

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NUMBER 3591  
FEBRUARY - 2001

# MIRABELLA AT MIRASOL PLAT "A"

A REPLAT OF A PORTION OF TRACTS AA AND BB, MIRASOL PLAT ONE, AS RECORDED IN PLAT BOOK 89, PAGES 14 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

## DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT KENCO COMMUNITIES AT MIRASOL, INC., LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF TRACTS AA AND BB, 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 LYING IN SECTION 34, TOWNSHIP 41 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 "MIRABELLA AT MIRASOL PLAT A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT AA; THENCE S.89°19'03"E. ALONG THE NORTH LINE OF SAID TRACT AA, A DISTANCE OF 2,039.50 FEET; THENCE S.01°01'32"W. ALONG A BOUNDARY LINE OF SAID TRACT AA, A DISTANCE OF 428.58 FEET; THENCE S.88°58'37"E. ALONG A BOUNDARY LINE OF SAID TRACT AA, A DISTANCE OF 577.20 FEET; THENCE S.01°01'32"W. A DISTANCE OF 66.18 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 52°17'28"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 273.80 FEET TO THE POINT OF CUSP OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.56°16'08"E. A RADIAL DISTANCE OF 165.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 32°42'30", A DISTANCE OF 94.19 FEET; THENCE S.01°01'22"W. A DISTANCE OF 113.30 FEET; THENCE N.88°58'38"W. A DISTANCE OF 398.25 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 89°59'50"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 235.61 FEET; THENCE S.01°01'32"W. A DISTANCE OF 315.61 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 18°14'56"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 95.55 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 77°58'38"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 156.51 FEET; THENCE S.60°45'13"W. A DISTANCE OF 27.99 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 31°03'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 54.19 FEET; THENCE N.88°11'46"W. A DISTANCE OF 262.52 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 40°51'14"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 142.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 40°51'14"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 35.68 FEET; THENCE N.88°11'46"W. A DISTANCE OF 127.30 FEET; THENCE S.01°48'14"W. A DISTANCE OF 168.00 FEET; THENCE S.88°11'46"E. A DISTANCE OF 25.69 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.88°11'46"E. A RADIAL DISTANCE OF 63.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 44°11'39", A DISTANCE OF 40.88 FEET; THENCE S.01°48'14"W. A DISTANCE OF 146.08 FEET; THENCE N.88°11'46"W. ALONG THE SOUTH LINE OF SAID TRACT AA, A DISTANCE OF 70.00 FEET; THENCE S.01°48'14"W. A DISTANCE OF 15.00 FEET; THENCE S.43°11'46"E. A DISTANCE OF 35.36 FEET; THENCE N.88°11'46"W. ALONG THE SOUTH LINE OF SAID TRACT BB, A DISTANCE OF 140.00 FEET; THENCE N.46°48'14"E. A DISTANCE OF 35.36 FEET; THENCE N.01°48'14"E. A DISTANCE OF 15.00 FEET; THENCE N.88°11'46"W. A DISTANCE OF 466.83 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,900.00 FEET AND A CENTRAL ANGLE OF 11°57'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 605.67 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 55°12'01"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 57.81 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 45°04'54"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 169.17 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 54°25'17"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 56.99 FEET; THENCE N.11°41'22"W. A DISTANCE OF 182.31 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,900.00 FEET AND A CENTRAL ANGLE OF 12°49'38"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 649.24 FEET; THENCE N.01°08'16"E. A DISTANCE OF 830.98 FEET TO THE POINT OF BEGINNING (THE PREVIOUS EIGHT COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF SAID TRACT AA) CONTAINING 4,080,410 SQUARE FEET OR 93.673 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO MIRABELLA AT MIRASOL HOMEOWNERS 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 L, L1, L2, L3, L4 AND L5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 W, W1, W2 AND W3, THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID TRACTS W, W1, W2 AND W3 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 W, W1, W2 AND W3 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 W, W1, W2 AND W3 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.

KENCO COMMUNITIES AT MIRASOL, INC. NOTARY  
MIRASOL MASTER MAINTENANCE ASSOCIATION, INC. NOTARY  
FIRST UNION NATIONAL BANK NOTARY

4. THE WATER MANAGEMENT MAINTENANCE EASEMENTS (WME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES. SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

5. THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS UE 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.

6. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

7. PALM BEACH COUNTY AND THE CITY OF PALM BEACH GARDENS 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, WATER MANAGEMENT MAINTENANCE, AND WATER MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

8. 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 THE MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER 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.

