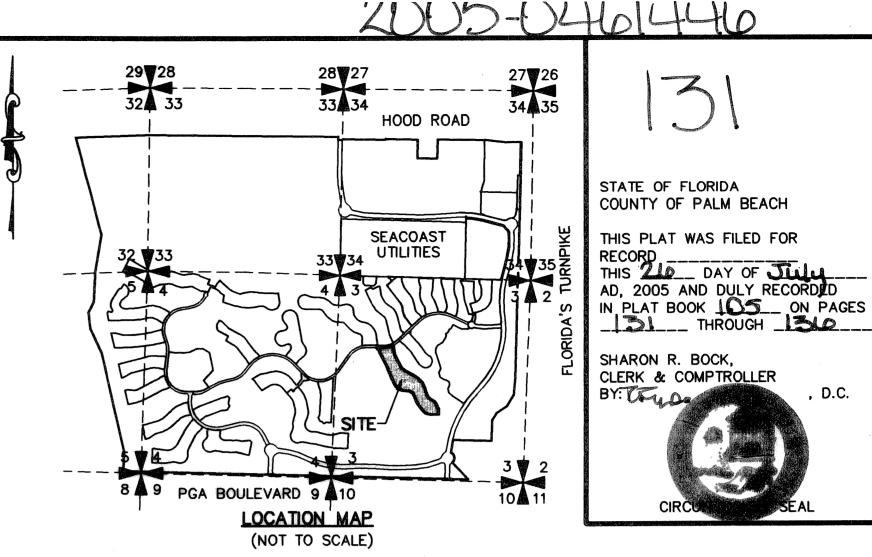
BEING A REPLAT OF TRACT 16, MIRASOL PLAT SIX, AS RECORDED IN PLAT BOOK 104, PAGES 89 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PART OF MIRASOL P.C.D. BEING IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 6



## DEDICATION

SHEET LOCATION MAP

NOT TO SCALE

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, BEING IN SECTION 03. TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT 16, MIRASOL PLAT SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 89 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING PART OF MIRASOL, P.C.D., AND BEING SHOWN HEREON AS "MIRASOL PARCEL SIXTEEN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

SHEET 5

A PARCEL OF LAND SITUATE IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 03; THENCE ALONG THE NORTH LINE OF SAID SECTION 03, SOUTH 88'11'46" EAST, A DISTANCE OF 1087.09 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 01.48'14" WEST, A DISTANCE OF 1967.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MIRASOL WAY, TRACT A, MIRASOL PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 149 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°57'11" EAST A DISTANCE OF 235.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 530.00 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT- OF - WAY LINE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'07", A DISTANCE OF 236.21 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 05°16'05" EAST A DISTANCE OF 102.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09'26'06", A DISTANCE OF 41.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'13". A DISTANCE OF 109.33 FEET; THENCE SOUTH 27°09'12" EAST A DISTANCE OF 407.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 177.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34'30'49", A DISTANCE OF 106.92 FEET; THENCE SOUTH 61°40'01" EAST A DISTANCE OF 312.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 622.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43'09'22". A DISTANCE OF 468.88 FEET: THENCE SOUTH 18'30'39" EAST A DISTANCE OF 174.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 477.50 FEET: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10.38,34". A DISTANCE OF 88.70 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°30'39". A DISTANCE OF 141.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°24'21", A DISTANCE OF 189.39 FEET; THENCE SOUTH 26°15'31" EAST A DISTANCE OF 74.24 FEET; THENCE SOUTH 01°48'33" EAST A DISTANCE OF 207.66 FEET: THENCE SOUTH 87'47'50" WEST A DISTANCE OF 214.39 FEET; THENCE NORTH 56°33'10" WEST A DISTANCE OF 9.86 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 206.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 05'17'38" WEST: THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°05'32", A DISTANCE OF 205.27 FEET; THENCE NORTH 38'12'06" WEST A DISTANCE OF 174.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 822.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°41'26", A DISTANCE OF 282.67 FEET; THENCE NORTH 18°30'39" WEST A DISTANCE OF 61.81 FEET; THENCE NORTH 25°37'10" WEST A DISTANCE OF 77.00 FEET; THENCE NORTH 59°19'53" WEST A DISTANCE OF 128.97 FEET; THENCE NORTH 89°53'09" WEST A DISTANCE OF 76.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 360.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°24'03". A DISTANCE OF 404.64 FEET; THENCE NORTH 25°29'05" WEST A DISTANCE OF 172.14 FEET: THENCE NORTH 22'21'53" WEST A DISTANCE OF 318.56 FEET; THENCE NORTH 27'09'12" WEST A DISTANCE OF 435.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21'53'07", A DISTANCE OF 95.49 FEET; THENCE NORTH 05°16'05" WEST A DISTANCE OF 33.31 FEET; THENCE SOUTH 72°50'13" WEST A DISTANCE OF 33.20 FEET; THENCE NORTH 29'47'21" WEST A DISTANCE OF 65.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 936024.25 SQUARE FEET OR 21.49 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVIERA 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.

2. TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO RIVIERA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE. LANDSCAPING AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. 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 EASEMENTS (PAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO RIVIERA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

5. 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 RIVIERA 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 WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT A.

6. AN INGRESS-EGRESS EASEMENT (IEE) OVER ALL OF TRACT A . AND THE DRAINAGE EASEMENT (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. WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. 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. AS SHOWN HEREON. IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE COUNTRY CLUB AT MIRASOL COMMUNITY 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.

THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS 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, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

10. THE WATER LINE EASEMENT (WLE), AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS. FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

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 \_\_\_\_\_\_\_, 2005.

> 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

ØRAIG A. PERNA VICE PRESIDENT WITNESS: Patruh PRINT NAME: JOYCELYN B. PATRICIC

## ACKNOWLEDGEMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN TO AS IDENTIFICATION, AND WHO ME. OR HAS PRODUCED 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 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 10th DAY OF MAY, 2005.



CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS \_\_\_\_\_\_\_. 2005. PATRICIA SNIDER, CMC, CITY CLERK CITY ENGINEER: 

REVIEWING SURVEYOR STATE OF FLORIDA

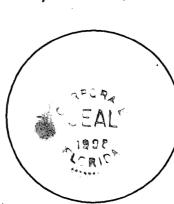
COUNTY OF PALM BEACH )

**APPROVALS** 

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 (P.C.P.s) OR MONUMENTS AT

DATE: 13 June 2005 O. HOWARD DUKES PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS 4533

TWC/MIRASOL, INC.



REVIEWING CITY OF PALM SURVEYOR AND MAPPER BEACH GARDENS

THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ. P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY.

WEST PALM BEACH, FLORIDA 33407. FLORIDA L.B. NO. 48 P.A. NO.: 99377.00 AUGUST 2004 DRAWING NO. 5720 Corporate Way, West Palm Beach, Florida 33407

42-42-03-133

(561) 683-3113, fax 478-7248

SHEET 1 OF 6 MIRASOL PARCEL SIXTEEN BEING A REPLAT OF TRACT 16. MIRASOL PLAT SIX, PLAT BOOK 104, PAGES 89 THROUGH 109 PART OF MIRASOL P.C.D. BEING IN SECTION 03, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS,

PALM BEACH COUNTY, FLORIDA

REVISED 05-02-05 TAYLPA16\PA16RP01