49/166

MUIRFIELD - PLAT NO. 2
OF PALM BEACH POLO AND COUNTRY CLUB
WELLINGTON - P.U.D.

IN SECTION 14, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA.
DATE JULY 1984 SHEET 1 OF 2 SHEETS

166

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA
This Plat was filed for record on the 26th day of NOVEMBER A.D. 1984 and duly recorded in Plat Book No. 47 on Page 166 & 167
JOHN B. DUNKLE, Clerk Circuit Court
By Margaret E. Hamilton D.C.

LOCATION MAP

DESCRIPTION

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PERMANENT REFERENCE MONUMENT NO. 1 AT THE MOST NORTHERLY LIMITS OF MUIRFIELD - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D. AS RECORDED IN PLAT BOOK 46, PAGES 30-35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°39'19" EAST ALONG THE WEST LINE OF SECTION 14, A DISTANCE OF 1,319.22 FEET; THENCE NORTH 89°20'41" WEST, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 89°20'41" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 00°23'00" A DISTANCE OF 6.69 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 23°57'19" A DISTANCE OF 94.06 FEET; THENCE NORTH 23°34'19" EAST, A DISTANCE OF 143.94 FEET; THENCE NORTH 66°25'41" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 23°34'19" WEST, A DISTANCE OF 143.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 23°57'19" A DISTANCE OF 73.16 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 00°23'00" A DISTANCE OF 6.69 FEET; THENCE SOUTH 00°39'19" WEST, A DISTANCE OF 1,319.22 FEET; THENCE SOUTH 89°20'41" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,111,511 SQUARE FEET OR 2.627 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) 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 OF THE FLORIDA STATUTES, AS AMENDED AND ORDINANCE NO. 73-41 OF PALM BEACH COUNTY, FLORIDA.

DATE ALAN WILCOX
PROFESSIONAL LAND SURVEYOR NO. 3888
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
ALAN WILCOX, DAILEY-FOTERAY, INC.
1200 SOUTH DIXIE HWY.
WEST PALM BEACH, FLORIDA 33405

LAND USE

SINGLE FAMILY LOTS (11)	1.54 ACRES
ROAD TRACT 'K' (ACCESS)	0.44 ACRES
PARCEL 'G' (COMMON AREA)	0.09 ACRES
PARCEL 'H' (COMMON AREA)	0.33 ACRES
PARCEL 'I' (COMMON AREA)	0.09 ACRES
PARCEL 'J' (COMMON AREA)	0.64 ACRES
TOTAL	2.63 ACRES
DENSITY (11 UNITS)	4.18 UNITS/ACRE

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00°39'19" EAST ALONG THE WEST LINE OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO STRUCTURES OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

MAINTENANCE OF LANDSCAPING ON ALL LOT 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, BE FOR PUBLIC UTILITIES, WATER AND SEWER, UNLESS OTHERWISE NOTED.

APPROVALS

ACME IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 24th DAY OF October 1984.

BY: Madison F. Parrott
MADISON F. PARROTT - SECRETARY

ATTEST: R.D. Gleason
R.D. GLEASON - GENERAL MANAGER

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD.

THIS 13 DAY OF Nov 1984.

BY: Ken Adkins
KEN ADKINS - CHAIRMAN

ATTEST: JOHN B. DUNKLE - CLERK
BY: Ruth B. Compton
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD.

THIS 13 DAY OF Nov 1984.

BY: A. Kelly
A. KELLY JR. - COUNTY ENGINEER

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

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. 2 OF PALM BEACH POLO & COUNTRY CLUB - WELLINGTON - P.U.D., LYING ON SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: ROAD TRACT 'K' AS SHOWN, IS AS ACCESS TRACT, FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES, PARCELS G, H, I AND J ARE FOR COMMON 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 EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, WATER AND SEWER. DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-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 24th DAY OF October 1984.

GOULD FLORIDA INC., A DELAWARE CORPORATION

ATTEST: Diana Curren BY: James J. Ogden
DIANA CURREN, ASSISTANT SECRETARY JAMES J. OGDEN, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED JAMES J. OGDEN AND DIANA CURREN, VICE-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 24th DAY OF October, 1984.

Victoria Blanco
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-21-86

TITLE CERTIFICATION

0332-316

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

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 AND THAT TITLE TO THE PROPERTY IS VESTED IN GOULD FLORIDA INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FREE OF ALL MORTGAGES AND ENCUMBRANCES OF RECORD, SUBJECT ONLY TO THE RESERVATIONS, WHICH ARE NOT PROHIBITED BY LAW, AND TO THE RESTRICTIONS, IF ANY, SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

Larry Alexander
LARRY ALEXANDER, ATTORNEY AT LAW
LICENSED IN FLORIDA Date: Nov. 13, 1984

MUIRFIELD 2 of P.B. Polo & CC Well

Dailey-Foteray, inc.
land surveyors, planners, engineers