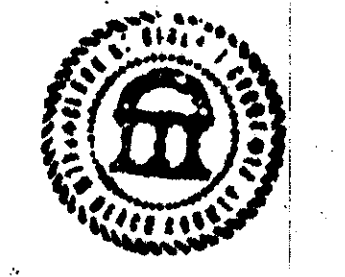


1

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:42 P.M.
this 31 day of January 1997
and duly recorded in Plat Book No. 79
on page
DOROTHY H. WALKEN, Clerk of Circuit Court
by *[Signature]* D.C.

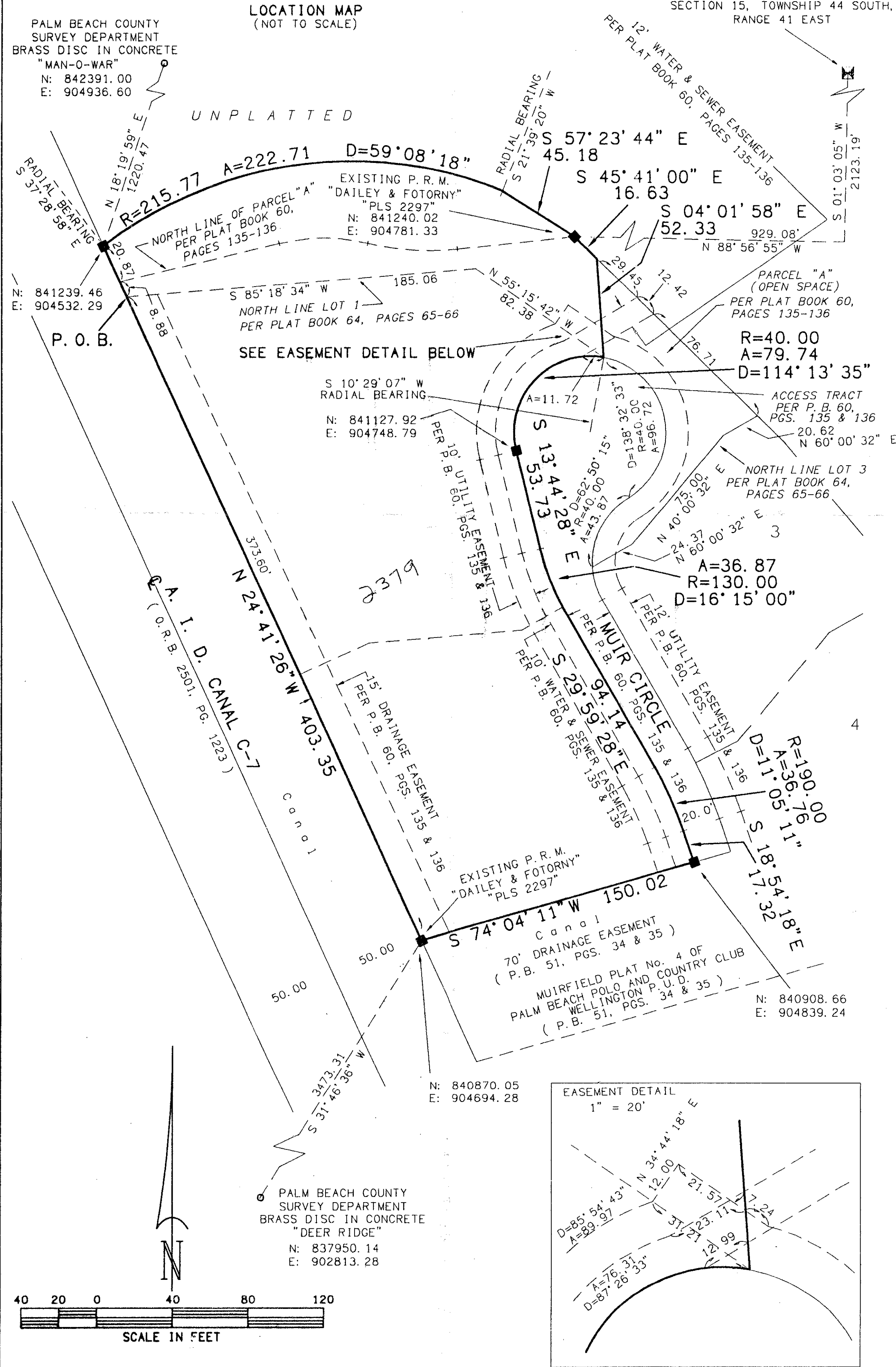
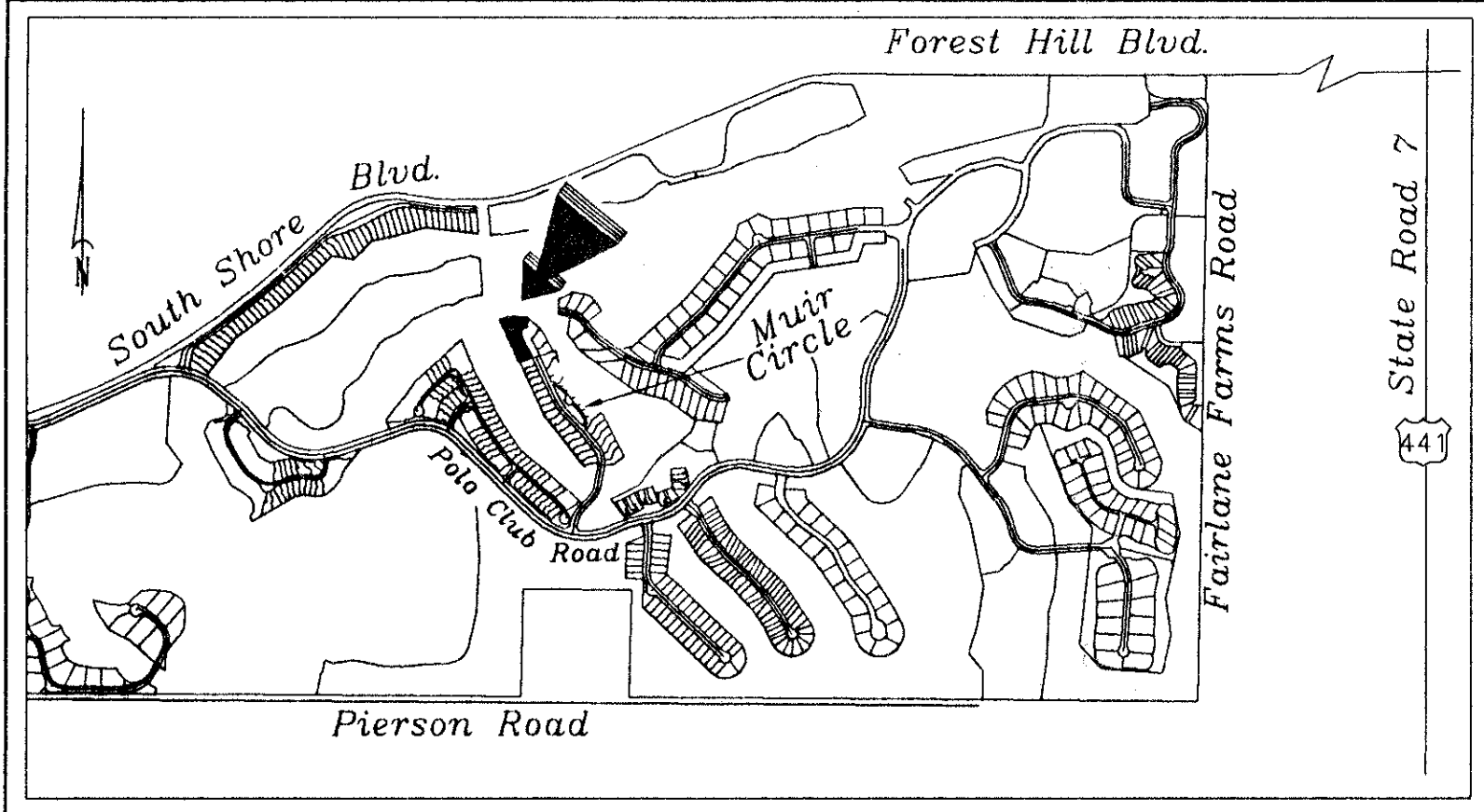


