

CHS PROPERTIES, MUPD

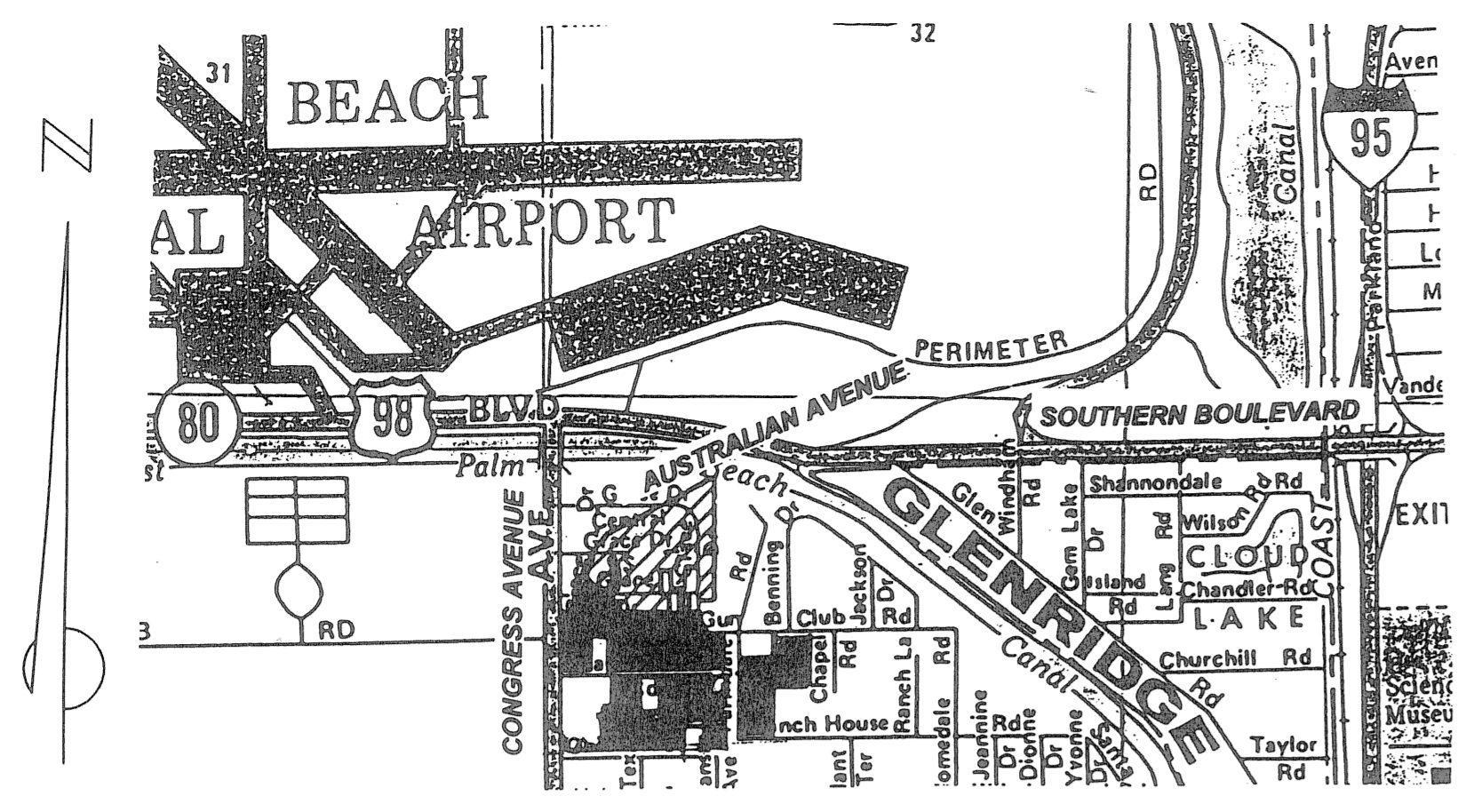
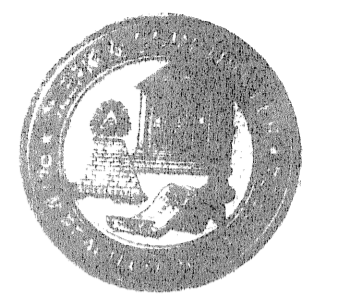
BEING A REPLAT OF A PORTION OF MORRISON HOMES, AS RECORDED IN PLAT BOOK 23, PAGES 189 AND 190 AND A REPLAT OF A PORTION OF MORRISON SUBURBAN DEVELOPMENT, AS RECORDED IN PLAT BOOK 20, PAGE 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

