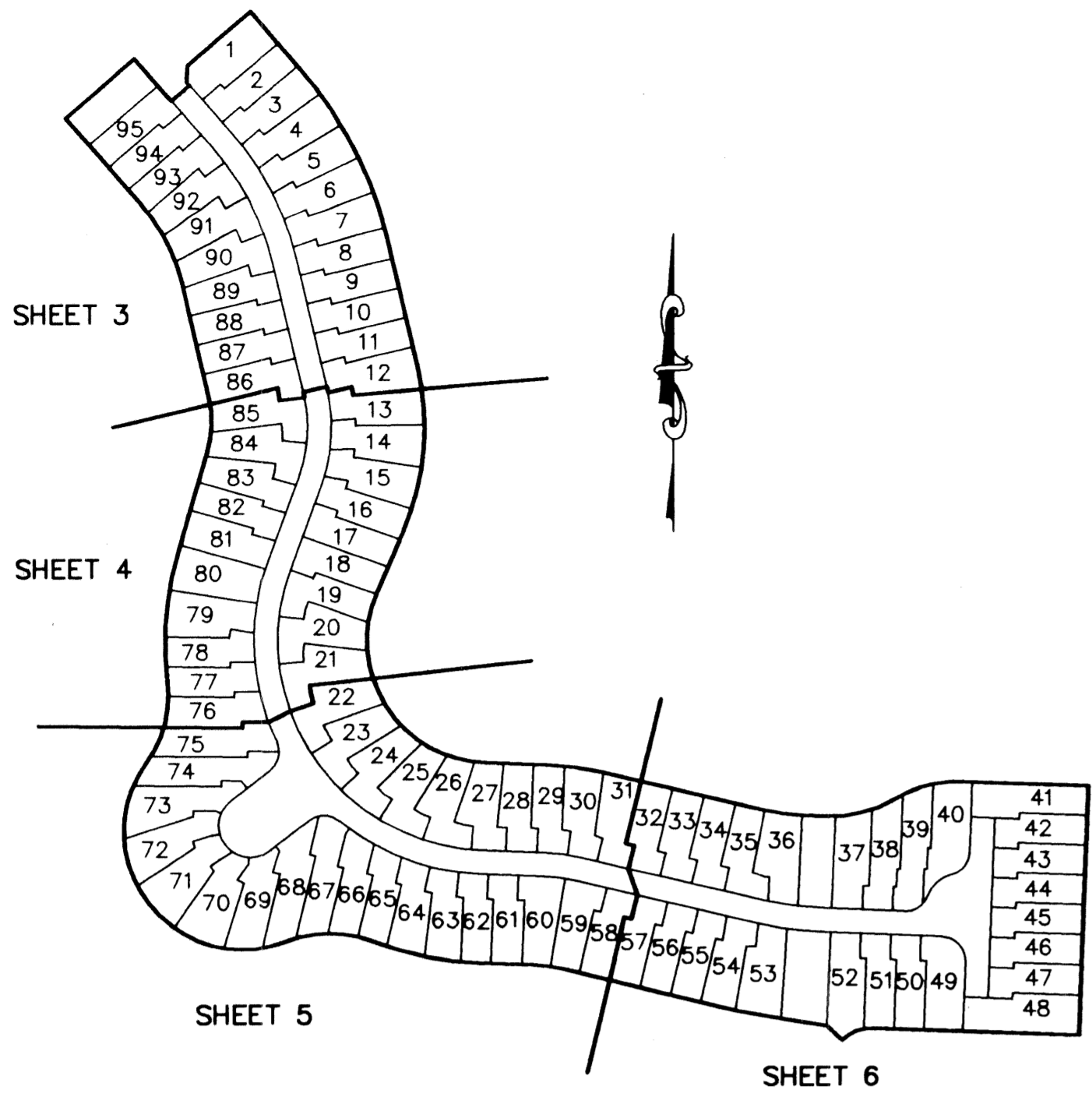


# MIRASOL PARCEL FOURTEEN

PART OF GOLF DIGEST P.C.D.  
BEING IN SECTIONS 03 AND 04, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 6



SHEET LOCATION MAP  
NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, PART OF GOLF DIGEST P.C.D., BEING IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "MIRASOL PARCEL FOURTEEN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTIONS 03 AND 04, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 40, MIRASOL PLAT THIRTEEN AS SHOWN IN PLAT BOOK 96, PAGES 81 THROUGH 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHEAST LINE OF SAID MIRASOL PARCEL THIRTEEN, NORTH 49°21'59" EAST, A DISTANCE OF 152.50 FEET; THENCE SOUTH 40°38'01" EAST, A DISTANCE OF 93.67 FEET; THENCE NORTH 49°21'59" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 40°38'01" WEST, A DISTANCE OF 7.50 FEET; THENCE NORTH 04°21'59" EAST, A DISTANCE OF 28.28 FEET; THENCE NORTH 49°21'59" EAST, A DISTANCE OF 137.50 FEET; THENCE DEPARTING SAID SOUTHEAST LINE, SOUTH 40°38'01" EAST, A DISTANCE OF 125.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 675.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°11'41", AN ARC DISTANCE OF 320.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°26'20" EAST, A DISTANCE OF 221.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°31'00", AN ARC DISTANCE OF 286.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23°04'40" WEST, A DISTANCE OF 112.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 205.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°53'37", AN ARC DISTANCE OF 396.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°48'56" EAST, A DISTANCE OF 100.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'36", AN ARC DISTANCE OF 94.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°30'21" EAST, A DISTANCE OF 274.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 325.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'36", AN ARC DISTANCE OF 64.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°48'56" EAST, A DISTANCE OF 44.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°02'44", AN ARC DISTANCE OF 115.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 208.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°02'44", AN ARC DISTANCE OF 119.96 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°48'56" EAST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 02°11'04" WEST, A DISTANCE OF 416.00 FEET; THENCE NORTH 87°48'57" WEST, A DISTANCE OF 341.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°18'14", AN ARC DISTANCE OF 57.33 FEET; THENCE NORTH 46°07'10" WEST, A DISTANCE OF 35.94 FEET; THENCE NORTH 81°16'01" WEST, A DISTANCE OF 93.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 667.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°45'41", A DISTANCE OF 55.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°30'21" WEST, A DISTANCE OF 302.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 242.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'36", AN ARC DISTANCE OF 47.87 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°48'56" WEST, A DISTANCE OF 90.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°56'11", AN ARC DISTANCE OF 178.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°18'36", AN ARC DISTANCE OF 147.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 198.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 146°38'34", AN ARC

