

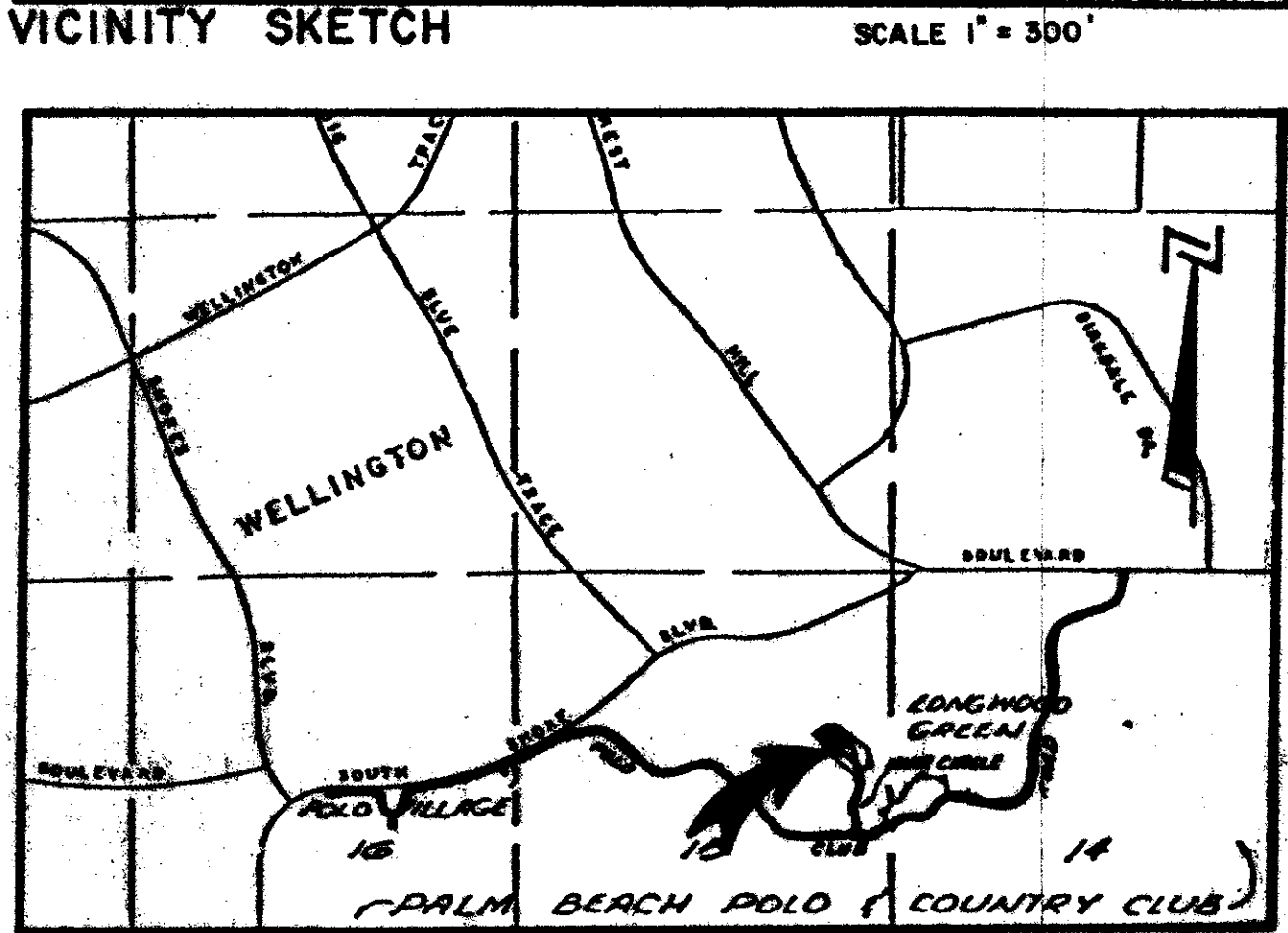
