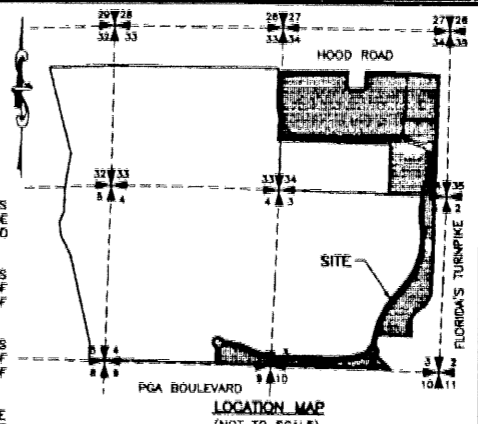


MIRASOL PLAT ONE

PART OF GOLF DIGEST P.C.D.
SITUATE IN SECTIONS 33 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
AND SECTIONS 3 AND 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA,
MARCH, 2000 SHEET 1 OF 10

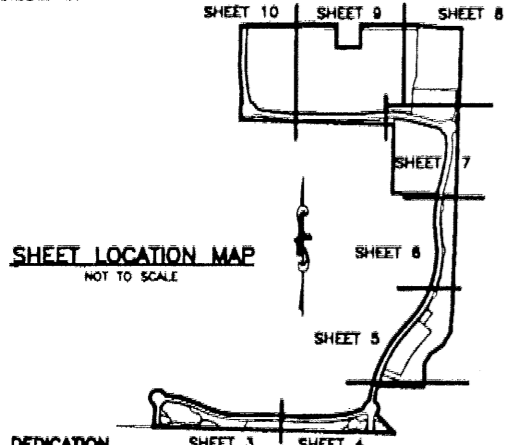


14

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 10/30/00
THIS 30 DAY OF October
AD. 2000 AND DULY RECORDED
IN PLAT BOOK 03 ON PAGES
14 THROUGH 23

By: Dorothy H. Wilken, Clerk
DOROTHY H. WILKEN, CLERK
BY: [Signature], D.C.



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 THE SECTIONS 33 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND SECTIONS 3 AND 4, 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 ONE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTIONS 33 AND 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND SECTIONS 3 AND 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION ONE-QUARTER (SE 1/4) OF SAID SECTION 4, NORTH 02°27'41" EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PGA BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 879, PAGES 549 AND 585, OFFICIAL RECORD BOOK 2399, PAGE 1073 AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 110, ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°27'09" WEST, A DISTANCE OF 0.85 FEET; THENCE NORTH 88°33'48" WEST, A DISTANCE OF 1785.83 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°26'14" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 48°28'14" EAST, A DISTANCE OF 58.57 FEET; THENCE NORTH 01°28'14" EAST, A DISTANCE OF 408.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'17", AN ARC DISTANCE OF 94.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 199°44'49", AN ARC DISTANCE OF 810.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°08'08", AN ARC DISTANCE OF 90.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2143.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 212°31'18", AN ARC DISTANCE OF 183.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2023.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°34'19", AN ARC DISTANCE OF 1008.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°38'39" EAST, A DISTANCE OF 448.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4110.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°40'10", AN ARC DISTANCE OF 408.88 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°41'11" EAST, A DISTANCE OF 432.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2895.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°45'48", AN ARC DISTANCE OF 392.24 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°33'03" EAST, A DISTANCE OF 321.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2023.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°08'10", AN ARC DISTANCE OF 840.35 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°24'51" EAST, A DISTANCE OF 50.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°30'23", AN ARC DISTANCE OF 95.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°53'04", AN ARC DISTANCE OF 140.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°22'02", AN ARC DISTANCE OF 91.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3080.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°15'54", AN ARC DISTANCE OF 1885.41 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°41'28" EAST, A DISTANCE OF 390.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2288.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°17'34", AN ARC DISTANCE OF 1968.70 FEET TO THE POINT OF TANGENCY; THENCE NORTH 08°38'08" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2080.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°10'18", AN ARC DISTANCE OF 901.28 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE AFOREMENTIONED SECTION 34; THENCE ALONG SAID SOUTH LINE, NORTH 88°10'53" WEST, A DISTANCE OF 1036.75 FEET TO THE SOUTHEAST CORNER OF THE SEACOAST UTILITY AUTHORITY PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 5888, PAGE 1095 AND OFFICIAL RECORD BOOK 5909, PAGE 1862 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SEACOAST UTILITY AUTHORITY PROPERTY, NORTH 01°01'48" EAST, A DISTANCE OF 1590.14 FEET TO THE NORTHEAST CORNER OF SAID SEACOAST UTILITY AUTHORITY PROPERTY; THENCE DEPARTING SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID PROPERTY, NORTH 88°10'53" WEST, A DISTANCE OF 812.83 FEET; THENCE NORTH 88°11'48" WEST, A DISTANCE OF 2711.02 FEET; THENCE NORTH 02°24'10" EAST, A DISTANCE OF 616.08 FEET; THENCE ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, NORTH 78°34'25" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE ARC OF A NON-CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3060.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°33'51", AN ARC DISTANCE OF 871.81 FEET; THENCE NORTH 01°08'15" EAST, A DISTANCE OF 895.92 FEET; THENCE SOUTH 88°19'06" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HOOD ROAD AS DESCRIBED IN

