#### 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, BEING IN SECTION 04, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING PART OF GOLF DIGEST P.C.D., AND SHOWN HEREON AS "MIRASOL PARCEL ELEVEN", BEING MORE PARTICULARLY DESCRIBED AS

A PARCEL OF LAND SITUATE IN SECTION 04. TOWNSHIP 42 SOUTH. RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 04: THENCE ALONG THE EAST LINE OF SAID SECTION 04, SOUTH 02'27'41" WEST, A DISTANCE OF 2334.66 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 87°32'19" WEST. A DISTANCE OF 2123.87 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 830.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 25'37'10" EAST; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24'54'32", A DISTANCE OF 360.83 FEET; THENCE NORTH 38.04'26" WEST, A DISTANCE OF 89.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 245.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12'26'16", A DISTANCE OF 53.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 245.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°26'16", A DISTANCE OF 53.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 38'04'26" WEST, A DISTANCE OF 362.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 332.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22'48'45", A DISTANCE OF 132.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 60°53'11" WEST, A DISTANCE OF 250.82 FEET: THENCE NORTH 29'06'49" EAST, A DISTANCE OF 140.00 FEET: THENCE NORTH 60'53'11" WEST, A DISTANCE OF 327.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 58.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 91.11 FEET; THENCE ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, NORTH 60'53'11" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 12'42'05" EAST, A DISTANCE OF 88.48 FEET; THENCE NORTH 29'06'49" EAST, A DISTANCE OF 113.12 FEET; THENCE SOUTH 60'53'11" EAST, A DISTANCE OF 98 00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 198.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32.08'31". A DISTANCE OF 111.07 FEET TO THE POINT OF REVERSE 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 32'08'31", A DISTANCE OF 112.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60'53'11" EAST, A DISTANCE OF 366.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 667.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22'48'45", A DISTANCE OF 265.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38'04'26" EAST, A DISTANCE OF 362.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 245.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°26'16", A DISTANCE OF 53.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 245.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12'26'16", A DISTANCE OF 53.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38'04'26" EAST, A DISTANCE OF 89.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 427,167.279 SQUARE FEET OR 9.806 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 TALAVERA 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 TALAVERA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR GPEN 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.

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.

# MIRASOL PARCEL ELEVEN

PART OF GOLF DIGEST P.C.D.
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 4

THE PEDESTRIAN ACCESS EASEMENTS (PAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COUNTRY CLUB AT MIRASOL COMMUNITY 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.

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 TALAVERA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT. ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET 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 TRACTS A '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.

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.

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 \_\_\_\_\_ 

> 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

WITNESS: Tilleun Stufan

elma CRAIG A. PERNA

**VICE PRESIDENT** 

## **ACKNOWLEDGEMENT**

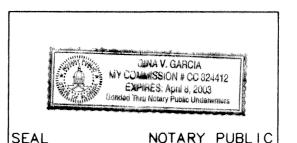
STATE OF FLORIDA COUNTY OF SARASOTÁ

BEFORE ME PERSONALLY APPEARED CRAIG A. PERNA WHO IS PERSONALLY KNOWN )TO 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 14 DAY OF JUNE, 2002. MY COMMISSION EXPIRES: 4/8/03

NOTARY PUBLIC: Sina V. Sareia PRINT NAME: GINA V. GARCIA

NOTARY LICENSE NO. CC 824412



#### 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 144 DAY OF \_\_\_\_\_\_, 2002.

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

WITNESS: PHALLERIA ON CHAM PRINT NAME: Kathleen T. Scrufari WITNESS: Janux G. Mrck

CRAIG A. PERNA PRESIDENT

STATE OF FLORIDA COUNTY OF PALM BEACH )

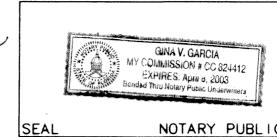
**ACKNOWLEDGEMENT** 

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 14 DAY OF JUNE, 2002

MY COMMISSION EXPIRES: 4/8/03
DATE

NOTARY LICENSE NO. CC 8244/2



HOOD ROAD SEACOAST UTILITIES PGA BOULEVARD LOCATION MAP (NOT TO SCALE)

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD /: 34 0. 1.
THIS /8+ DAY OF Suly AD, 2002 AND DULY RECORDED IN PLAT BOOK 95 ON PAGES AND 133 DOROTHY H. MIKEN, CLERK
BY horry Millinge, D.C.

### **APPROVALS**

CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS

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.

PASQUALE VOLPE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
SINGLE FAMILY(OTHER)	SFO
EXEMPT ACREAGE	EXM

P.C.D. TABULAR DATA		LAND USE CODE		
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 TRACT A TRACT B TRACT C TRACT D	0.302 0.303 0.300 0.300 0.315 0.340 0.309 0.300 0.300 0.420 0.381 0.394 0.300 0.300 0.300 0.300 0.300 0.305 0.300 0.300 0.300 0.300 0.300 0.300	ACRES ACRES ACRES ACRES ACRES ACCRES	SF0 SF0 SF0 SF0 SF0 SF0 SF0 SF0 SF0 SF0	
TOTAL	9.806 ACRE	S		

TWC/MIRASOL, INC.

MIRASOL MASTER MAINTENANCE ASSOCIATION, INC.

CITY OF PALM BEACH GARDENS REVIEWING SURVEYOR AND MAPPER

42-42-04-123

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.

FLORIDA L.B. NO. 48 N/A P.A. NO.: **MOCK • ROOS** 99364.00 ENGINEERS • SURVEYORS • PLANNERS FEBRUARY 2002 DRAWING NO. 720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248

MIRASOL PARCEL ELEVEN PART OF GOLF DIGEST P.C.D. SITUATE IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS. PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

REV.: 06-05-02 CAD FILE: TAYLPA11\PA11RPO