

DRAWING NUMBER 50/18

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MUIRFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

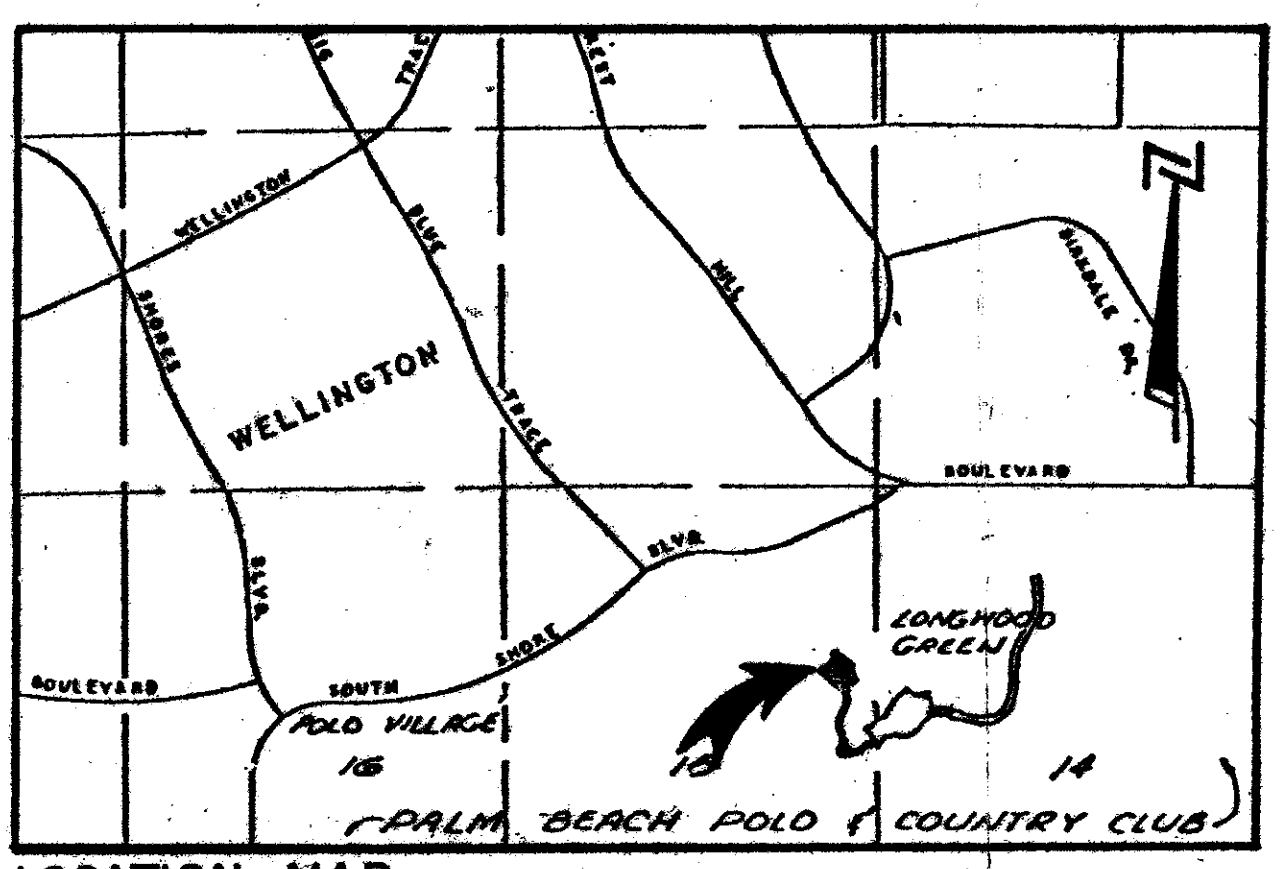
IN SECTION 15, TWP. 44S., RGE. 41E.

PALM BEACH COUNTY, FLORIDA.