9. AN INGRESS AND EGRESS EASEMENT OVER ALL OF TRACT A AND THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON IS 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, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

10. TRACT F, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

11. THE PEDESTRIAN ACCESS EASEMENTS (PAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

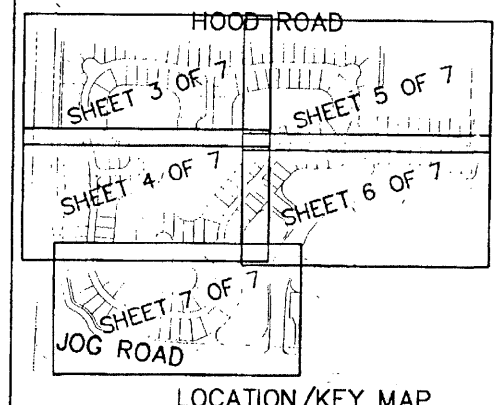
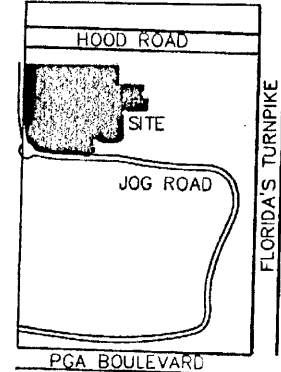
12. A WATER MANAGEMENT EASEMENT (WME) OVER ALL OF TRACTS A, W, W1, W2, AND W3 IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS. ONCE CONSTRUCTION OF THE APPROPRIATE PHASE OF THE WATER MANAGEMENT SYSTEM IS COMPLETED IN ACCORDANCE WITH NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S UNIT OF DEVELOPMENT NO. 43, CERTIFIED BY A PROFESSIONAL ENGINEER AND CONVEYED IN FEE TITLE TO AND ACCEPTED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE OBLIGATION TO OPERATE, INSPECT AND MAINTAIN THE WATER MANAGEMENT FACILITIES WITHIN SAID EASEMENTS.

13. THE WATER MANAGEMENT ACCESS EASEMENTS (WMAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

14. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES, SAID LANDS ENCOMPASSED 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.

15. 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 ENCOMPASSED 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.

16. THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR LANDSCAPE PURPOSES, INCLUDING THE RIGHT BUT NOT THE OBLIGATION TO PLANT, INSPECT AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE WITHIN THESE EASEMENTS.



21  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:53 P.M.  
THIS 17 DAY OF SEPT  
A.D. 2001 AND DULY RECORDED  
IN PLAT BOOK 122 ON  
PAGES 21 AND 22  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 7

## 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 SAID AS STATED HEREON, DATED THIS 17 DAY OF August 2001.

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

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

BY: *[Signature]*  
CRAIG A. PERNA  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

## ACKNOWLEDGEMENT

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED CRAIG 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, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF August 2001.

MY COMMISSION EXPIRES August 26, 2005 *[Signature]* DATE NOTARY PUBLIC

## MORTGAGEES CONSENT

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 1222, AT PAGE 1826 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF August 2001.

FIRST UNION NATIONAL BANK,  
A FLORIDA BANKING CORPORATION

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

BY: *[Signature]*  
DANA HUNTER  
VICE PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

## ACKNOWLEDGEMENT

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED DANA HUNTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 30th DAY OF August 2001.

MY COMMISSION EXPIRES: 3/12/2005 *[Signature]* DATE NOTARY

IN WITNESS WHEREOF, KENCO COMMUNITIES AT MIRASOL, INC., A FLORIDA CORPORATION, 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 20th DAY OF August 2001.

KENCO COMMUNITIES AT MIRASOL, INC.,  
A FLORIDA CORPORATION

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

BY: *[Signature]*  
KENNETH M. ENDELSON  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

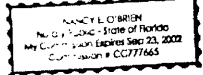
## ACKNOWLEDGEMENT

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF KENCO COMMUNITIES AT MIRASOL, 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, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF August 2001.

MY COMMISSION EXPIRES 9-23-2002 *[Signature]* NOTARY PUBLIC



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPOSITION 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.