AUGUST 2004 SHEET 1 OF 5

EWING AND SHIRLEY, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 3752
6295 LAKE WORTH ROAD - SUITE 13
LAKE WORTH - FLORIDA - 33463
TELE: (561)968-0421 • FAX: (561)968-0478

LAND USE DATA	
CHS PROPERTIES MUPD	98-89 B
PETITION NUMBER	MUPD/CL
ZONING	27.549 ACRES
TOTAL ACREAGE	4.504 ACRES
WATER MANAGEMENT TRACT "A"	1.244 ACRES
WATER MANAGEMENT TRACT "B"	0.742 ACRES
WATER MANAGEMENT TRACT "C"	

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at)
This is the day of)
and duly recorded in Plat Book No.)
on page)
SHIRLEY R. BOOK, Clerk of the County
by *[Signature]*)



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CHS PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, AND RANCH HOUSE PROPERTIES, INC., A FLORIDA CORPORATION, AND RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF LAND SHOWN HEREON, LYING IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF MORRISON HOMES, AS RECORDED IN PLAT BOOK 23, PAGES 189 AND 190 AND A REPLAT OF A PORTION OF MORRISON SUBURBAN DEVELOPMENT, AS RECORDED IN PLAT BOOK 20, PAGE 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CHS PROPERTIES MUPD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
A PARCEL OF LAND BEING A PORTION OF LOTS 47 THROUGH 54, 54A, 56 THROUGH 58, 58A, 67 THROUGH 76, 80 THROUGH 87 AND 89 THROUGH 91, MORRISON HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 189 AND 190, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND A PORTION OF GUN CLUB ROAD AS ABANDONED PER OFFICIAL RECORD BOOK 6446, PAGE 1359 AND OFFICIAL RECORD BOOK 10959, PAGE 1706 AND A PORTION OF WEST GRACE DRIVE ABANDONED PER OFFICIAL RECORD BOOK 6446, PAGE 1359 AND OFFICIAL RECORD BOOK 10959, PAGE 1706 AND A PORTION OF SOUTH GRACE DRIVE ABANDONED PER OFFICIAL RECORD BOOK 10959, PAGE 1706, ALL ABANDONMENTS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH-WEST CORNER OF SAID LOT 91, MORRISON HOMES;
THENCE BEAR NORTH 03°-04'-00" EAST, ALONG THE WEST LINE OF SAID LOT 91 AND THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 60.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 03°-04'-00" EAST, ALONG SAID WEST LINE OF LOT 91 AND THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE A DISTANCE OF 234.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AUSTRALIAN AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 10653, PAGE 1526, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 15°-09'-35" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 133.20 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 790.00 FEET AND WHOSE CENTER BEARS SOUTH 70°-14'-33" EAST;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°-29'-17", A DISTANCE OF 392.79 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 36°-03'-03" EAST, A DISTANCE OF 304.98 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 185.00 FEET AND WHOSE CENTER BEARS NORTH 58°-42'-46" WEST;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°-50'-14", A DISTANCE OF 93.11 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 02°-27'-00" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 30°-23'-00" AND A CHORD BEARING OF NORTH 12°-44'-30" WEST;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.29 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTH LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 192, AS RECORDED IN OFFICIAL RECORD BOOK 10653, PAGE 1526, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 02°-04'-00" EAST, ALONG THE SOUTHERLY LINE OF SAID FDOT PARCEL 192, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 175.00 FEET AND WHOSE CENTER BEARS SOUTH 62°-04'-00" WEST;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°-23'-00", A DISTANCE OF 92.80 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 02°-27'-00" WEST, A DISTANCE OF 108.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 33°-50'-33" AND A CHORD BEARING OF SOUTH 19°-22'-16" WEST;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 138.81 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 36°-03'-03" EAST, A DISTANCE OF 65.13 FEET TO A POINT ON THE NORTH LINE OF LOT 71, SAID MORRISON HOMES;