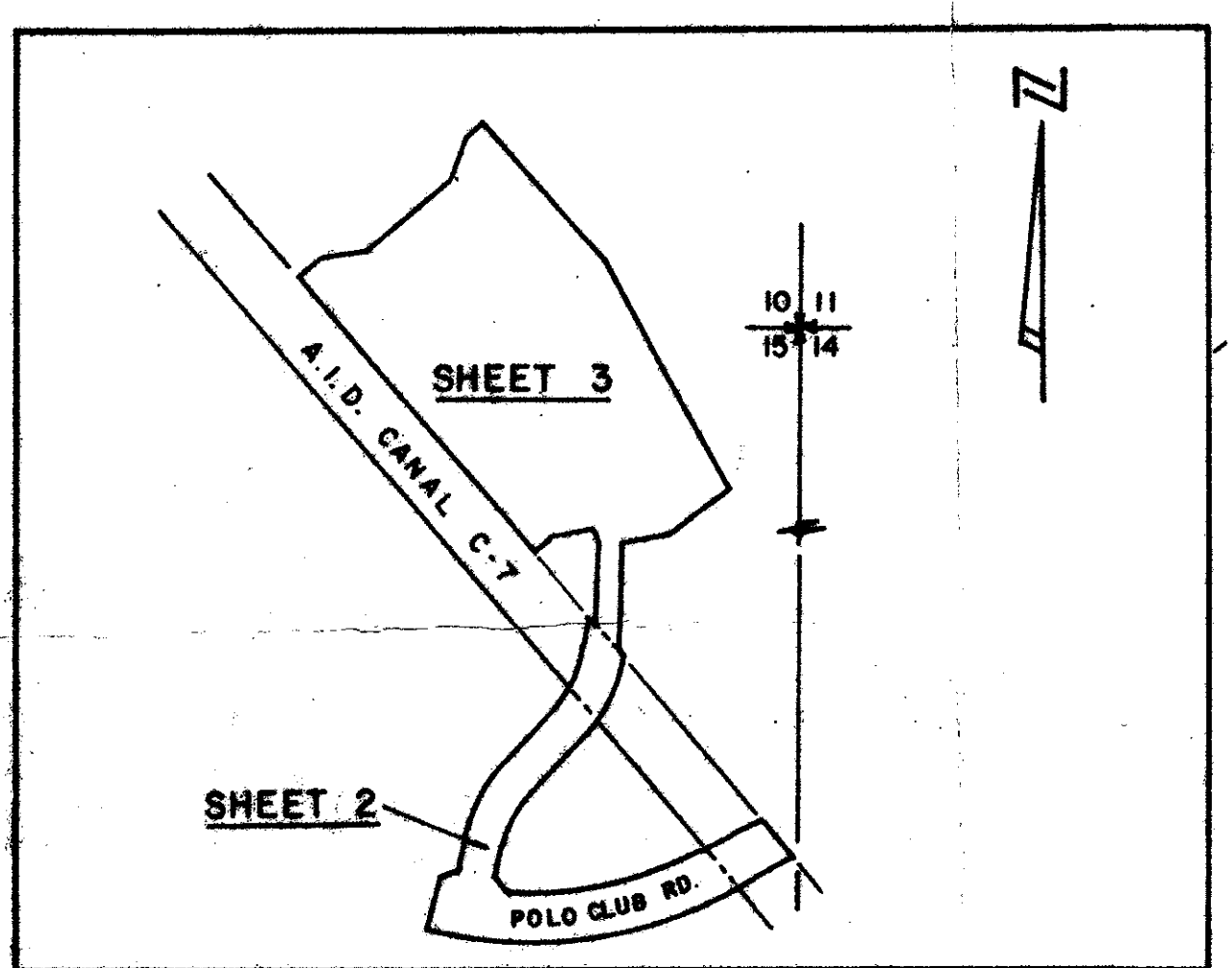
DATE NOVEMBER 1984

SHEET 1 OF 3 SHEETS

18



LOCATION MAP



PLAT SHEET INDEX MAP

SCALE 1" = 300'