DISTANCE OF 506.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTH-EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°18'36", AN ARC DISTANCE OF 147.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'17", AN ARC DISTANCE OF 217.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°11'54" EAST, A DISTANCE OF 169.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°38'14", AN ARC DISTANCE OF 103.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°26'20" WEST, A DISTANCE OF 188.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 325.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°11'41", AN ARC DISTANCE OF 154.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°38'01" WEST, A DISTANCE OF 191.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 983,194.38 SQUARE FEET OR 22.57 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO PORTO VECCHIO AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, DRAINAGE, UTILITY AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- TRACTS B, C AND D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PORTO VECCHIO AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES.
- THE PEDESTRIAN ACCESS EASEMENT (PAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO PORTO VECCHIO AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PORTO VECCHIO AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT A IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT A.
- AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A AND THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID), INCLUDING ITS STAFF AND AUTHORIZED CONSULTANTS, CONTRACTORS AND AGENTS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS TO AND FROM NPBCID WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES.

- AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A, C AND D, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR INGRESS AND EGRESS AND PEDESTRIAN AND VEHICULAR TRAFFIC WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO MIRASOL MASTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- ALL IMPROVEMENTS WITHIN THE PORTION OF TRACT A AND ALL OF TRACT C AND TRACT D INCLUDING THE 10 FEET WIDE UTILITY EASEMENT LOCATED THEREON, THAT ARE WITHIN THE VARIABLE WIDTH SEACOAST UTILITY AUTHORITY UTILITY EASEMENT, ARE SUBJECT TO AN EASEMENT UTILIZATION AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 11985, PAGE 261 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, TWC/MIRASOL, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 29<sup>th</sup> DAY OF August, 2003.

TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD.,  
A FLORIDA LIMITED PARTNERSHIP, f/k/a TWC/GOLF DIGEST, LTD.  
BY: TWC/MIRASOL, INC., A FLORIDA CORPORATION,  
f/k/a JCB GOLF VENTURES, INC.,  
AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT  
MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP

WITNESS: Shady N. Valle BY: Craig A. Perna  
PRINT NAME: Shady N. Valle VICE PRESIDENT