THENCE SOUTH 87°-33'-00" EAST, ALONG THE NORTH LINE OF LOTS 71 THROUGH 76, SAID MORRISON HOMES, A DISTANCE OF 610.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 76;

THENCE SOUTH 03°-26'-12" WEST, ALONG THE EAST LINE OF SAID LOT 76, A DISTANCE OF 125.86 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 585.00 FEET AND WHOSE CENTER BEARS NORTH 80°-12'-42" EAST; SAID CURVE BEING ON THE EASTERLY LINE OF THAT PORTION OF EAST GRACE DRIVE AND GUN CLUB DRIVE ABANDONED PER OFFICIAL RECORD BOOK 6446, PAGE 1453, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 08°-27'-35", A DISTANCE OF 83.42 FEET TO A POINT ON THE CENTERLINE OF EAST GRACE DRIVE;

THENCE SOUTH 03°-26'-12" WEST, ALONG SAID CENTERLINE AND SAID EASTERLY LINE, A DISTANCE OF 7.23 FEET TO THE INTERSECTION WITH THE CENTERLINE OF GUN CLUB ROAD, AS SHOWN ON SAID PLAT OF MORRISON HOMES;

THENCE SOUTH 87°-33'-00" EAST, ALONG SAID CENTERLINE AND SAID EASTERLY LINE, A DISTANCE OF 2.91 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 565.00 FEET AND WHOSE CENTER BEARS NORTH 70°-57'-57" EAST;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°-38'-40", A DISTANCE OF 35.94 FEET TO A POINT ON THE NORTH LINE OF LOT 80, PLAT OF MORRISON HOMES;

THENCE SOUTH 87°-33'-00" EAST, ALONG SAID NORTH LINE OF LOT 80, A DISTANCE OF 57.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 80;

THENCE SOUTH 02°-27'-00" WEST, ALONG THE EAST LINE OF SAID LOT 80, A DISTANCE OF 179.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 80;

THENCE NORTH 87°-33'-00" WEST, ALONG THE SOUTH LINE OF SAID LOT 80, A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 45 FEET OF SAID LOT 80;

THENCE NORTH 02°-27'-00" EAST, ALONG SAID EAST LINE OF THE WEST 45 FEET OF LOT 80, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50 FEET OF SAID LOT 80;

TOGETHER WITH **PARCEL 2**
A PARCEL OF LAND BEING A PORTION OF LOTS 7 THROUGH 13, MORRISON SUBURBAN DEVELOPMENT, AS RECORDED IN PLAT BOOK 20, PAGE 40, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 7;
THENCE BEAR NORTH 03°-26'-12" EAST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 368.05 FEET;

THENCE SOUTH 87°-33'-00" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 33 FEET OF SAID LOT 7;
THENCE NORTH 03°-26'-12" EAST, ALONG SAID EAST LINE OF THE WEST 33 FEET OF LOT 7, A DISTANCE OF 205.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7;

THENCE SOUTH 87°-33'-00" EAST, ALONG SAID NORTH LINE OF LOT 7, A DISTANCE OF 99.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;
THENCE SOUTH 03°-26'-12" WEST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 272 FEET OF LOT 8, MORRISON SUBURBAN DEVELOPMENT;

THENCE SOUTH 87°-33'-00" EAST, ALONG SOUTH LINE OF THE NORTH 272 FEET OF SAID LOT 8, A DISTANCE OF 132.97 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8;

