

MIRASOL PARCEL F REPLAT NO. 1

PART OF GOLF DIGEST P.C.D.
BEING A REPLAT OF TRACTS C AND I
MIRASOL PARCEL F
PB 90, PGS 97 - 101
SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____
THIS _____ DAY OF _____
AD, 2002 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

ANDALUSIA 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 11 DAY OF July, 2002.

ANDALUSIA AT MIRASOL COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: Charles N. Valle
PRINT NAME: Charles N. Valle

BY: Craig A. Perna
CRAIG A. PERNA
PRESIDENT

WITNESS: Lorna Arsenault
PRINT NAME: LORNA ARSENAULT

ACKNOWLEDGEMENT

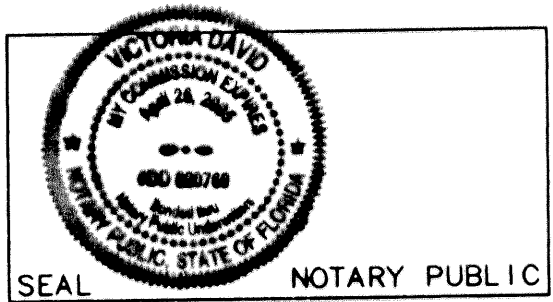
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 ANDALUSIA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A 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 11 DAY OF July, 2002.

MY COMMISSION EXPIRES: April 24, 2005
DATE

NOTARY PUBLIC: Victoria David
PRINT NAME: Victoria David



NOTARY LICENSE NO. DD020769

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 11 DAY OF July, 2002.

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

WITNESS: Charles N. Valle
PRINT NAME: Charles N. Valle

BY: Craig A. Perna
CRAIG A. PERNA
PRESIDENT

WITNESS: Lorna Arsenault
PRINT NAME: LORNA ARSENAULT

ACKNOWLEDGEMENT

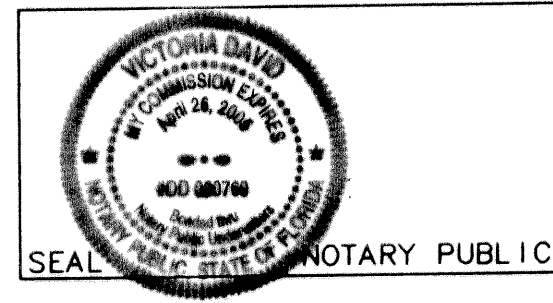
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF July, 2002.

MY COMMISSION EXPIRES: April 26, 2005
DATE

NOTARY PUBLIC: Victoria David
PRINT NAME: Victoria David



NOTARY LICENSE NO. DD020769

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 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 1st DAY OF August, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: Pamela M. Rauch
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS
SALLY HAMMAMEN, PRESIDENT BOARD OF SUPERVISORS
PAMELA M. RAUCH

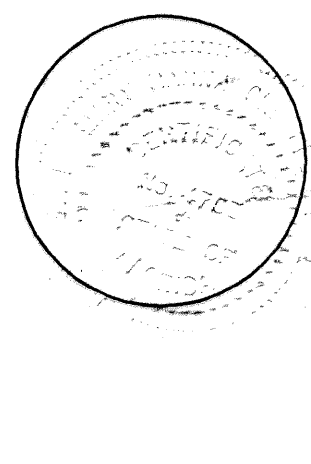
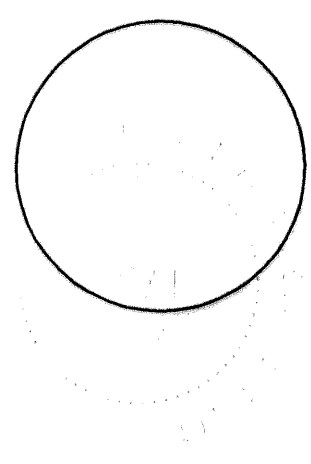
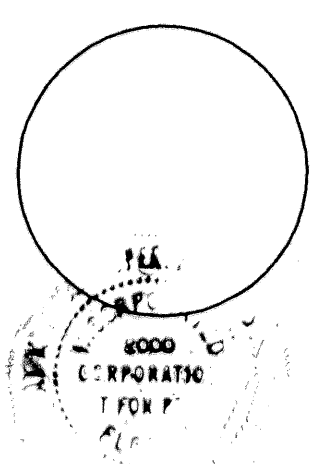
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	CODE
LAND USE CLASSIFICATION	EXM
EXEMPT ACREAGE	EXM

AREA TABULATION		
TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION
A	1.077 ACRES	EXM
B	0.066 ACRES	EXM
LK-13A	2.832 ACRES	EXM
TOTAL:	3.975 ACRES	EXM

SEAL
ANDALUSIA AT MIRASOL
PROPERTY OWNERS
ASSOCIATION, INC.

SEAL
NORTHERN PALM BEACH
COUNTY IMPROVEMENT
DISTRICT

SEAL
PROFESSIONAL
SURVEYOR & MAPPER



SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 88°21'27" WEST ALONG THE SOUTH LINE OF MIRASOL PARCEL F, RECORDED IN PLAT BOOK 90, PAGES 97-101, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - 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.
 - ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
 - THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
 - 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 MONUMENTS ACCORDING TO CHAPTER 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 29th DAY OF July, 2002
Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I, MARC I. SPENCER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC AND MIRASOL MASTER MAINTENANCE ASSOCIATION, INC.; 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: June 27, 2002
Marc I. Spencer
BY: 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.

SCALE: N/A	FLORIDA L.B. NO. 48	MIRASOL PARCEL F REPLAT NO. 1 PART OF GOLF DIGEST P.C.D. BEING A REPLAT OF TRACTS C AND I MIRASOL PARCEL F PB 90, PGS 97 - 101 SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
P.A. NO.: 99366.00		
DATE: MARCH, 2002	MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248	
DRAWING NO. 42-42-03-74		

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