MUIRFIELD PLAT No. 6 - A REPLAT OF PARTS OF MUIRFIELD PLAT No. 5 AND THE REPLAT OF LOTS 1 THROUGH 9 - MUIRFIELD - PLAT No. 5 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D.

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 LOTS 1 AND 2 OF THE REPLAT OF LOTS 1 THROUGH 9 - MUIRFIELD - PLAT No. 5 AS RECORDED IN PLAT BOOK 64, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PART OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

IN ONE SHEET
OCTOBER 1995

LAND USE
(ZONING PETITION No. 86-32)
SINGLE FAMILY 1.61 ACRES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EVEREST POLO STABLES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, SHOWN HEREON AS MUIRFIELD - PLAT No. 6 - A REPLAT OF PARTS OF MUIRFIELD PLAT No. 5 AND THE REPLAT OF LOTS 1 THROUGH 9 - MUIRFIELD - PLAT No. 5 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, REPLAT OF LOTS 1 THROUGH 9, MUIRFIELD PLAT No. 5 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
A PARCEL OF LAND IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, INCLUDING A PART OF PARCEL "A" 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, SAID PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF THE REPLAT OF LOTS 1 THROUGH 9 - MUIRFIELD PLAT No. 5 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON, P.U.D., AS RECORDED IN PLAT BOOK 64, PAGES 65 AND 66 OF SAID PUBLIC RECORDS, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF PARCEL "A" OF SAID MUIRFIELD - PLAT No. 5 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON, P.U.D.; THENCE NORTH 24 DEGREES, 41 MINUTES, 26 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PARCEL "A" AND THE EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-7 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 2501, PAGE 1223 OF SAID PUBLIC RECORDS, A DISTANCE OF 8.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE CONTINUE NORTH 24 DEGREES, 41 MINUTES, 26 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 20.87 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 215.77 FEET, THE RADIUS POINT OF SAID CURVE BEARING SOUTH 37 DEGREES, 28 MINUTES, 58 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES, 08 MINUTES, 18 SECONDS, A DISTANCE OF 222.71 FEET TO THE END OF SAID CURVE; THENCE SOUTH 57 DEGREES, 23 MINUTES, 44 SECONDS EAST, A DISTANCE OF 45.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 45 DEGREES, 41 MINUTES, 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 16.63 FEET; THENCE SOUTH 04 DEGREES, 01 MINUTE, 58 SECONDS EAST, A DISTANCE OF 52.33 FEET; THENCE SOUTH 55 DEGREES, 15 MINUTES, 42 SECONDS WEST, ALONG THE BOUNDARY COMMON TO SAID PARCEL "A" AND LOT 1 OF SAID REPLAT OF LOTS 1 THROUGH 9 - MUIRFIELD - PLAT No. 5 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON, P.U.D., A DISTANCE OF 82.38 FEET; THENCE SOUTH 85 DEGREES, 18 MINUTES, 34 SECONDS WEST, ALONG SAID COMMON BOUNDARY, A DISTANCE OF 185.06 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY RESERVE THE LOT AS SHOWN HEREON AS A RESIDENTIAL LOT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF October 1995.

EVEREST POLO STABLES, INC., A FLORIDA CORPORATION
WITNESS: *[Signature]*
BY: *[Signature]*
GUY WILDENSTEIN, PRESIDENT

MUIR VILLAS HOMEOWNERS ASSOCIATION, INC.
WITNESS: *[Signature]*
BY: *[Signature]*
MARY K. FOSTER, MAYOR
AWILDA RODRIGUEZ, VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GUY WILDENSTEIN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EVEREST POLO STABLES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 16th DAY OF Sept 1996.

MY COMMISSION EXPIRES: 4/10/97 *[Signature]*
NOTARY PUBLIC

CONSENT TO RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE MUIR VILLAS HOMEOWNERS ASSOCIATION, INC. HEREBY CONSENTS TO THE RESERVATION AS STATED AND SHOWN HEREON, DATED THIS 18th DAY OF October 1996.

MUIR VILLAS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: *[Signature]*
COURTNEY H. SCHARDT, VICE PRESIDENT

WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED COURTNEY H. SCHARDT WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF MUIR VILLAS HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 18th DAY OF October 1996.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JAY REYNOLDS, 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 TO EVEREST POLO STABLES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 10/25/96 *[Signature]*
JAY REYNOLDS, ATTORNEY AT LAW

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION

VILLAGE OF WELLINGTON
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 28th DAY OF January 1997.

BY: *[Signature]*
MARY K. FOSTER, MAYOR
BY: *[Signature]*
AWILDA RODRIGUEZ, VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MARY K. FOSTER AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF January 1997.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

SURVEYOR'S NOTES

- 1. PLAT POSITION AND ORIENTATION
A. COORDINATES SHOWN ARE GRID
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
C. ZONE = FLORIDA EAST
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
F. ALL DISTANCES ARE GROUND
G. SCALE FACTOR = 1.00000353
H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

N 24° 41' 26" W (PLAT BEARING) 01° 00' 47" = BEARING ROTATION (PLAT TO GRID)
N 23° 40' 39" W (GRID BEARING)

COMMON LINE BETWEEN EXISTING PLAT AND ACME IMPROVEMENT DISTRICT CANAL C-7 PER O.R.B. 2501, PAGE 1223

- 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ P.L.S. 4828 UNLESS OTHERWISE NOTED.
- 3. BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO A BEARING OF N. 24° 41' 26" W. ALONG THE EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-7 AS RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 1223.
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY VILLAGE OF WELLINGTON ZONING REGULATIONS.
- 5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 7. 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

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 10/29/96 *[Signature]*
GARY A. RAGER, P.S.M.
LICENSE NO. 4828
STATE OF FLORIDA