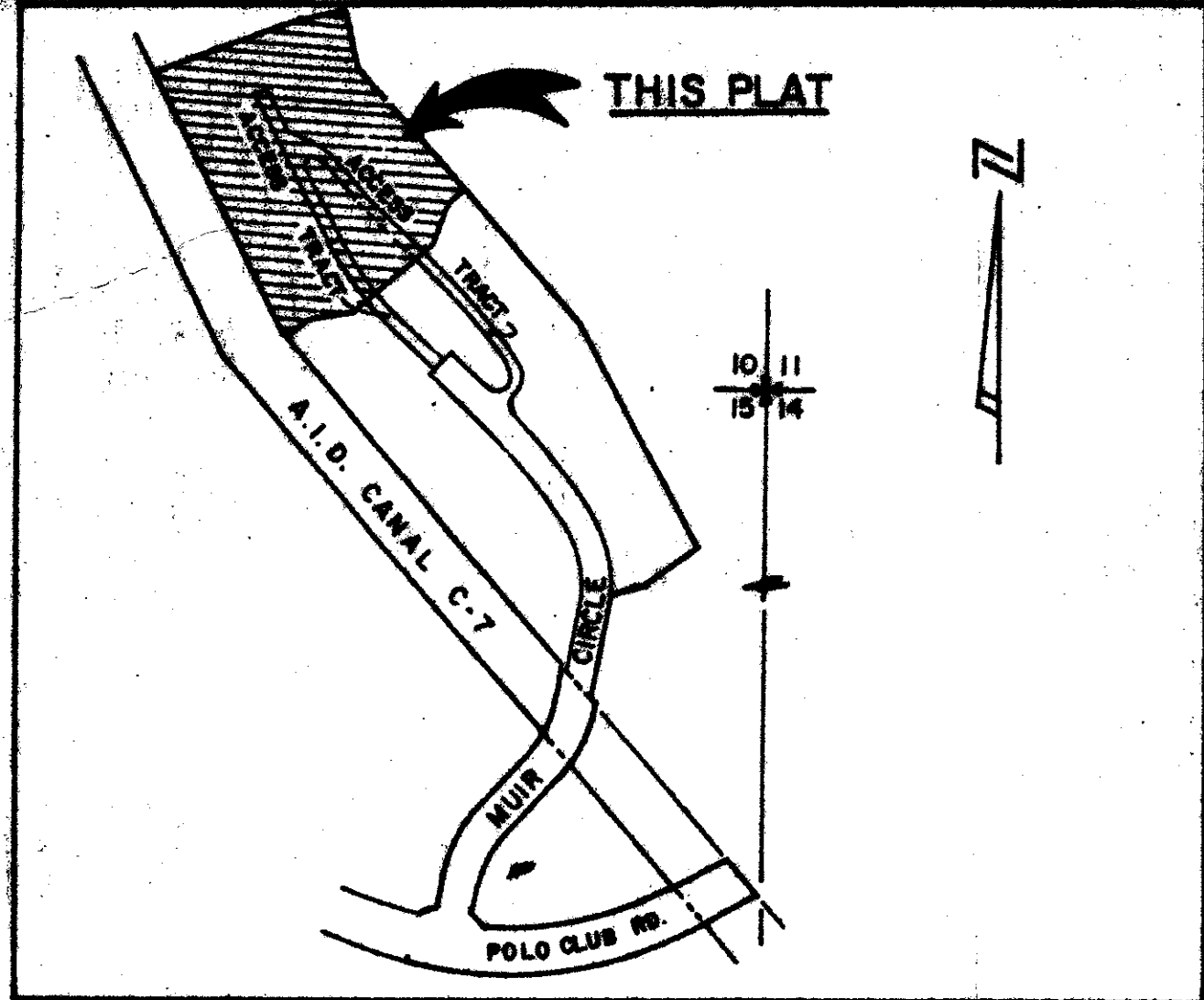
DRAWING NUMBER 51/34

