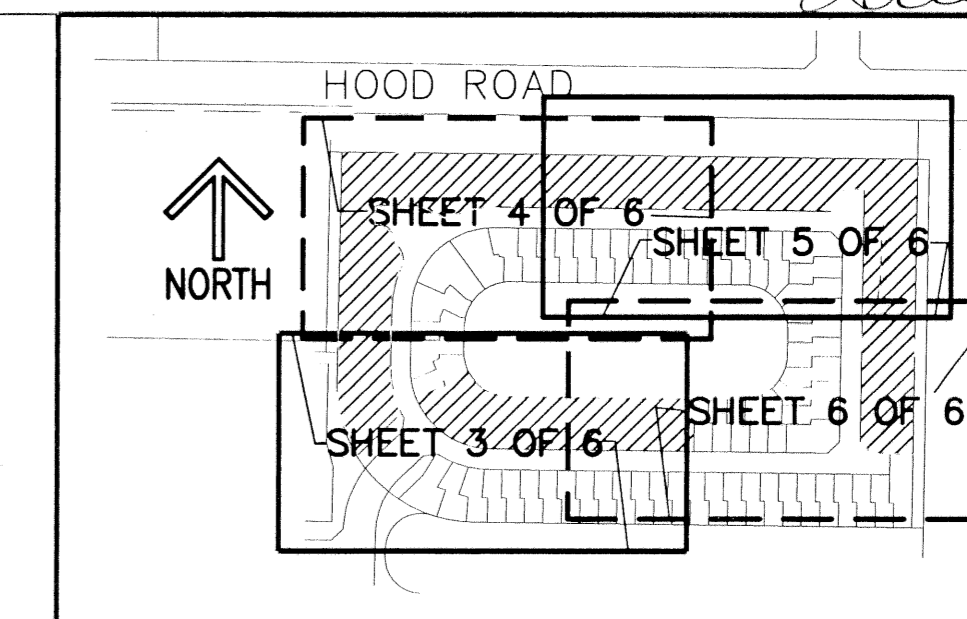


# MIRABELLA AT MIRASOL PLAT "C" REPLAT

A REPLAT OF A PORTION OF MIRABELLA AT MIRASOL PLAT "C", AS RECORDED IN PLAT BOOK 92, PAGES 34 THROUGH 39 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



20020369169  
**124**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:23 AM  
THIS 22 DAY OF April  
A.D. 2002 AND DULY RECORDED  
IN PLAT BOOK 92 ON  
PAGES 124 AND 129  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK

## 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 "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 34 THROUGH 39 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 "C" REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 27 THROUGH 77 TOGETHER WITH LOTS 114 THROUGH 125, AND TRACT L2, ALL OF MIRABELLA AT MIRASOL PLAT "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 34 THROUGH 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
CONTAINING 329,999 SQUARE FEET OR 7.576 ACRES, MORE OR LESS.

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

- TRACT L2C, 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 C", AS RECORDED IN PLAT BOOK 92, PAGES 34 THROUGH 39 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.