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE PERMANENT REFERENCE MONUMENT MARKING THE MOST SOUTHERLY CORNER OF MUIRFIELD - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 48, PAGES 30 THROUGH 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PERMANENT REFERENCE MONUMENT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ACME IMPROVEMENT DISTRICT CANAL C-7 WITH THE SOUTHERLY RIGHT-OF-WAY OF POLO CLUB ROAD AS SHOWN ON SAID MUIRFIELD - PLAT NO. 1, SAID SOUTHERLY RIGHT-OF-WAY OF POLO CLUB ROAD BEING A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET AND A TANGENT BEARING OF SOUTH 71°37'58" WEST THROUGH SAID PERMANENT REFERENCE MONUMENT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°05'23", A DISTANCE OF 72.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°32'32" WEST, A DISTANCE OF 52.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°09'02", A DISTANCE OF 493.17 FEET; THENCE NORTH 18°41'35" EAST ALONG A RADIAL LINE, A DISTANCE OF 80.00 FEET; THENCE NORTH 59°44'34" EAST, A DISTANCE OF 37.13 FEET; THENCE NORTH 10°47'32" EAST, A DISTANCE OF 52.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 240.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 142.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44°48'25" EAST, A DISTANCE OF 117.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 106.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°48'25" EAST, A DISTANCE OF 54.24 FEET TO THE EASTERLY RIGHT-OF-WAY OF ACME IMPROVEMENT DISTRICT CANAL C-7; THENCE SOUTH 38°41'35" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 6.58 FEET; THENCE NORTH 10°48'25" EAST, A DISTANCE OF 128.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 185.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°45'58", A DISTANCE OF 28.12 FEET TO A NON-RADIAL INTERSECTION HAVING A TANGENT BEARING OF SOUTH 01°02'29" WEST; THENCE SOUTH 81°18'25" WEST, A DISTANCE OF 95.27 FEET; THENCE SOUTH 51°18'25" WEST, A DISTANCE OF 34.57 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID ACME IMPROVEMENT DISTRICT CANAL C-7; THENCE NORTH 38°41'35" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 960.13 FEET; THENCE NORTH 51°18'25" EAST, A DISTANCE OF 54.40 FEET; THENCE NORTH 81°18'25" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 51°18'25" EAST, A DISTANCE OF 25.03 FEET; THENCE NORTH 53°58'37" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 59°29'53" EAST, A DISTANCE OF 80.23 FEET; THENCE NORTH 44°42'31" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 51°18'25" EAST, A DISTANCE OF 25.16 FEET; THENCE NORTH 21°18'25" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 81°18'25" EAST, A DISTANCE OF 39.47 FEET; THENCE SOUTH 41°12'26" EAST, A DISTANCE OF 302.36 FEET; THENCE SOUTH 27°50'48" EAST, A DISTANCE OF 415.94 FEET; THENCE SOUTH 54°35'27" WEST, A DISTANCE OF 118.14 FEET; THENCE SOUTH 81°18'25" WEST, A DISTANCE OF 78.29 FEET TO THE NON-RADIAL INTERSECTION OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 215.00 FEET AND A TANGENT BEARING OF SOUTH 09°05'30" WEST THROUGH SAID NON-RADIAL INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'56", A DISTANCE OF 6.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°48'25" WEST, A DISTANCE OF 170.72 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID ACME IMPROVEMENT DISTRICT CANAL C-7; THENCE SOUTH 38°41'35" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 6.58 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 240.00 FEET AND A TANGENT BEARING OF SOUTH 10°48'25" WEST THROUGH SAID NON-RADIAL INTERSECTION; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 142.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44°48'25" WEST, A DISTANCE OF 117.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°00'00", A DISTANCE OF 106.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°47'32" WEST, A DISTANCE OF 52.41 FEET; THENCE SOUTH 37°08'38" EAST, A DISTANCE OF 37.13 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 580.00 FEET AND A TANGENT BEARING OF SOUTH 85°06'30" EAST THROUGH SAID NON-RADIAL INTERSECTION; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°20'58", A DISTANCE OF 316.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 62°32'32" EAST, A DISTANCE OF 52.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 540.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'32", A DISTANCE OF 58.32 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID ACME IMPROVEMENT DISTRICT CANAL C-7; THENCE SOUTH 38°41'35" EAST ALONG SAID EASTERLY RIGHT-OF-WAY AND WESTERLY LIMITS OF SAID MUIRFIELD - PLAT NO. 1, A DISTANCE OF 84.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.37 ACRES MORE OR LESS.