DEED BOOK 1139, PAGE 85, OFFICIAL RECORD BOOK 382, PAGE 304, OFFICIAL RECORD BOOK 5570, PAGE 1087, OFFICIAL RECORD BOOK 5570, PAGE 1144, AND OFFICIAL RECORD BOOK 5570, PAGE 1183, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 45°55'13" EAST, A DISTANCE OF 35.21 FEET; THENCE SOUTH 89°19'03" EAST, A DISTANCE OF 1173.37 FEET; THENCE NORTH 00°01'08" EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 89°19'03" EAST, A DISTANCE OF 881.39 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1380, PAGE 48 AND OFFICIAL RECORD BOOK 3817, PAGE 782 OF SAID PUBLIC RECORDS; THENCE ALONG SAID DESCRIBED LANDS, SOUTH 01°32' WEST, A DISTANCE OF 933.58 FEET; THENCE SOUTH 88°48'37" EAST, A DISTANCE OF 552.20 FEET; THENCE NORTH 01°01'32" EAST, A DISTANCE OF 538.87 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF HOOD ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°19'03" EAST, A DISTANCE OF 1317.39 FEET; THENCE SOUTH 00°59'46" WEST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 89°19'34" EAST, A DISTANCE OF 88.95 FEET; THENCE SOUTH 83°26'50" EAST, A DISTANCE OF 502.15 FEET; THENCE SOUTH 89°03'08" EAST, A DISTANCE OF 409.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE AS DESCRIBED IN DEED BOOK 1119, PAGE 873, CIRCUIT COURT BOOK 74, PAGE 568 AND AS SHOWN IN ROAD PLAT BOOK 2, PAGES 88, 89, 88 AND 81, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°34'51" WEST, A DISTANCE OF 3845.71 FEET; THENCE SOUTH 01°35'38" WEST, A DISTANCE OF 2711.81 FEET; THENCE SOUTH 05°24'25" WEST, A DISTANCE OF 472.28 FEET; THENCE SOUTH 29°39'53" WEST, A DISTANCE OF 344.59 FEET; THENCE SOUTH 55°05'04" WEST, A DISTANCE OF 347.00 FEET; THENCE SOUTH 31°38'04" WEST, A DISTANCE OF 285.15 FEET; THENCE SOUTH 01°35'04" WEST, A DISTANCE OF 557.10 FEET; THENCE NORTH 88°24'58" WEST, A DISTANCE OF 1087.38 FEET TO THE POINT ON THE ARC OF A NON-CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2940.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 78°32'22" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'34", AN ARC DISTANCE OF 360.53 FEET TO THE POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 175.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 24°53'30" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°36'20", AN ARC DISTANCE OF 340.88 FEET; THENCE SOUTH 43°30'10" EAST, A DISTANCE OF 623.10 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF PGA BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°32'57" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°27'03" WEST, A DISTANCE OF 1126.30 FEET; THENCE NORTH 88°27'09" WEST, A DISTANCE OF 2692.73 FEET TO THE POINT OF BEGINNING.

