

REPLAT OF LOTS 1 THROUGH 9 - MUIRFIELD - PLAT NO. 5 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

BEING IN PART A REPLAT OF A PORTION OF MUIRFIELD - PLAT NO. 5
AS RECORDED IN PLAT BOOK 60, PAGES 135 AND 136 OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA
TOGETHER WITH A PART OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS
JULY 1989

LAND USE (PETITION No. 86-32)
SINGLE FAMILY LOTS (4) 1.86 ACRES
DENSITY 8.15 UNITS/ACRE
HOUSING TYPE S.F. DETACHED

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS, THAT EVEREST POLO STABLES, INC., A FLORIDA CORPORATION, AND LAWRENCE THRONBERG, III, OWNERS OF THE LAND SHOWN HEREON AS REPLAT OF LOTS 1 THROUGH 9 - MUIRFIELD PLAT NO. 5 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., BEING A REPLAT OF PART OF MUIRFIELD - PLAT NO. 5, AS RECORDED IN PLAT BOOK 60, PAGES 135 AND 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PART OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST AND BEING DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 9 OF MUIRFIELD - PLAT NO. 5 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON, P.U.D., AS RECORDED IN PLAT BOOK 60, PAGES 135 AND 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST:

BEGINNING AT THE CORNER COMMON TO LOTS 8 AND 9 OF MUIRFIELD - PLAT NO. 5, AS RECORDED IN PLAT BOOK 60, PAGES 135 AND 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID COMMON CORNER LYING IN THE EASTERLY LINE OF SAID MUIRFIELD - PLAT NO. 5; THENCE NORTH 60°00'32" EAST ALONG THE EASTERLY PROLONGATION OF THE LINE COMMON TO SAID LOT 8 AND 9, A DISTANCE OF 18.0 FEET; THENCE SOUTH 20°38'00" EAST, A DISTANCE OF 110.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 29°59'28" WEST ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 109.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 29°59'28" WEST ALONG THE EASTERLY LINE OF LOT 7 OF SAID MUIRFIELD - PLAT NO. 5, A DISTANCE OF 99.07 FEET; THENCE SOUTH 40°17'20" EAST, A DISTANCE OF 100.69 FEET; THENCE SOUTH 60°00'32" WEST ALONG SAID EASTERLY PROLONGATION OF THE LINE COMMON TO LOTS 8 AND 9, A DISTANCE OF 18.0 FEET TO THE POINT OF BEGINNING.

CONTAINING: 82819.02 SQ. FT. OR 1.90 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED.

IN WITNESS WHEREOF, I, LAWRENCE THRONBERG, III, DO HERETO SET MY HAND AND SEAL THIS 21st DAY OF September, 1989.

ATTEST: [Signature]
ATTEST: [Signature] BY: [Signature]
LAWRENCE THRONBERG, III

IN WITNESS WHEREOF, EVEREST POLO STABLES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ADMINISTRATIVE VICE-PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF September, 1989.

ATTEST: [Signature]
ATTEST: [Signature] BY: [Signature]
EVEREST POLO STABLES, INC.,
A FLORIDA CORPORATION
MICHELLE LOMARCHANT
ADMIN. VICE-PRESIDENT
GUY WILDENSTEIN
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED LAWRENCE THRONBERG, III, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF September, 1989.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: July 12, 1993
[Signature]
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEW YORK)
COUNTY OF NEW YORK)
BEFORE ME PERSONALLY APPEARED GUY WILDENSTEIN AND MICHELLE LOMARCHANT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ADMINISTRATIVE VICE-PRESIDENT OF EVEREST POLO STABLES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 25th DAY OF September, 1989.

MY COMMISSION EXPIRES: 4/22/91
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND RIGHT OF FIRST REFUSAL UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5990, PAGE 1512, AND ITS RIGHT OF FIRST REFUSAL WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5990, PAGE 1573 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF September, 1989.

