

MUIRFIELD - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

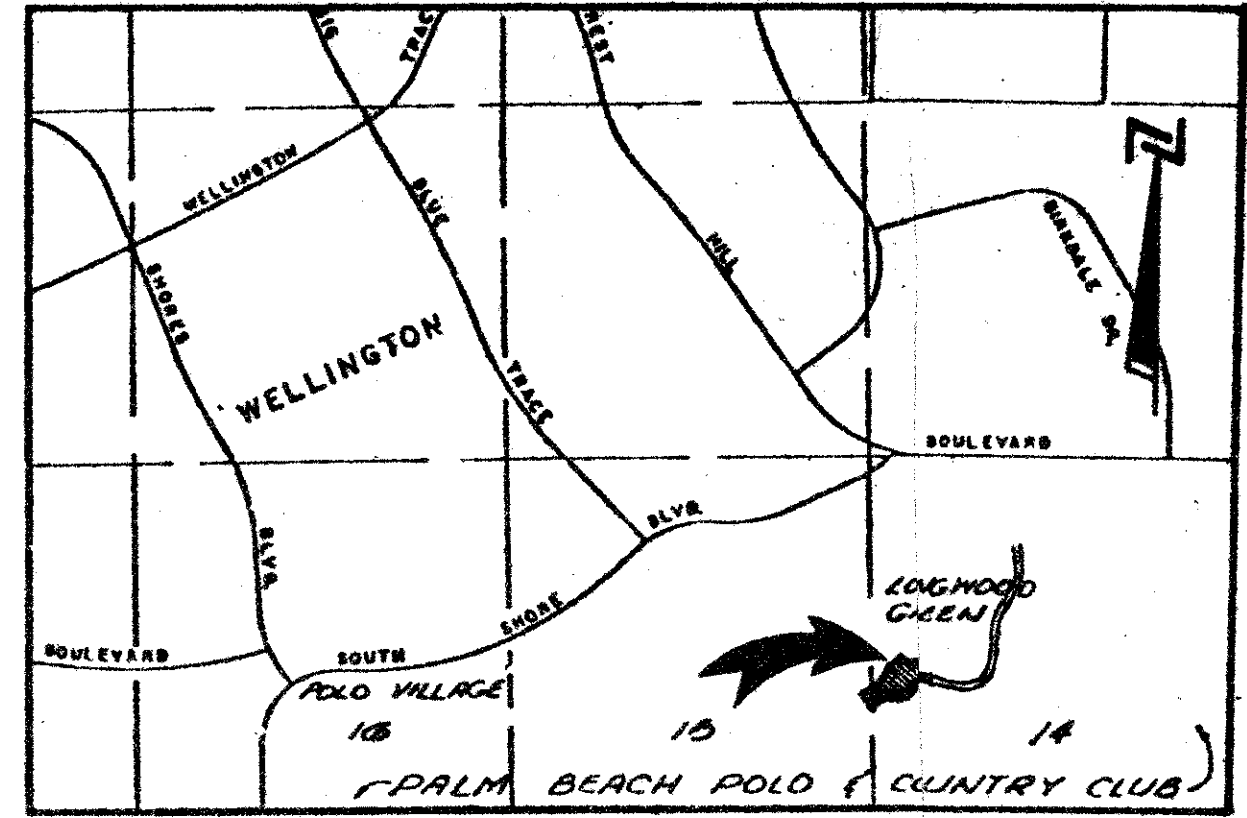
IN SECTIONS 14 & 15 TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA.

