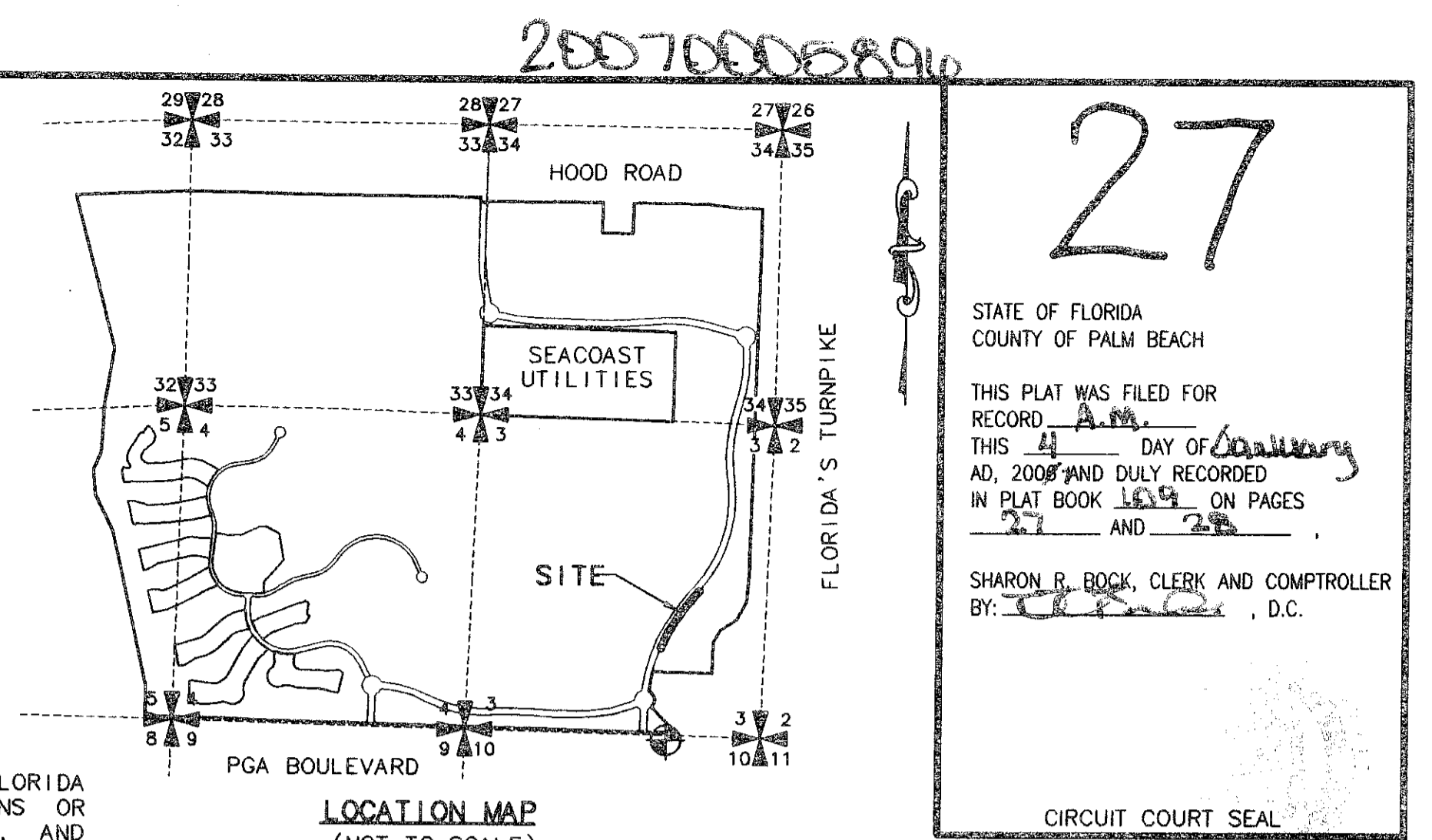


MIRASOL TRACT L

BEING A REPLAT OF TRACT L, MIRASOL PLAT ONE, AS RECORDED IN PLAT BOOK 89, PAGES 14 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA 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 2

00052-133



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 BEING A REPLAT OF TRACT L, MIRASOL PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGES 14 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING PART OF MIRASOL, P.C.D., AND BEING SHOWN HEREON AS "MIRASOL TRACT L", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT L, MIRASOL PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGES 14 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 55,144.24 SQUARE FEET OR 1.266 ACRES, MORE OR LESS.

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

1. TRACTS A-1 THROUGH A-6, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MIRASOL TOWN SQUARE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR MIRASOL MASTER MAINTENANCE ASSOCIATION, INC.

2. TRACTS L-1 THROUGH L-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING AND ACCESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. AN ACCESS EASEMENT (AE) OVER ALL OF TRACTS A-1 THROUGH A-6, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO MIRASOL TOWN SQUARE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS.

4. THE UTILITY EASEMENT (UE), AS SHOWN HEREON, IS 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.

5. THE WATER AND SEWER LINE EASEMENT (WSE), AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER 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.