LAND USE

RIGHT-OF-WAY (80' & 60')	1.73 ACRES
RIGHT-OF-WAY (50')	0.73 ACRES
ACCESS TRACT	0.20 ACRES
COMMON AREA	0.39 ACRES
SINGLE FAMILY LOTS (19)	4.32 ACRES
TOTAL	7.37 ACRES
DENSITY (19 UNITS)	2.58 UNITS/ACRE

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01°02'05" EAST ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST.

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

NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND MAINTENANCE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE UTILITY AND MAINTENANCE 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, UNLESS OTHERWISE NOTED.

APPROVALS

ACME IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29th DAY OF November 1984.

By Madison F. Sacchetti
RADISON F. PACETTI - 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 18 DAY OF Dec 1984.

BY: Ken Sottilias CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: R. A. Compton DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 19 DAY OF Dec 1984.

BY: H. F. Walbert COUNTY ENGINEER

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, JOINED BY ACME IMPROVEMENT DISTRICT, THE OWNERS OF THE LAND SHOWN HEREON AS MUIRFIELD PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

POLO CLUB ROAD AND MUIR CIRCLE LYING SOUTH AND WEST OF THE FIRST POINT OF CURVATURE NORTHEAST OF THE EASTERLY RIGHT-OF-WAY OF A.I.D. CANAL C-7 AS SHOWN ARE FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AND 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.

THE ACCESS TRACT AND MUIR CIRCLE LYING NORTH OF THE FIRST POINT OF CURVATURE NORTHEAST OF THE EASTERLY RIGHT-OF-WAY OF A.I.D. CANAL C-7 AS SHOWN ARE FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AND ARE HEREBY DEDICATED TO THE MUIR-VILLAS HOMEOWNER'S ASSOCIATION INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, WATER AND SEWER. THE MAINTENANCE EASEMENT AS SHOWN IS HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE OF ACME IMPROVEMENT DISTRICT CANAL C-7.

THE COMMON AREA IS FOR COMMON PURPOSES AND IS HEREBY DEDICATED TO THE MUIR-VILLAS HOMEOWNER'S ASSOCIATION, INC.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION AND DISTRICT HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE OFFICERS AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 29th DAY OF November, 1984.

GOULD FLORIDA INC., A DELAWARE CORPORATION

ATTEST: Diana Curren BY Guy R. De Carlo
DIANA CURREN, ASSISTANT SECRETARY GUY R. DE CARLO, VICE PRESIDENT

ACME IMPROVEMENT DISTRICT

ATTEST: A. W. Glisson BY Madison F. Sacchetti
A. W. GLISSON, GENERAL MANAGER MADISON F. PACETTI, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GUY R. DE CARLO AND DIANA CURREN, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, JOINED BY MADISON F. PACETTI AND A. W. GLISSON, SECRETARY AND GENERAL MANAGER, RESPECTIVELY OF ACME IMPROVEMENT DISTRICT, 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 DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEALS AFFIXED TO SAID INSTRUMENT ARE THE SEALS OF SAID CORPORATION AND DISTRICT AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND DISTRICT. WITNESS MY HAND AND SEAL THIS 29th DAY OF November 1984.

Judith S. Jurek
NOTARY PUBLIC
MY COMMISSION EXPIRES: December 17, 1984

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, AND ACME IMPROVEMENT DISTRICT, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, AND THAT I FIND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

Larry Alexander
LARRY ALEXANDER - ATTORNEY AT LAW

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 173, FLORIDA STATUTES, AS AMENDED, AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

LICENSED IN FLORIDA - DATE: Nov 15, 1984

0332-043

MUIRFIELD #3 P.B. P. 50/18
NOVEMBER 30, 1984
DAILEY-FOTOPAY, INC.
NICK MILLER
PROFESSIONAL LAND SURVEYOR NO. 3888
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
NICK MILLER OF DAILEY-FOTOPAY, INC.
1028 SOUTH MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33406

Bailey-Fotopay, Inc.
land surveyors, planners, engineers
1028 So. Military Trail - West Palm Beach, Florida 33406 Phone 554-2577