ATTEST: [Signature]
ATTEST: [Signature]
DIANA C. LAPIERRE
ASSISTANT SECRETARY
H.B. WARREN
VICE PRESIDENT

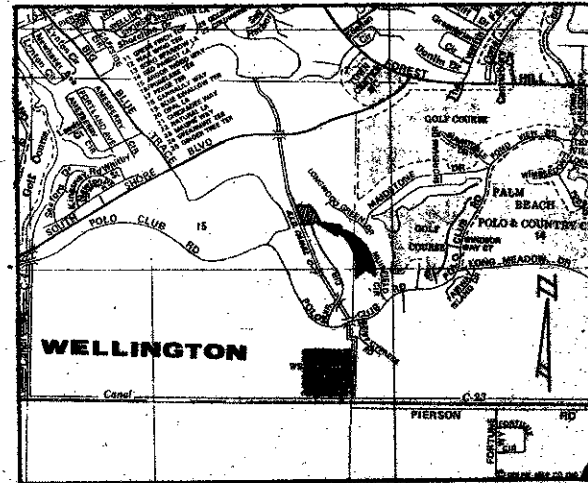
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED H.B. WARREN AND DIANA C. LAPIERRE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 21st DAY OF September, 1989.

MY COMMISSION EXPIRES: July 12, 1993
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, PATRICK CASEY, 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 LAWRENCE THRONBERG, III, AND EVEREST POLO STABLES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.
DATE: Sept. 29, 1989 BY: [Signature]
PATRICK CASEY
ATTORNEY AT LAW



LOCATION MAP

SURVEYOR'S NOTES

DEMOTES PERMANENT REFERENCE MONUMENT
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D. THE EAST LINE OF SECTION 15 - 44-41 IS ASSUMED TO BEAR NORTH 01°02'05" EAST.
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY, DRAINAGE, WATER, OR SEWER EASEMENTS.
NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE DRAINAGE, MAINTENANCE, OR UTILITY EASEMENTS FOR WATER OR SEWER.
APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS CROSS DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AND ACCESS TRACES AS SHOWN HEREON.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

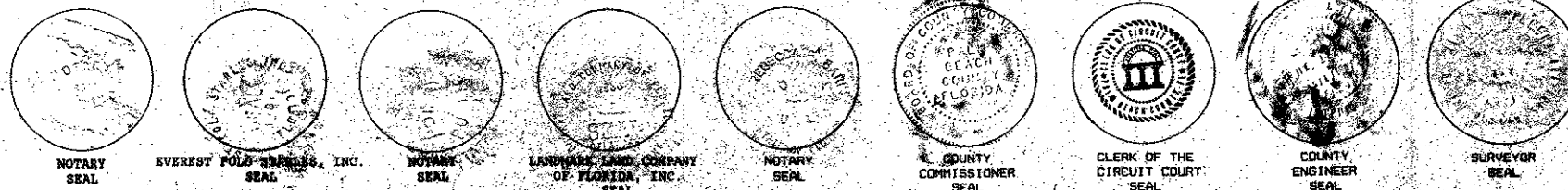
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (F.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY LAW AND THAT (F.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 COMPLIED WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 117, FLORIDA STATUTES, AS AMENDED AND WITH THE TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 117, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCE OF PALM BEACH COUNTY, FLORIDA.
DATE: SEPT. 29, 1989 BY: [Signature]
NICK MILLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3888

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF NOVEMBER, 1989.
[Signature]
RANEN MARCUS VICE-CHAIR
ATTEST: [Signature]
JOHN B. DUNKLE, CLERK
DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF NOVEMBER, 1989.
[Signature]
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., SUITE 105, 2560 R.C.A. BLVD., PALM BEACH GARDENS, FLORIDA 33410.

PET. 86-32
CORRECT UNDER PETITION
0332-085
64/65



SCALE: NICK MILLER, INC.
DATE: JULY 1989 Planning & Development Consultants
REPLAT OF LOTS 1 THROUGH 9 - MUIRFIELD PLAT NO. 5
OF PALM BEACH POLO AND COUNTRY CLUB
WELLINGTON - P.U.D.
Palm Beach Gardens, Florida 33410 (407) 627-5200
89055

DIVISION - 11/11/89
 WORK BOOK - 1000B
 86-32
 15/4/84