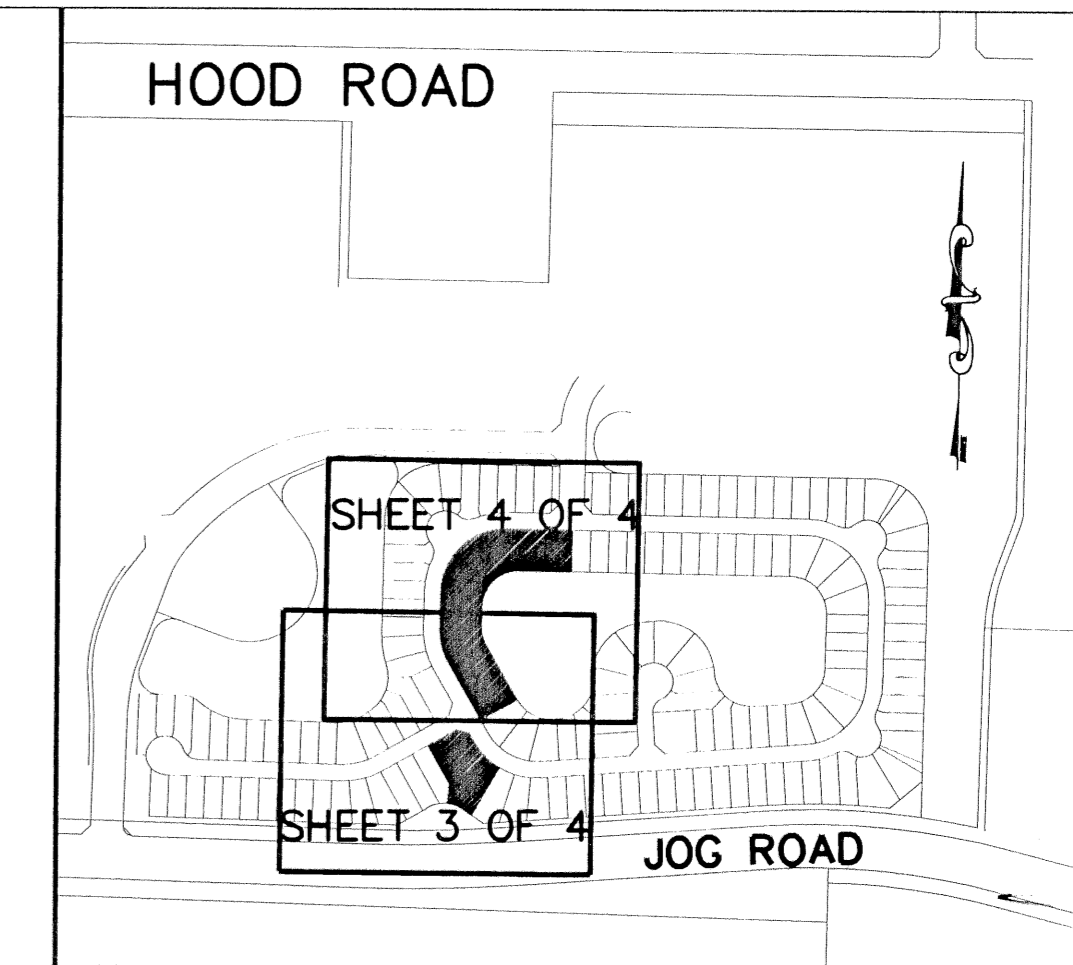


MIRABELLA AT MIRASOL PLAT "B" REPLAT

A REPLAT OF A PORTION OF MIRABELLA AT MIRASOL PLAT "B", AS RECORDED IN PLAT BOOK 92, PAGES 28 THROUGH 33 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

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
JANUARY - 2002



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:47 A.M.
THIS 25th DAY OF April
A.D. 2002 AND DULY RECORDED
IN PLAT BOOK 92 ON
PAGES 120 AND 123
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
By: *Dorothy H. Wilken*
DEPUTY CLERK

SHEET 1 OF 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KENCO COMMUNITIES AT MIRASOL, INC., A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, AND MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF MIRABELLA AT MIRASOL PLAT "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 28 THROUGH 33 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 SHOWN HEREON AS "MIRABELLA AT MIRASOL PLAT "B" REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 52 THROUGH 54, TOGETHER WITH LOTS 104 THROUGH 114, AND TRACT L2, ALL OF MIRABELLA AT MIRASOL PLAT "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 28 THROUGH 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 109,371 SQUARE FEET OR 2.511 ACRES, MORE OR LESS.

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

- TRACT L2B, AS SHOWN HEREON, IS HEREBY RESERVED BY 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 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 MANAGEMENT ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- ALL EASEMENTS SHOWN ON THIS PLAT ORIGINATED FROM THE PLAT OF "MIRABELLA AT MIRASOL PLAT B", AS RECORDED IN PLAT BOOK 92, PAGES 28 THROUGH 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 22 DAY OF April, 2002.