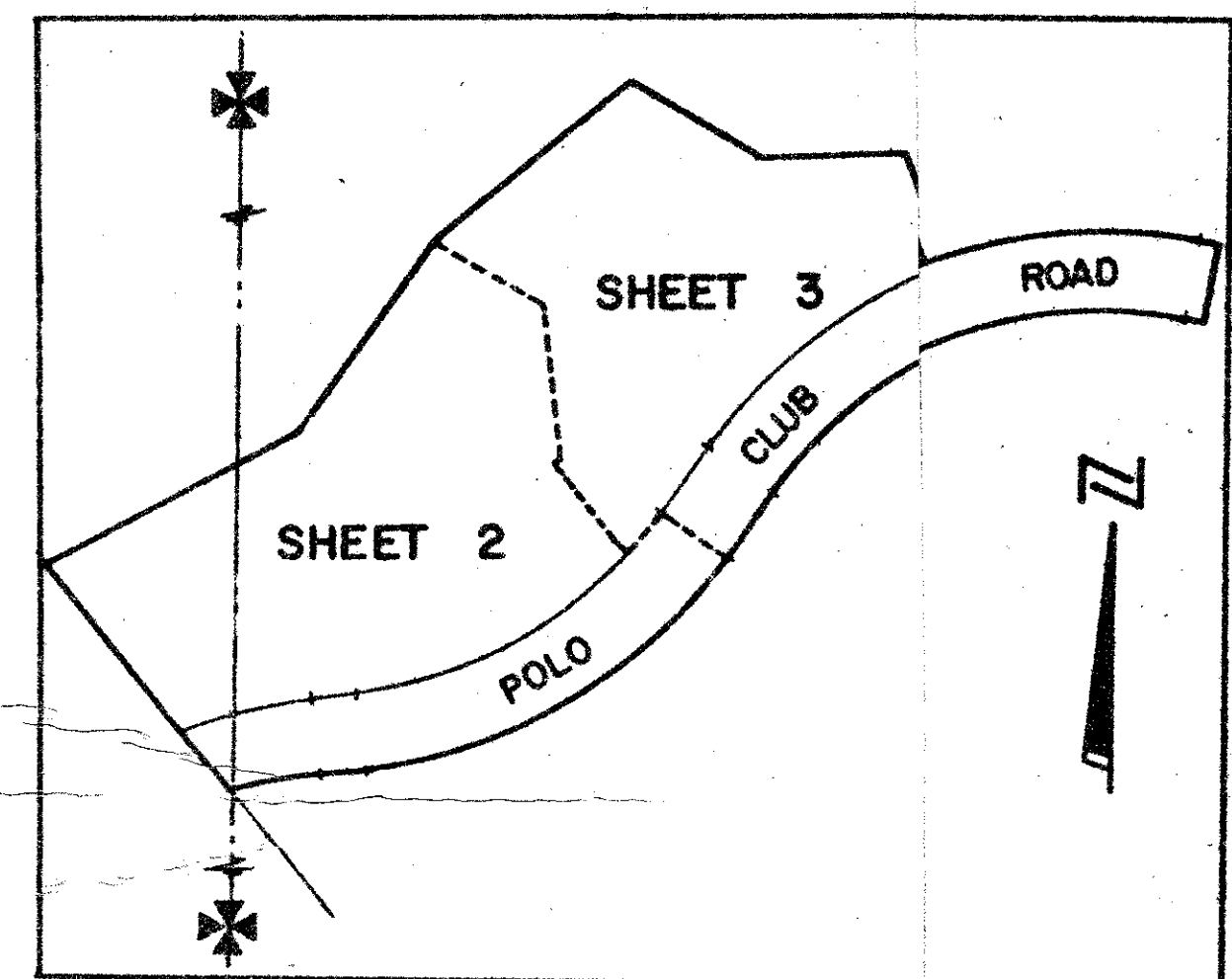
DATE: APRIL 1984

SHEET 1 OF 3 SHEETS

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:53 AM
this 10th day of May
1984, and duly recorded in File Book No.
19, 84, on pages 30, 31 & 32.
JOHN B. DUNKLE, Clerk Circuit Court
By: *Donald W. Huber*, D.C.



LOCATION MAP



PLAT SHEET INDEX MAP SCALE: 1" = 200'

LAND USE

SINGLE FAMILY LOTS (20)	2.77 ACRES
ROAD R/W	2.45 ACRES
ROAD TRACTS A & B (ACCESS)	0.95 ACRES
PARCEL 'C' (COMMON AREA)	0.69 ACRES
PARCEL 'D' (COMMON AREA)	0.18 ACRES
PARCEL 'E' (RECREATION AREA)	0.53 ACRES
PARCEL 'F' (LAKE PURPOSES)	0.92 ACRES
TOTAL	8.49 ACRES
DENSITY (20 UNITS)	2.36 UNITS/ACRE

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE, WATER OR SEWER EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT
- EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER SYSTEMS UNLESS OTHERWISE NOTED.