WITNESS: Vincent H. Crawford  
PRINT NAME: VINCENT H. CRAWFORD

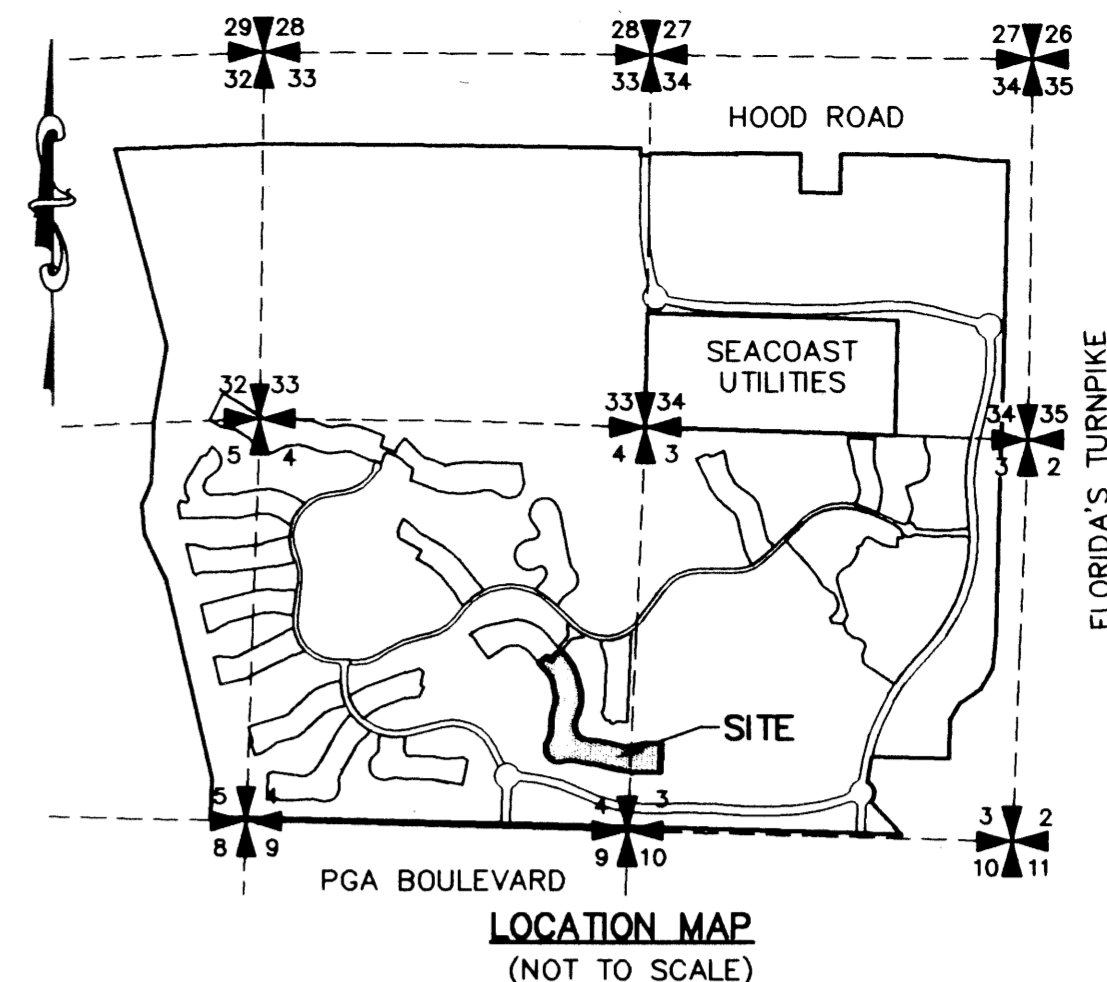
SEAL TWC/MIRASOL, INC. SEAL CITY OF PALM BEACH GARDENS SEAL REVIEWING SURVEYOR AND MAPPER

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.: 99375.00  
DATE: FEBRUARY 2003  
DRAWING NO.: 42-42-03-102

FLORIDA L.B. NO. 48  
MIRASOL PARCEL FOURTEEN  
PART OF GOLF DIGEST P.C.D.  
BEING IN SECTIONS 03 AND 04,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA

7520 Corporate Way, West Palm Beach, Florida 33407  
(561) 683-3113, fax 478-7248



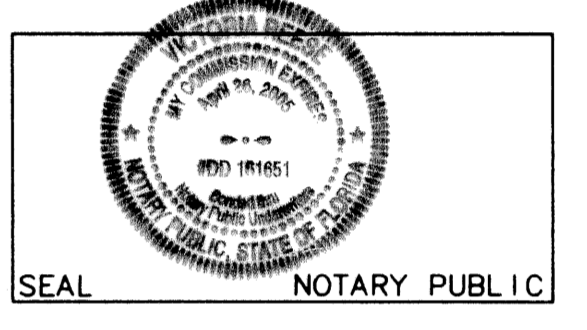
### ACKNOWLEDGEMENT

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 THE VICE PRESIDENT OF TWC/MIRASOL, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES AT MIRASOL, LTD., A FLORIDA LIMITED PARTNERSHIP, AND GENERALLY 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 29<sup>th</sup> DAY OF August, 2003.

MY COMMISSION EXPIRES: April 24, 2005  
DATE

NOTARY PUBLIC: Victoria Reese  
PRINT NAME: Victoria Reese



NOTARY LICENSE NO. DD161651

### APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 16<sup>th</sup> DAY OF October, 2003.

ATTEST: Patricia Snider BY: Eric Jablin  
PATRICIA SNIDER, CITY CLERK ERIC JABLIN, MAYOR

CITY ENGINEER:  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 6<sup>th</sup> DAY OF October, 2003.

BY: Daniel P. Clark  
DANIEL P. CLARK, P.E., CITY ENGINEER

### REVIEWING SURVEYOR

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.  
BY: O. Howard Dukes DATE: 3 September 2003  
O. HOWARD DUKES PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 4533

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 12:08 P.M.  
THIS 23 DAY OF Oct  
AD, 2003 AND DULY RECORDED  
IN PLAT BOOK 100 ON PAGES  
42 THROUGH 47  
DOROTHY H. WILKEN, CLERK  
BY: Mary Hanna Clodfelter D.C.  
CIRCUIT COURT SEAL

S:\bowl\top\p014\paw\p014.rpt.dwg 8/27/2003 10:03:53 AM EDT