

MIRASOL PLAT FIVE

PART OF GOLF DIGEST P.C.D.
BEING IN SECTIONS 32 AND 33, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
AND SECTIONS 04 AND 05, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 3 OF 19

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____
THIS _____ DAY OF _____
AD, 2003 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ THROUGH _____
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.
CIRCUIT COURT SEAL

SUBJECT PLAT IS LOCATED WITHIN THE NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 43 JURISDICTIONAL LIMITS.

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
FEE SIMPLE DEDICATIONS AND THE DEDICATION OF THE EASEMENTS HEREIN
GRANTED TO IT AND ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE
OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 26 DAY OF FEBRUARY, 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Diana Barlow BY: Pamela M. Rauch
Diana Barlow, SECRETARY Pamela M. Rauch, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

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 6th DAY OF FEBRUARY, 2003.

THE COUNTRY CLUB AT MIRASOL COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: Joyce B. Patrick BY: Craig A. Perna
PRINT NAME: Joyce B. Patrick CRAIG A. PERNA
PRESIDENT

WITNESS: Glenn N. Valle
PRINT NAME: Glenn N. Valle

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 6th DAY OF FEBRUARY, 2003.
MY COMMISSION EXPIRES: April 26, 2005 DATE Victoria Reece NOTARY PUBLIC

NOTARY: Victoria Reece SEAL NOTARY PUBLIC
PRINT NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
PORTO VECCHIO 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 6th DAY OF FEBRUARY, 2003.

PORTO VECCHIO AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: Joyce B. Patrick BY: Craig A. Perna
PRINT NAME: Joyce B. Patrick CRAIG A. PERNA
PRESIDENT

WITNESS: Glenn N. Valle
PRINT NAME: Glenn N. Valle

SEAL NORTHERN PALM BEACH
COUNTY IMPROVEMENT
DISTRICT

SEAL THE COUNTRY CLUB AT
MIRASOL COMMUNITY
ASSOCIATION, INC.

SEAL PORTO VECCHIO AT MIRASOL
PROPERTY OWNERS
ASSOCIATION, INC.

SEAL MIRASOL CLUB, INC.

SEAL PROFESSIONAL
SURVEYOR & MAPPER

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 PORTO VECCHIO
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 6th DAY OF FEBRUARY, 2003.

MY COMMISSION EXPIRES: April 26, 2005 DATE Victoria Reece NOTARY PUBLIC

NOTARY: Victoria Reece SEAL NOTARY PUBLIC
PRINT NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
MIRASOL CLUB, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY
ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED
AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR
SAME AS STATED HEREON, DATED THIS 6th DAY OF FEBRUARY, 2003.

MIRASOL CLUB, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: Joyce B. Patrick BY: Craig A. Perna
PRINT NAME: Joyce B. Patrick CRAIG A. PERNA
PRESIDENT

WITNESS: Glenn N. Valle
PRINT NAME: Glenn N. Valle

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 CLUB, 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 6th DAY OF FEBRUARY, 2003.

MY COMMISSION EXPIRES: April 26, 2005 DATE Victoria Reece NOTARY PUBLIC

NOTARY: Victoria Reece SEAL NOTARY PUBLIC
PRINT NAME

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
EXEMPT ACREAGE	EXM
GOLF - PRIVATE	GPR