IN WITNESS WHEREOF, MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF OCTOBER, 2006.

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

WITNESS: [Signature] BY: ANN S. COHEN DOUGLAS L. SCHWARTZ VICE-PRESIDENT
PRINT NAME: ELAINE A. STULIK
WITNESS: [Signature]
PRINT NAME: KASIN PARKER BRUNDAGE

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DOUGLAS L. SCHWARTZ 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 13th DAY OF Oct., 2006.
MY COMMISSION EXPIRES: MARCH 26, 2007 DATE

NOTARY PUBLIC: [Signature]
PRINT NAME: ELAINE A. STULIK
NOTARY LICENSE NO. DD 274549 EXPIRES MARCH 26, 2007

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 13th DAY OF October, 2006.

MIRASOL MASTER MAINTENANCE ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: [Signature] BY: ANN S. COHEN DOUGLAS L. SCHWARTZ VICE-PRESIDENT
PRINT NAME: Elaine A. Stulik
WITNESS: [Signature]
PRINT NAME: Kasin Parker Brundage

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DOUGLAS L. SCHWARTZ, 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 13th DAY OF October, 2006.

MY COMMISSION EXPIRES: MARCH 26, 2007 DATE
NOTARY PUBLIC: [Signature]
PRINT NAME: ELAINE A. STULIK
NOTARY LICENSE NO. DD 274549

UNIT OF DEVELOPMENT NO. 43

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION		CODE
EXEMPT ACREAGE	EXM	
TABULAR DATA		LAND USE CODE
TRACT A-1	0.012 ACRES	EXM
TRACT A-2	0.012 ACRES	EXM
TRACT A-3	0.029 ACRES	EXM
TRACT A-4	0.029 ACRES	EXM
TRACT A-5	0.012 ACRES	EXM
TRACT A-6	0.012 ACRES	EXM
TRACT L-1	0.215 ACRES	EXM
TRACT L-2	0.385 ACRES	EXM
TRACT L-3	0.374 ACRES	EXM
TRACT L-4	0.185 ACRES	EXM
TOTAL	1.266 ACRES	EXM

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

STATE OF FLORIDA) COUNTY OF PALM BEACH)
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING INGRESS, EGRESS AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14929 AT PAGES 144 THROUGH 147 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, IS SHOWN HEREON.

DATED THIS 13th DAY OF November, 2006.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: [Signature] O'NEAL BARDIN, JR., SECRETARY BOARD OF SUPERVISORS
[Signature] RONALD M. ASH, PRESIDENT BOARD OF SUPERVISORS

SEAL MIRASOL MASTER MAINTENANCE ASSOCIATION, INC. SEAL MIRASOL TOWN SQUARE PROPERTY OWNERS ASSOCIATION, INC. SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SEAL CITY OF PALM BEACH GARDENS SEAL REVIEWING SURVEYOR AND MAPPER SEAL PROFESSIONAL SURVEYOR AND MAPPER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)
MIRASOL TOWN SQUARE 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 5th DAY OF October, 2006.

MIRASOL TOWN SQUARE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: [Signature] BY: JOHN C. BILLS PRESIDENT
PRINT NAME: Heather P. Meligoni
WITNESS: [Signature]
PRINT NAME: James H. Wilfong

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JOHN C. BILLS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIRASOL TOWN SQUARE PROPERTY OWNERS 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 5th DAY OF October, 2006.

MY COMMISSION EXPIRES: 12/01/07 DATE
NOTARY PUBLIC: [Signature]
PRINT NAME: Heather P. Meligoni
NOTARY LICENSE NO. DD 459125

APPROVALS

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 21st DAY OF November, 2006.
ATTEST: [Signature] PATRICIA SNIDER, CMC CITY CLERK [Signature] JOSEPH RUSSO, MAYOR
CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 21st DAY OF November, 2006.
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] O. HOWARD DUKES PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 4533
DATE: 27 November, 2006

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 67°23'12" WEST ALONG THE SOUTH LINE OF TRACTS H & L, MIRASOL PLAT ONE, AS RECORDED IN PLAT BOOK 89, PAGES 14 THROUGH 23, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- 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.

6. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

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), AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 18th DAY OF October, 2006
MANUEL A. GUTIERREZ PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 4102

TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BEACH)
I, ALYS DANIELS, 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 THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 DEPECTED BY THIS PLAT.
DATE: 10/18/06
BY: [Signature] ALYS DANIELS FL. BAR NO. 354600 GARY, DTRYCH & RYAN, P.A. 701 U.S. HIGHWAY ONE SUITE 402 NORTH PALM BEACH, FL 33408

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.: A1075.03
DATE: JULY 2006
DRAWING NO. 42-42-03-191
MIRASOL TRACT L BEING A REPLAT OF TRACT L, MIRASOL PLAT ONE, PLAT BOOK 89, PAGES 14 THROUGH 23 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
MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248
SHEET 1 OF 2