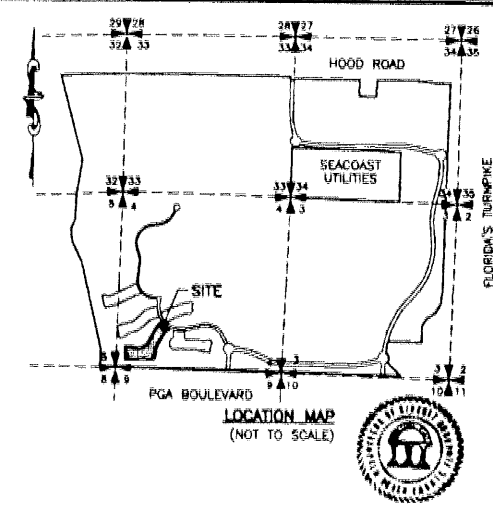


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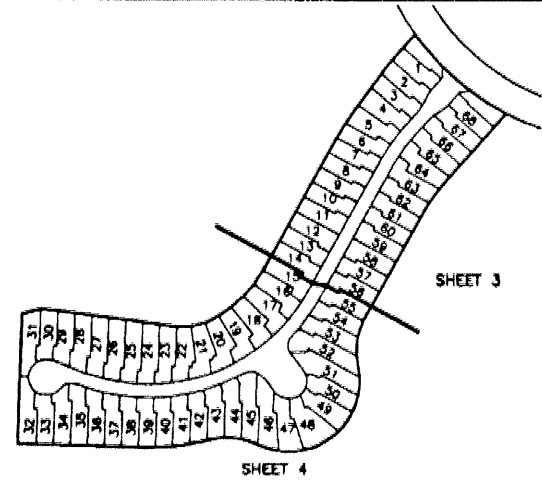
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD ON 21st DAY OF December AD. 2000 AND FULLY RECORDED IN PLAT BOOK 89 ON PAGES 14 thru 15 DOROTHY H. WILKEN, CLERK BY: [Signature] D.C.

CIRCUIT COURT SEAL



MIRASOL PARCEL THREE

PART OF GOLF DIGEST P.C.D. SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA NOVEMBER, 2000 SHEET 1 OF 4



SHEET LOCATION MAP (NOT TO SCALE)

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 IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING PART OF GOLF DIGEST P.C.D. AND SHOWN HEREON AS 'MIRASOL PARCEL THREE', BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 01°54'07" EAST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 888.54 FEET; THENCE SOUTH 88°05'53" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 278.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 74°58'30" EAST, A DISTANCE OF 80.58 FEET; THENCE SOUTH 82°27'40" EAST, A DISTANCE OF 388.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°58'31" AN ARC DISTANCE OF 135.93 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 385.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°08'30" AN ARC DISTANCE OF 202.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28°27'18" EAST, A DISTANCE OF 449.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 685.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'05" AN ARC DISTANCE OF 85.90 FEET TO THE POINT OF TANGENCY; THENCE NORTH 35°51'23" EAST, A DISTANCE OF 172.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 245.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°15'34" AN ARC DISTANCE OF 22.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°08'58" EAST, A DISTANCE OF 98.18 FEET TO A POINT ON THE ARC OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 770.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 54°33'30" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°53'08" AN ARC DISTANCE OF 361.30 FEET; THENCE SOUTH 41°08'58" WEST, A DISTANCE OF 273.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'38" AN ARC DISTANCE OF 110.48 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 28°27'18" WEST, A DISTANCE OF 354.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'30" AN ARC DISTANCE OF 145.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 208.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 128°58'37" AN ARC DISTANCE OF 448.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°45'59" AN ARC DISTANCE OF 142.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 715.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'48" AN ARC DISTANCE OF 203.78 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°33'47" WEST, A DISTANCE OF 382.77 FEET; THENCE NORTH 01°28'13" EAST, A DISTANCE OF 384.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 857788.85 SQUARE FEET OR 19.10 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO ESPERANZA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., 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. 2. TRACTS B AND C AS SHOWN HEREON ARE HEREBY RESERVED FOR ESPERANZA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING AND STORAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO MIRASOL MASTER MAINTENANCE 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.

4. THE PEDESTRIAN ACCESS EASEMENT (PAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO MIRASOL MASTER MAINTENANCE 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.

5. 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 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.

6. 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 ESPERANZA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT 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.

7. 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 ENCLUMBERED 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.

8. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT A AND THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPRCID), INCLUDING ITS STAFF AND AUTHORIZED CONSULTANTS, CONTRACTORS AND AGENTS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS TO AND FROM NPRCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS (WHETHER WITHIN OR WITHOUT THE AREA WHICH IS THE SUBJECT OF THIS PLAT) FOR WATER MANAGEMENT PURPOSES, WITHOUT RECOURSE TO 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, 1/4% TWC/GOLF DIGEST, LTD. BY: TWC/MIRASOL, INC., A FLORIDA CORPORATION, 1/4% JCB GOLF VENTURES, INC. AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD.

BY: TWC/MIRASOL, INC., A FLORIDA CORPORATION, 1/4% JCB GOLF VENTURES, INC. AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD.

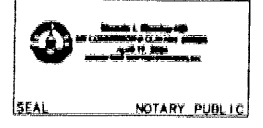
WITNESSES: Margaret E. Boucher, John E. Peshkin, President. PRINT NAME: Margaret E. Boucher, John E. Peshkin. WITNESS: Janette LaFrance, President. PRINT NAME: Janette LaFrance.

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 SARASOTA BEFORE ME PERSONALLY APPEARED John E. Peshkin who is personally known to me or has produced [Signature] as identification, and who executed the foregoing instrument as the 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 30th DAY OF November, 2000. MY COMMISSION EXPIRES: 4/15/2014 DATE: [Signature] NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS

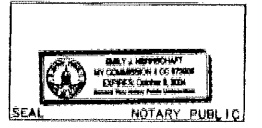
STATE OF FLORIDA COUNTY OF PALM BEACH MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF December, 2000.

MIRASOL MASTER MAINTENANCE ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT. WITNESS: Silvia V. Garcia, C.A. PERNA, PRESIDENT. PRINT NAME: Silvia V. Garcia, C.A. PERNA. WITNESS: [Signature] PRINT NAME: Karquo R. Hawthorne.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED C.A. PERNA who is personally known to me, or has produced [Signature] 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 6th DAY OF December, 2000. MY COMMISSION EXPIRES: 10/15/2007 DATE: [Signature] NOTARY PUBLIC



APPROVALS

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 21st DAY OF December, 2000.

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

CITY ENGINEER: [Signature] THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 11th DAY OF December, 2000.

BY: [Signature] LENMART 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 177.08(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 (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: [Signature] PASQUALE VOLPE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873 DATE: 8 Jan 2000

Table with 2 columns: NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION, CODE. EXEMPT ACREAGE SFO, EXM.

P.C.D. TABULAR DATA LAND USE CODE LAND USE CODE. Table with 4 columns: LOT, AREA, LAND USE, CODE. Includes total area of 15.10 ACRES.

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

MOCK ROOS ENGINEERS ARCHITECTS PLANNERS 8720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248. Includes Florida L.B. No. 48 and drawing info.