P.C.D. TABULAR DATA LAND USE CODE

TRACT A	0.91	ACRES	EXM
TRACT B	0.34	ACRES	EXM
TRACT C	1.35	ACRES	GPR
TRACT D	0.02	ACRES	EXM
TRACT E	0.16	ACRES	EXM
TRACT F	0.71	ACRES	EXM
TRACT G	0.08	ACRES	EXM
TRACT G-1	0.18	ACRES	EXM
TRACT G-2	0.72	ACRES	EXM
TRACT G-3	0.72	ACRES	EXM
TRACT G-4	0.13	ACRES	EXM
TRACT G-5	0.19	ACRES	EXM
TRACT G-6	0.71	ACRES	EXM
TRACT G-7	0.58	ACRES	EXM
TRACT G-8	1.84	ACRES	EXM
TRACT G-9	0.18	ACRES	EXM
TRACT G-10	0.09	ACRES	EXM
TRACT G-11	0.05	ACRES	EXM
TRACT G-12	0.04	ACRES	EXM
TRACT G-13	0.21	ACRES	EXM
TRACT G-14	0.04	ACRES	EXM
TRACT G-15	0.17	ACRES	EXM
TRACT GC-1	7.82	ACRES	GPR
TRACT GC-2	9.62	ACRES	GPR
TRACT GC-3	3.31	ACRES	GPR
TRACT GC-4	7.81	ACRES	GPR
TRACT GC-5	26.91	ACRES	GPR
TRACT GC-6	6.85	ACRES	GPR
TRACT GC-7	7.54	ACRES	GPR
TRACT GC-8	7.30	ACRES	GPR
TRACT GC-9	42.99	ACRES	GPR
TRACT GC-10	8.29	ACRES	GPR
TRACT GC-11	8.45	ACRES	GPR
TRACT GC-12	5.69	ACRES	GPR
TRACT GC-13	3.54	ACRES	GPR
TRACT GC-14	14.76	ACRES	GPR
TRACT GC-15	3.35	ACRES	GPR
TRACT LK-1	16.59	ACRES	EXM
TRACT LK-2	35.48	ACRES	EXM
TRACT LK-3	3.70	ACRES	EXM
TRACT LK-31	3.42	ACRES	EXM
TRACT LK-32	1.83	ACRES	EXM
TRACT LK-33	2.88	ACRES	EXM
TRACT LK-34	2.25	ACRES	EXM
TRACT LK-38	4.95	ACRES	EXM
TRACT LK-39	2.49	ACRES	EXM
TRACT LK-40	28.40	ACRES	EXM
TRACT LK-41	1.86	ACRES	EXM
TRACT LK-42	3.35	ACRES	EXM
TRACT LK-43	4.42	ACRES	EXM
TRACT LK-47	7.60	ACRES	EXM
TRACT M-1	1.15	ACRES	EXM
TRACT M-2	205.90	ACRES	EXM
TRACT P-A	25.87	ACRES	EXM
TRACT P-B	2.13	ACRES	EXM
TRACT P-E	34.24	ACRES	EXM
TRACT P-I	8.84	ACRES	EXM
TRACT P-J	179.29	ACRES	EXM
TRACT P-K	0.03	ACRES	EXM
NPBCID BLEEDER PUMP STATION	0.03	ACRES	EXM
NPBCID PRIMARY PUMP STATION	0.51	ACRES	EXM

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., HAVE BEEN
SET; 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 11th DAY OF FEBRUARY, 2003 Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS 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 HEREON
DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO
TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED
PARTNERSHIP AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A
POLITICAL SUBDIVISION IN THE STATE OF FLORIDA; 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: January 17, 2003 BY: Marc I. Spencer
MARC I. SPENCER
FLORIDA BAR NO. 0508950
8430 ENTERPRISE CIRCLE, SUITE 100
BRADENTON, FL 34202

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH
01°26'14" WEST ALONG THE WEST LINE TRACT B, MIRASOL PLAT ONE, AS
RECORDED IN PLAT BOOK 89, PAGES 14 THROUGH 23, 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.
 - ALL LINES WHICH INTERSECT CURVES ARE NON-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.

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
P.A. NO.: 99367.00
DATE: MARCH, 2002
DRAWING NO.: 41-42-32-59
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 PLAT FIVE
PART OF GOLF DIGEST P.C.D.
BEING IN SECTIONS 32 AND 33,
TOWNSHIP 41 SOUTH, RANGE 42 EAST,
AND IN SECTIONS 04 AND 05,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

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