

# MIRASOL PARCEL EIGHTEEN

BEING A REPLAT OF LOTS 31-35,  
MIRASOL PARCELS H AND I, PLAT BOOK 90, PAGES 41-48  
TOGETHER WITH A PORTION OF  
SECTION 3, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
GOLF DIGEST P.C.D., CITY OF PALM BEACH GARDENS  
PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 4

# 67

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 2001 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN, CLERK  
BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT, ACCEPTANCE OF DEDICATION AND RELEASE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY CONSENTS TO THE RELEASE OF THE UNIT OF DEVELOPMENT NO. 43 BLANKET WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORD BOOK 11755, PAGE 451, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO ONLY THAT REAL PROPERTY DESCRIBED IN AND SUBJECT TO THIS PLAT. THE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE EASEMENTS HEREIN GRANTED TO IT AND ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 10<sup>TH</sup> DAY OF SEPTEMBER, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: Sally Hamadeh  
PETER L. PIMENTEL, SECRETARY A. SALLY HAMADEH, PRESIDENT  
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

VIZCAYA AT MIRASOL 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 27 DAY OF August, 2001.

VIZCAYA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: Emily Henschke BY: Craig A. Perna  
PRINT NAME: Emily Henschke PRINT NAME: Craig A. Perna  
PRESIDENT

WITNESS: Karyn B. Howerton  
PRINT NAME: Karyn B. Howerton

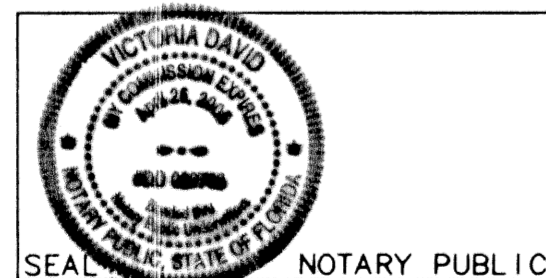
## ACKNOWLEDGEMENT

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 VIZCAYA AT MIRASOL 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 27 DAY OF August, 2001.

MY COMMISSION EXPIRES: April 24, 2005 Notary Seal  
DATE NOTARY PUBLIC



SEAL  
NORTHERN PALM BEACH  
COUNTY IMPROVEMENT  
DISTRICT

SEAL  
VIZCAYA AT MIRASOL  
PROPERTY OWNERS  
ASSOCIATION, INC.

SEAL  
MIRASOL MASTER  
MAINTENANCE  
ASSOCIATION, INC.

SEAL  
THE COUNTRY CLUB AT  
MIRASOL COMMUNITY  
ASSOCIATION, INC.

SEAL  
PROFESSIONAL  
SURVEYOR & MAPPER

## 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 27 DAY OF August, 2001.

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

WITNESS: Emily Henschke BY: Craig A. Perna  
PRINT NAME: Emily Henschke PRINT NAME: Craig A. Perna  
PRESIDENT

WITNESS: Karyn B. Howerton  
PRINT NAME: Karyn B. Howerton

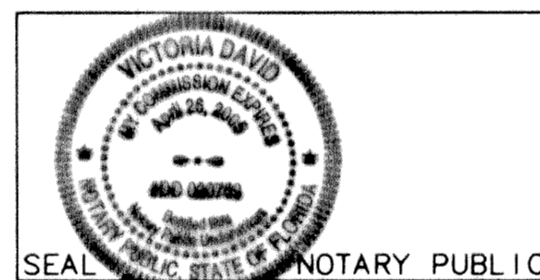
## ACKNOWLEDGEMENT

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, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF August, 2001.

MY COMMISSION EXPIRES: April 24, 2005 Notary Seal  
DATE NOTARY PUBLIC



## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE COUNTRY CLUB AT MIRASOL COMMUNITY 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 27 DAY OF August, 2001.

THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC.  
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: Emily Henschke BY: Craig A. Perna  
PRINT NAME: Emily Henschke PRINT NAME: Craig A. Perna  
PRESIDENT

WITNESS: Karyn B. Howerton  
PRINT NAME: Karyn B. Howerton

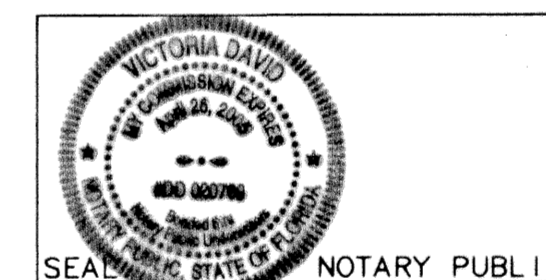
## ACKNOWLEDGEMENT

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 THE COUNTRY CLUB AT MIRASOL COMMUNITY 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 27 DAY OF August, 2001.

MY COMMISSION EXPIRES: April 24, 2005 Notary Seal  
DATE NOTARY PUBLIC



## AREA TABULATION

TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
31	0.25 ACRES	EXM	
32	0.26 ACRES	EXM	
33	0.25 ACRES	EXM	
34	0.27 ACRES	EXM	
35	0.25 ACRES	EXM	
36	0.23 ACRES	EXM	
37	0.27 ACRES	EXM	
38	0.31 ACRES	EXM	
39	0.31 ACRES	EXM	
40	0.31 ACRES	EXM	
41	0.29 ACRES	EXM	
42	0.28 ACRES	EXM	
43	0.25 ACRES	EXM	
44	0.25 ACRES	EXM	
45	0.25 ACRES	EXM	
46	0.25 ACRES	EXM	
47	0.25 ACRES	EXM	
48	0.25 ACRES	EXM	
49	0.23 ACRES	EXM	
50	0.23 ACRES	EXM	
51	0.23 ACRES	EXM	
52	0.25 ACRES	EXM	
53	0.24 ACRES	EXM	
54	0.23 ACRES	EXM	
A	0.86 ACRES	EXM	
B	0.91 ACRES	EXM	
C	0.14 ACRES	EXM	
LK-19	14.33 ACRES	EXM	
TOTAL	22.43 ACRES	EXM	

## SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 02°17'39" WEST ALONG THE WEST LINE OF TRACT E, BLOCK 1, MIRASOL PARCELS H AND I, RECORDED IN PLAT BOOK 90, PAGES 41-48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ARE OF THE SAME DATUM AS MIRASOL PLAT ONE AS RECORDED IN PLAT BOOK 89, PAGES 14-23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. 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. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.

5. 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.

## 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), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 7<sup>th</sup> DAY OF September, 2001 Mary Hanna Clodfelter  
MARY HANNA CLODFELTER  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4763

## TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

1. MARC I. SPENCER, 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 TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP; 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 DEPICTED BY THIS PLAT.

DATE: 8/16/01 BY: Marc I. Spencer  
MARC I. SPENCER  
FLORIDA BAR NO. 0508950

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

SHEET 2 OF 4

SCALE:  
N/A  
P.A. NO.:  
99357.00  
DATE:  
JUNE 2001  
DRAWING NO.  
42-42-03-62

FLORIDA L.B. NO. 48  
**MOCK • ROOS**  
ENGINEERS • SURVEYORS • PLANNERS  
5720 Corporate Way, West Palm Beach, Florida 33407  
(561) 683-3113, fax 478-7248

**MIRASOL PARCEL EIGHTEEN**  
BEING A REPLAT OF LOTS 31-35,  
MIRASOL PARCELS H AND I  
PLAT BOOK 90, PAGES 41-48  
TOGETHER WITH  
A PORTION OF  
SECTION 3, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
GOLF DIGEST P.C.D., CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA