCEL TWENTY-THREE; THENCE ALONG THE SOUTH LINE OF SAID TRACT E, SOUTH 88°11'46" EAST, A DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 346,547.40 SQUARE FEET OR 7.96 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 SIESTA 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 SIESTA 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.
- TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., 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.

- 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.
- 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 ENCUMBERED 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.
- 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 SIESTA 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.
- AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A AND THE DRAINAGE EASEMENT, AS SHOWN HEREON, ARE 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.
- AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A, 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.
- 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.
- THE PEDESTRIAN ACCESS EASEMENT (PAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO SIESTA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

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 10<sup>th</sup> DAY OF MAY, 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: [Signature] BY: [Signature]  
PRINT NAME: JANET J. BROCK CRAIG A. PERNA  
VICE PRESIDENT

WITNESS: [Signature]  
PRINT NAME: JAYCELYN B. PATRICK

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 10<sup>th</sup> DAY OF MAY, 2005.  
MY COMMISSION EXPIRES: 4/26/09  
DATE

NOTARY PUBLIC: [Signature]  
PRINT NAME: Victoria Reese  
NOTARY LICENSE NO. 50408296

### 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 10<sup>th</sup> DAY OF MAY, 2005.

MIRASOL MASTER MAINTENANCE ASSOCIATION, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT  
WITNESS: [Signature] BY: [Signature]  
PRINT NAME: JANET J. BROCK CRAIG A. PERNA  
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 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 10<sup>th</sup> DAY OF MAY, 2005.  
MY COMMISSION EXPIRES: 4/26/09  
DATE

NOTARY PUBLIC: [Signature]  
PRINT NAME: Victoria Reese  
NOTARY LICENSE NO. 50408296

### APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 21<sup>st</sup> DAY OF July, 2005.

ATTEST: [Signature] BY: [Signature]  
PATRICIA SNIDER, CMC, CITY CLERK JOSEPH RUSSO, MAYOR

CITY ENGINEER:  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 21<sup>st</sup> DAY OF July, 2005.

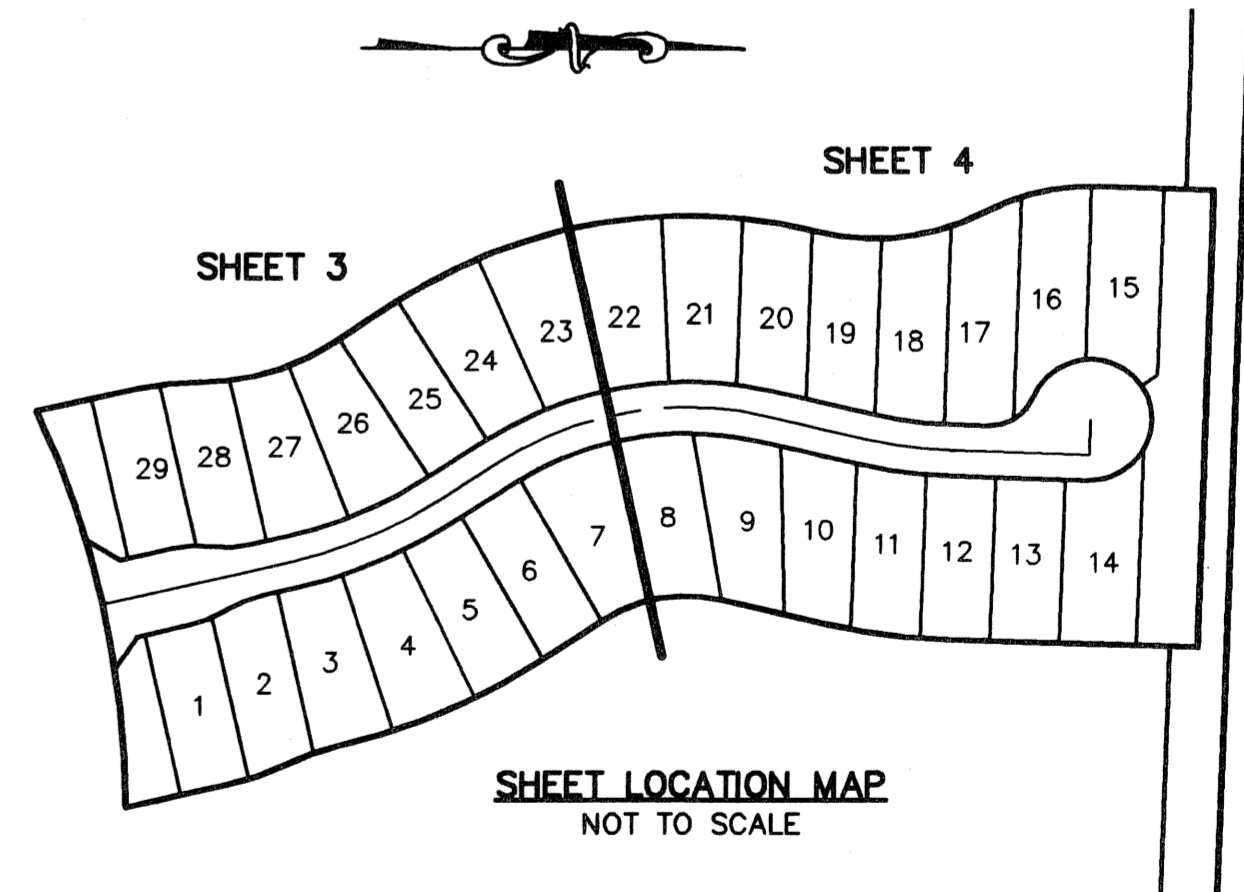
BY: [Signature]  
DANIEL P. CLARK, P.E., CITY ENGINEER

### 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: 13 June 2005  
O. HOWARD DUKES  
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 4533



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: N/A  
P.A. NO.: 99379.00  
DATE: JULY 2004  
DRAWING NO. 42-42-03-139

**MOCK • ROOS**  
ENGINEERS • SURVEYORS • PLANNERS  
5720 Corporate Way, West Palm Beach, Florida 33407  
(561) 683-3113, fax 478-7248

MIRASOL PARCEL TWENTY-TWO  
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

FILED DATE: May 02, 2005 - 12:50pm  
COUNTY: PALM BEACH  
DRAWING NO.: 42-42-03-139  
DATE: 5/2/2005 11:53:29 AM EDT

REVISED: 05-02-05  
CADD FILE:  
S:\proj\100222\100222.dwg  
p02201.dwg