34

MUIRFIELD - PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

IN SECTION 15, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA.
DATE: JANUARY 1985 SHEET 1 OF 2 SHEETS

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on
the 31st day of MAY
1985, and duly recorded in Plat Book No.
51 on page 3455
JOHN B. DUNKLE, Clerk, Circuit Court
Palm Beach County, Florida



LAND USE

ACCESS TRACT	0.36 ACRES
PARCEL 'A'	0.71 ACRES
COMMON AREA	0.21 ACRES
SINGLE FAMILY LOTS (12)	2.24 ACRES
TOTAL	3.52 ACRES
DENSITY (12 UNITS)	3.41 UNITS/ACRE

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. 4 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE ACCESS TRACT AS SHOWN IS FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER, PARCEL 'A' AND THE COMMON AREA ARE FOR COMMON PURPOSES AND ALL 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 AND 12.00 FOOT DRAINAGE EASEMENT AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.

THE 70.00 FOOT DRAINAGE EASEMENT IS FOR DRAINAGE PURPOSES AND IS HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNER'S ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS RESPECTIVE OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF March, 1985.

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01°03'05" EAST ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST.

BUILDING SETBACK LING 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.

GOULD FLORIDA INC., A DELAWARE CORPORATION
ATTEST: Diana Curren BY: David E. Plymire
DIANA CURREN, ASSISTANT SECRETARY DAVID E. PLYMIRE, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DAVID E. PLYMIRE, 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 SEAL THIS 21st DAY OF March, 1985.

MY COMMISSION EXPIRES: Dec. 16, 1988

APPROVALS

ACME IMPROVEMENT DISTRICT
THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 30th DAY OF April, 1985.
BY: Linda G. Thomas
LINDA G. THOMAS, ASST. 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 7th DAY OF May, 1985.
BY: Kenneth H. Adams
KENNETH H. ADAMS - CHAIRMAN

ATTEST: John B. Gankle, Clerk
JOHN B. GANKLE, CLERK

BY: Elizabeth P. ...
EMILY CLERK

COUNTY ENGINEER
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 7th DAY OF May, 1985.
BY: H. F. Kahler
H. F. KAHLER - COUNTY ENGINEER

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 INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ACME IMPROVEMENT DISTRICT CANAL C-7 WITH THE NORTHWESTERLY CORNER OF MUIRFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 50, PAGES 18 THROUGH 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 38°41'35" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF ACME IMPROVEMENT DISTRICT CANAL C-7, A DISTANCE OF 14.53 FEET; THENCE NORTH 24°41'28" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 490.55 FEET; THENCE NORTH 74°04'11" EAST, A DISTANCE OF 249.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 936.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°48'28", A DISTANCE OF 78.89 FEET TO A RADIAL INTERSECTION; THENCE SOUTH 11°06'21" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 41°12'28" EAST, A DISTANCE OF 289.65 FEET TO THE PERMANENT REFERENCE MONUMENT MARKING THE NORTHEASTERLY CORNER OF SAID PLAT OF MUIRFIELD - PLAT NO. 3; THENCE SOUTH 51°18'25" WEST ALONG SAID NORTHWESTERLY LIMITS OF SAID PLAT OF MUIRFIELD - PLAT NO. 3, A DISTANCE OF 39.47 FEET; THENCE SOUTH 21°18'25" WEST ALONG SAID NORTHWESTERLY LIMITS, A DISTANCE OF 70.00 FEET; THENCE SOUTH 51°18'25" WEST ALONG SAID NORTHWESTERLY LIMITS, A DISTANCE OF 25.16 FEET; THENCE SOUTH 44°42'31" WEST ALONG SAID NORTHWESTERLY LIMITS, A DISTANCE OF 20.00 FEET; THENCE SOUTH 50°29'53" WEST, ALONG SAID NORTHWESTERLY LIMITS, A DISTANCE OF 80.23 FEET; THENCE SOUTH 53°56'37" WEST ALONG SAID NORTHWESTERLY LIMITS, A DISTANCE OF 20.00 FEET; THENCE SOUTH 51°18'25" WEST ALONG SAID NORTHWESTERLY LIMITS, A DISTANCE OF 25.03 FEET; THENCE SOUTH 01°18'25" WEST ALONG SAID NORTHWESTERLY LIMITS, A DISTANCE OF 70.00 FEET; THENCE SOUTH 51°18'25" WEST ALONG SAID NORTHWESTERLY LIMITS, A DISTANCE OF 54.40 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.52 ACRES MORE OR LESS.

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.

APRIL 2, 1985
DATE
NICK MILLER
PROFESSIONAL LAND SURVEYOR NO. 3888
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
NICK MILLER OF DAILEY-FOTOPIY, INC.
1028 SOUTH MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33415

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 HERON 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 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.

BY: Larry Alexander
LARRY ALEXANDER - ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: APRIL 21, 1985

0332-317

51/34
MUIRFIELD #4 P.B.P.C.C.

Dailey-Fotoapiy, inc.
land surveyors, planners, engineers
1028 So. Military Trail - West Palm Beach, Florida - 33408 Phone 365/99-9797

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07348