THENCE NORTH 03°-26'-12" EAST, ALONG SAID EAST LINE OF LOT 8, A DISTANCE OF 272.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE SOUTH 87°-33'-00" EAST, ALONG THE NORTH LINE OF LOTS 9 THROUGH 12, MORRISON SUBURBAN DEVELOPMENT, A DISTANCE OF 531.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 03°-26'-12" WEST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 224.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 224.5 FEET OF LOT 13, SAID PLAT OF MORRISON SUBURBAN DEVELOPMENT;

THENCE SOUTH 87°-33'-00" EAST, ALONG THE SOUTH LINE OF THE NORTH 224.5 FEET OF SAID LOT 13, A DISTANCE OF 132.97 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13;

THENCE SOUTH 03°-26'-12" WEST, ALONG SAID EAST LINE OF LOT 13, A DISTANCE OF 345.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13;
THENCE NORTH 87°-46'-16" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 132.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE NORTH 03°-26'-12" EAST, ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 280.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 280 FEET OF LOT 12, SAID PLAT OF MORRISON SUBURBAN DEVELOPMENT;

THENCE NORTH 87°-46'-16" WEST, ALONG SAID NORTH LINE OF THE SOUTH 280 FEET OF LOT 12, A DISTANCE OF 132.98 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12;

THENCE SOUTH 03°-26'-12" WEST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 280.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12;

THENCE NORTH 87°-46'-16" WEST, ALONG THE SOUTH LINE OF LOTS 7 THROUGH 11, SAID PLAT OF MORRISON SUBURBAN DEVELOPMENT, A DISTANCE OF 664.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING;

TOGETHER WITH **PARCEL 3**
A PARCEL OF LAND BEING A PORTION OF LOTS 14, 15 AND 21, MORRISON SUBURBAN DEVELOPMENT, AS RECORDED IN PLAT BOOK 20, PAGE 40, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 21;
THENCE BEAR NORTH 03°-26'-12" EAST, ALONG THE WEST LINE OF SAID LOTS 21 AND 14, A DISTANCE OF 451.77 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 14;

THENCE SOUTH 87°-33'-00" EAST, ALONG SAID NORTH LINE OF THE SOUTH 150 FEET OF LOT 14, A DISTANCE OF 298.81 FEET TO A POINT ON THE WEST LINE OF LOT 15, SAID PLAT OF MORRISON SUBURBAN DEVELOPMENT;

THENCE NORTH 03°-26'-12" EAST, ALONG SAID WEST LINE OF LOT 15, A DISTANCE OF 151.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 15;

THENCE SOUTH 87°-33'-00" EAST, ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 306.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 03°-26'-12" WEST, ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 331.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15;

THENCE NORTH 87°-33'-00" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 336.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 21, SAID PLAT OF MORRISON SUBURBAN DEVELOPMENT;

THENCE SOUTH 03°-26'-12" WEST, ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 301.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE NORTH 87°-33'-00" WEST, ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 296.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21 AND THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, IF ANY.
CONTAINING: 27.549 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. **STREETS**
TRACTS "R-1", "R-2" AND "R-3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. **EASEMENTS**
THE LIMITED ACCESS EASEMENTS, AS 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.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. **TRACTS**
TRACT "O", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "L-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

CHS PROPERTIES, MUPD
104 X
17
270 MORRISON HOMES
105 B
MUPD
33406

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
6295 LAKE WORTH ROAD, SUITE 13
LAKE WORTH, FLORIDA 33463

RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC. (DEDICATION)

RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC. (ACCEPTANCE)

RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC. (ACCEPTANCE)

CLERK OF COUNTY COURT

SURVEYOR

COUNTY ENGINEER

FIDELITY FEDERAL BANK & TRUST

NOTARY PUBLIC CINDY A. COLLINS DD-338277

NOTARY PUBLIC CINDY A. COLLINS DD-338277