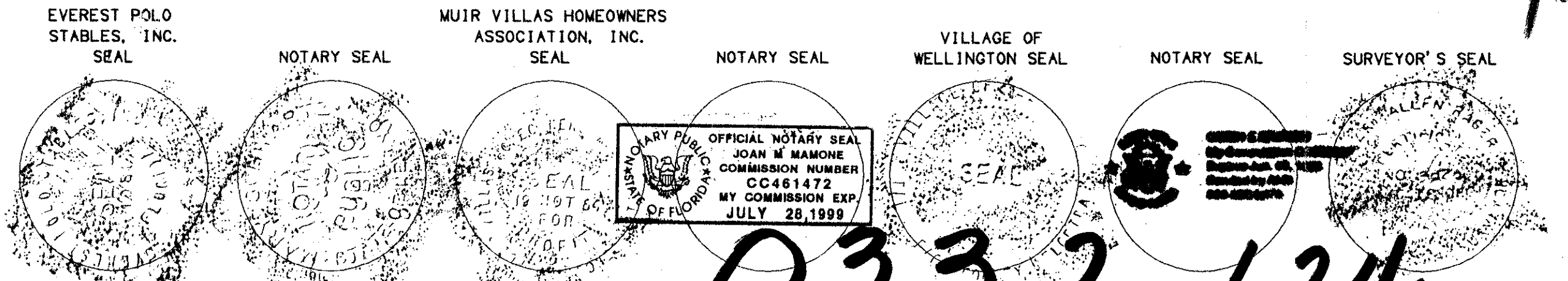
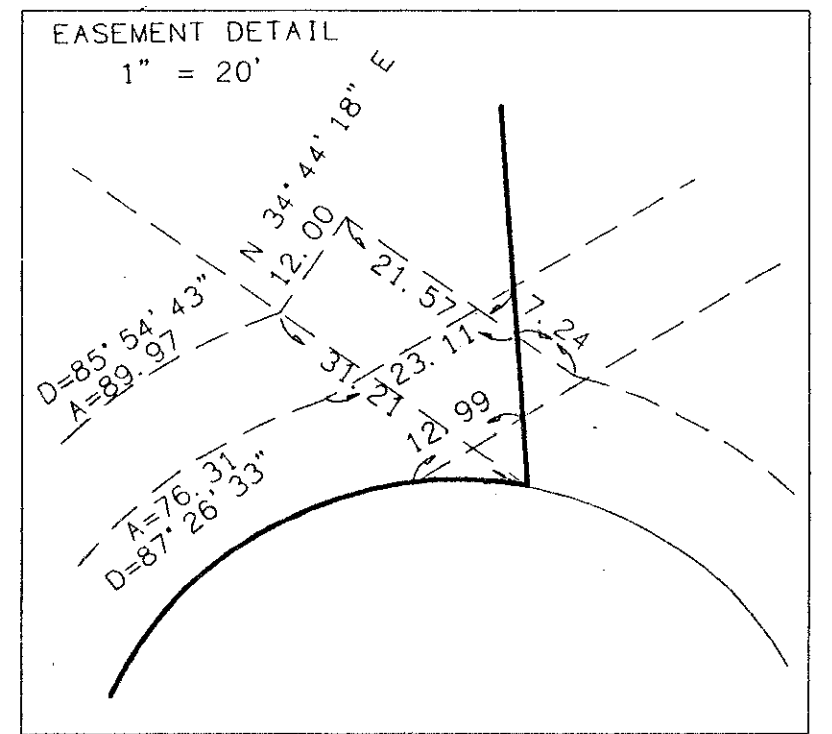
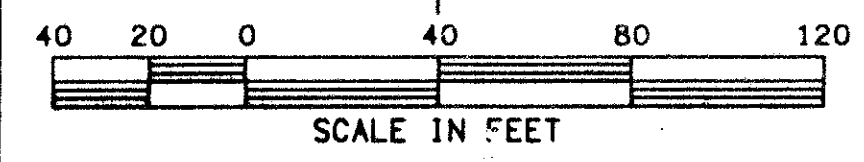
THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M. OF NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

SCALE: 1"=40'
DATE: JUNE '95
NICK MILLER, INC.
Surveying
Planning & Development
Consultants
DRAWN BY:
CHK:

MUIRFIELD PLAT No. 6
A Replat of Parts of Muirfield Plat No. 5

2560 RCA Blvd. • Suite 105
Palm Beach Gardens, Florida 33410
(407) 627-5200
DRAWING NUMBER
89024G

BOOK 79
FLOOD MAP # 1000
ZONING AR
ZIP CODE 33414
SE 86-32
PALM BEACH POLO & COUNTRY CLUB - WELLINGTON



0332-124