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS, THAT GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS MUIRFIELD - PLAT NO. 1 OF PALM BEACH POLO & COUNTRY CLUB - WELLINGTON - P.U.D., LYING IN PART OF SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED TO THE LEFT UNDER DESCRIPTION, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: POLO CLUB ROAD AS SHOWN IS FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES, PARCEL F AS SHOWN, IS FOR LAKE PURPOSES AND ALONG WITH THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. MUIRFIELD COURT AND ACCESS TRACTS A AND B AS SHOWN, ARE FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES, PARCELS C AND D ARE FOR COMMON PURPOSES, PARCEL E IS FOR RECREATION PURPOSES AND ALL ARE HEREBY DEDICATED TO THE MUIRFIELD TOWNHOMES ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF April 1984.

GOULD FLORIDA INC., A DELAWARE CORPORATION
ATTEST: *James J. Coorek* JAMES J. COOREK, ASSISTANT SECRETARY
James J. Coorek BY: *James J. Coorek* JERRY STRIBLING, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JERRY STRIBLING AND JAMES J. COOREK, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April 1984.
Victoria Olsen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-27-86

DESCRIPTION

DESCRIPTION
A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE NORTH 1°03'05" EAST ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 1538.08 FEET TO THE POINT OF BEGINNING AND THE DN-RADIAL INTERSECTION WITH A CURVE HAVING A RADIUS OF 460.00 FEET AND A TANGENT BEARING OF SOUTH 71°52'45" WEST AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°14'24", A DISTANCE OF 1.98 FEET TO THE NON-RADIAL INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-7; THENCE NORTH 38°41'35" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 302.39 FEET; THENCE NORTH 62°41'44" EAST, A DISTANCE OF 221.82 FEET TO THE INTERSECTION WITH THE SAID WEST LINE OF SECTION 14; THENCE CONTINUE NORTH 62°41'45" EAST, A DISTANCE OF 74.56 FEET; THENCE NORTH 35°51'58" EAST, A DISTANCE OF 240.15 FEET; THENCE NORTH 59°26'58" EAST, A DISTANCE OF 203.01 FEET; THENCE SOUTH 59°00'00" EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH 86°42'11" EAST, A DISTANCE OF 143.94 FEET; THENCE SOUTH 22°25'10" EAST, A DISTANCE OF 118.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'03", A DISTANCE OF 286.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 80°00'00" EAST, A DISTANCE OF 21.18 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF POLO CLUB ROAD PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 10°00'00" WEST, ALONG THE SAID WESTERLY LINE OF POLO CLUB ROAD PLAT NO. 1, A DISTANCE OF 80.00 FEET; THENCE NORTH 80°00'00" WEST, A DISTANCE OF 21.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°40'24", A DISTANCE OF 510.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 36°09'36" WEST, A DISTANCE OF 77.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°31'38", A DISTANCE OF 447.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°40'11" WEST, A DISTANCE OF 45.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°47'27", A DISTANCE OF 94.65 FEET TO THE POINT OF BEGINNING.
CONTAINING: 369,979 SQUARE FEET OR 8.49 ACRES MORE OR LESS, SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

APPROVALS

ACME IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 16 DAY OF APRIL 1984.
BY: *Madison F. Sacelli*
MADISON F. SACELLI - SECRETARY
ATTEST: *A. W. Glisson*
A. W. GLISSON - GENERAL MANAGER

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 2 DAY OF May 1984.
BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN
ATTEST: JOHN B. DUNKLE, CLERK
BY: *Elizabeth R. Ralston*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 4 DAY OF May 1984.
BY: *W. F. Kahlert*
W. F. KAHLERT - COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, LARRY ALEXANDER, 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 IN GOULD FLORIDA INC., A DELAWARE CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.
Larry Alexander
LARRY ALEXANDER - ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: MAY 7, 1984

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.S.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 4-9-84
BY: *Nick Miller*
NICK MILLER
PROFESSIONAL LAND SURVEYOR NO. 3884
STATE OF FLORIDA

48/30
MUIRFIELD #1 PBPC

Dailey-Fotopay, inc.
land surveyors, planners, engineers
1028 So. Military Trail - West Palm Beach, Florida - 33406 Phone 365-0500

DRAWING NUMBER
48/30

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