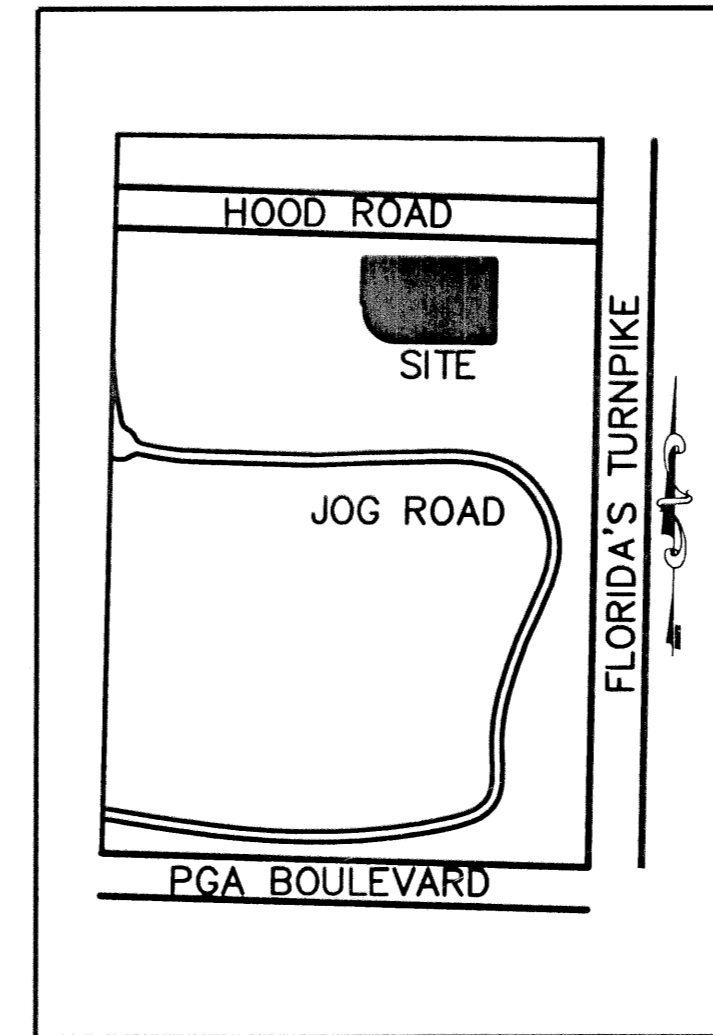
WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Helen Miller KENNETH M. ENDELSON  
PRESIDENT

WITNESS: *[Signature]*  
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: *[Signature]* BY: *[Signature]*  
PRINT NAME: Helen Miller DEAN J. BORG  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Sharon Wilson



LOCATION MAP NOT TO SCALE

## 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 WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO 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: *[Signature]* BY: *[Signature]*  
PRINT NAME: D BRUCE HAARTMAN PRINT NAME: Dana Hunter  
WITNESS: *[Signature]* VICE PRESIDENT  
PRINT NAME: MARY KIMMARE

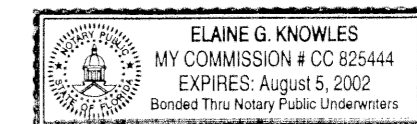
## ACKNOWLEDGEMENT

STATE OF FLORIDA;  
COUNTY OF PALM BEACH; BROWARD

BEFORE ME, PERSONALLY APPEARED DANA HUNTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A 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: 825444 Clair M. Knowles  
DATE 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: *[Signature]* BY: *[Signature]*  
PETER L. PIMENTEL, SECRETARY A. SAUD HAMADEH, PRESIDENT  
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

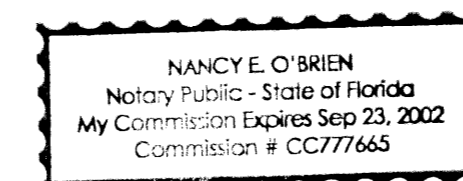
## ACKNOWLEDGEMENT

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A 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 Nancy E. O'Brien  
DATE NOTARY PUBLIC

PRINT NAME: Nancy E. O'Brien  
LICENSE NO.: CC77665



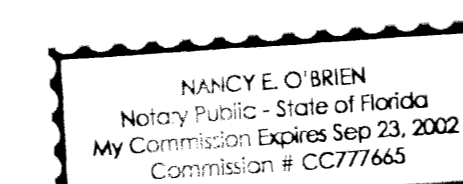
## ACKNOWLEDGEMENT

STATE OF FLORIDA;  
COUNTY OF PALM BEACH;

BEFORE ME, PERSONALLY APPEARED DEAN J. BORG WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A 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 Nancy E. O'Brien  
DATE NOTARY PUBLIC

PRINT NAME: Nancy E. O'Brien  
LICENSE NO.: CC77665



KENCO COMMUNITIES AT MIRASOL, INC. NOTARY  
FIRST UNION NATIONAL BANK NOTARY  
MIRABELLA AT MIRASOL HOMEOWNERS ASSOCIATION, INC. NOTARY  
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.