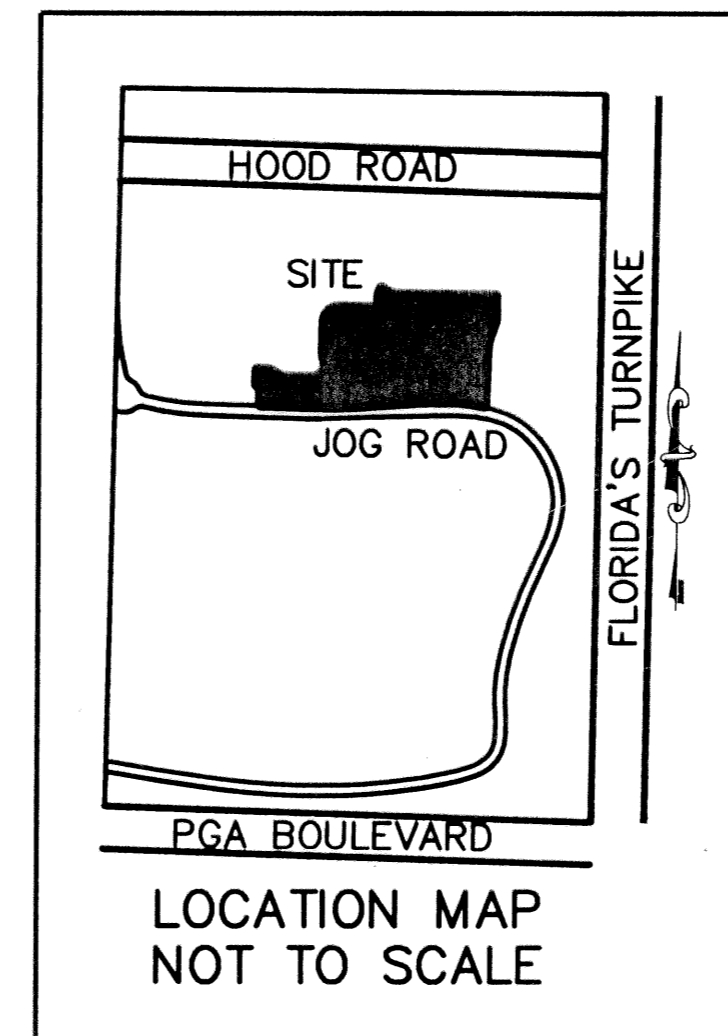
WITNESS: *Heleen Miles* PRINT NAME: Heleen Miles
BY: *Kenneth M. Enelson* PRINT NAME: Kenneth M. Enelson
PRESIDENT

WITNESS: *Sharon Wilson* PRINT NAME: Sharon Wilson

IN WITNESS WHEREOF, MIRABELLA AT MIRASOL HOMEOWNERS 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 22 DAY OF April, 2002.

WITNESS: *Heleen Miles* PRINT NAME: Heleen Miles
BY: *Dean J. Borg* PRINT NAME: Dean J. Borg
PRESIDENT

WITNESS: *Sharon Wilson* PRINT NAME: Sharon Wilson



ACKNOWLEDGEMENT

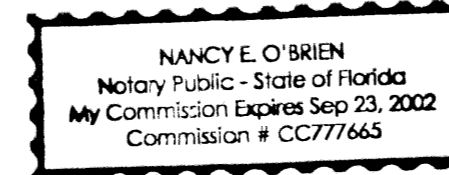
STATE OF FLORIDA;
COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF KENCO COMMUNITIES AT MIRASOL, INC., A FLORIDA CORPORATION, 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 22 DAY OF April, 2002.

MY COMMISSION EXPIRES: 9-23-2002 DATE
Nancy E. O'Brien NOTARY PUBLIC

PRINT NAME: Nancy E. O'Brien
LICENSE NO.: CC777665



ACKNOWLEDGEMENT

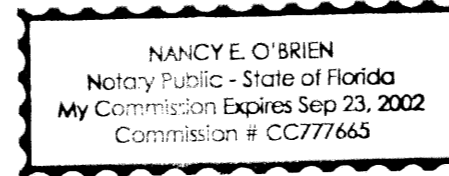
STATE OF FLORIDA;
COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED DEAN J. BORG WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIRABELLA AT MIRASOL HOMEOWNERS 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 22 DAY OF April, 2002.

MY COMMISSION EXPIRES: 9-23-2002 DATE
Nancy E. O'Brien NOTARY PUBLIC

PRINT NAME: Nancy E. O'Brien
LICENSE NO.: CC777665



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 12274, AT PAGE 1826 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS THEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF April, 2002.

FIRST UNION NATIONAL BANK,
A FLORIDA BANKING CORPORATION

WITNESS: *Bruce Hartman* PRINT NAME: Bruce Hartman
BY: *Dana Hunter* PRINT NAME: Dana Hunter
VICE PRESIDENT

ACKNOWLEDGEMENT

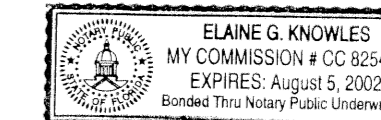
STATE OF FLORIDA;
COUNTY OF PALM BEACH; BROWARD

BEFORE ME, PERSONALLY APPEARED DANA HUNTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DA 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 25th DAY OF April, 2002.

MY COMMISSION EXPIRES: 8-25-2004 DATE
Elaine G. Knowles NOTARY PUBLIC

PRINT NAME: Elaine G. Knowles
LICENSE NO.: _____



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

STATE OF FLORIDA;
COUNTY OF PALM BEACH;

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY CONSENTS TO THE CREATION OF THIS PLAT AND ACKNOWLEDGES THAT ITS WATER MANAGEMENT EASEMENT AND WATERMANAGEMENT ACCESS EASEMENT ARE SHOWN HEREON AND THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 22 DAY OF May, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *Peter L. Pimentel* PRINT NAME: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS
BY: *Sally Hamadeh* PRINT NAME: Sally Hamadeh
A. SALY HAMADEH, PRESIDENT BOARD OF SUPERVISORS

KENCO COMMUNITIES AT MIRASOL, INC.	KENCO COMMUNITIES AT MIRASOL, INC. NOTARY	FIRST UNION NATIONAL BANK	FIRST UNION NATIONAL BANK NOTARY	MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC.	MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC. NOTARY	NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

NOTICE:
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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.