LESS TRACTS A, C AND D, AS SHOWN HEREON, GRANTED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA IN OFFICIAL RECORD BOOK 12083, PAGE 1339 AND OFFICIAL RECORD BOOK 12083, PAGE 1364 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 16,573,987.84 SQUARE FEET OR 380.48 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS A, C AND D, AS SHOWN HEREON, WERE GRANTED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES IN OFFICIAL RECORD BOOK 12083, PAGE 1339 AND OFFICIAL RECORD BOOK 12083, PAGE 1364.
- TRACT B, AS SHOWN HEREON, IS DEDICATED AND GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACTS E, F, J, K, L, M, N, O, P, Q, R, S, T, V, W AND 88, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE 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.
- TRACTS LK-20, LK-21, LK-21A, LK-27 AND LK-27A, THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID TRACTS LK-20, LK-21, LK-21A, LK-27 AND LK-27A MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID TRACTS LK-20, LK-21, LK-21A, LK-27 AND LK-27A AND THE WATER BODIES AND SAID IMPROVEMENTS THEREON, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACTS LK-20, LK-21, LK-21A, LK-27 AND LK-27A SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LIMITED ACCESS EASEMENTS (LAE), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS U ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR FIRE STATION AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS.
- TRACT H, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT I, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS P-G AND P-F, THE PRESERVE TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER, IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID TRACTS P-G AND P-F MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID TRACTS P-G AND P-F TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACTS P-G AND P-F SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT U, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, DRAINAGE, UTILITY AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER SAID TRACT U IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT U 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 U.
- TRACTS X AND AA, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS Y AND Z, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LIFT STATION EASEMENTS (LSE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE SEWER LINE EASEMENTS (SLE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE WATER LINE EASEMENTS (WLE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE WATER AND SEWER LINE EASEMENTS (WSE), AS SHOWN HEREON, ARE 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 EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE SEACOAST UTILITY AUTHORITY INGRESS/EGRESS EASEMENT (SUA IEE), AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER SAID INGRESS/EGRESS EASEMENT 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 SAID INGRESS/EGRESS EASEMENT.

IN WITNESS WHEREOF, TWO 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF October, 2000.

TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD.,
A FLORIDA LIMITED PARTNERSHIP,
BY: TWO MIRASOL, INC., A FLORIDA CORPORATION,
1/40 JCB GOLF VENTURES, INC.,
AS GENERAL PARTNER

WITNESS: [Signature] BY: [Signature]
PRINT NAME ELVAE APARICIO PRESIDENT

WITNESS: [Signature]
PRINT NAME PATRICIA A. GRANE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED John R. Peshkin who is PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE President OF TWO 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, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2000.

MY COMMISSION EXPIRES: 4/19/2004
DATE [Signature]
NOTARY PUBLIC

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 30th DAY OF November, 2000.

ATTEST: [Signature] BY: [Signature]
CAROL GOLD, CITY CLERK JOSEPH R. RUSSO, MAYOR

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 8 DAY OF November, 2000.
BY: [Signature]
LENNART 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), PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: [Signature] DATE: 7 Nov 2000
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873

SEAL TWC/MIRASOL, INC. SEAL CITY OF PALM BEACH GARDENS SEAL REVIEWING SURVEYOR AND MAPPER

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.S.M. IN THE OFFICES OF MCKEY, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

FLORIDA L.B. NO. 48

MCKEY ROOS
ENGINEERS SURVEYORS PLANNERS

8720 Corporate Way, West Palm Beach, Florida 33407
(561) 883-3113, fax: 478-7248

SCALE: N/A
P.A. NO.: 99310.00
DATE: MARCH, 2000
DRAWING NO.: 41-42-33-18

REV: 10-20-00
CAD FILE:
TAYLOR\GOLF\PROJ\