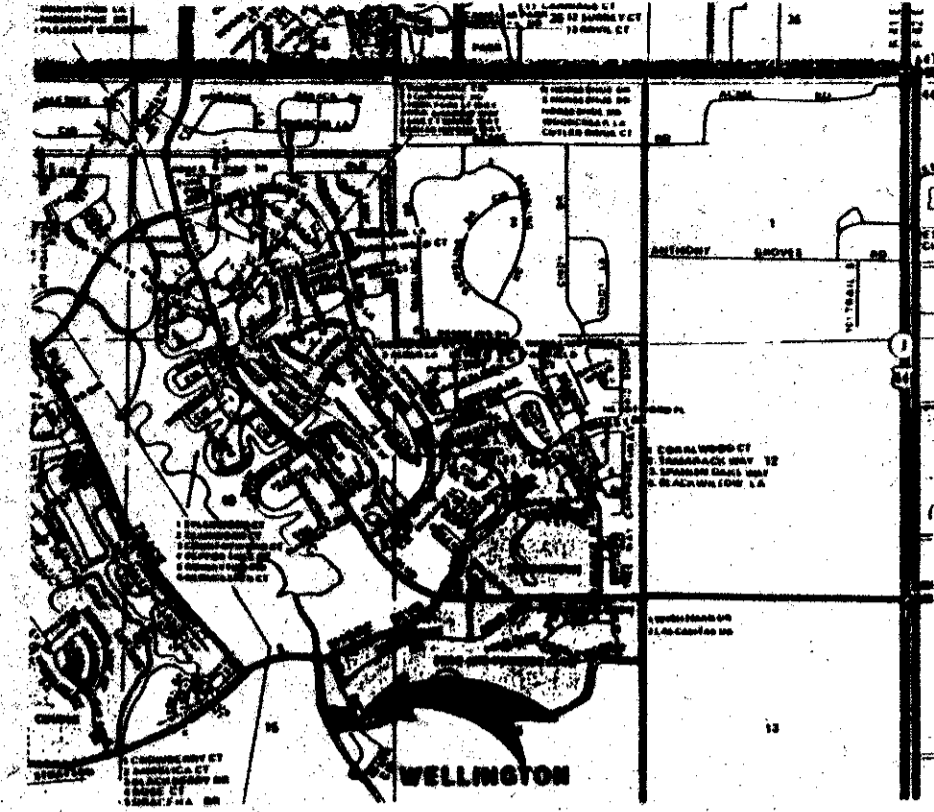


COURT OF PALM BEACH
STATE OF FLORIDA
This file was filed for record on 11:34 AM
the 26 day of August
1988 and duly recorded in the Book No.
60 on page 135-136
JOHN B. DUNKLE, Clerk Circuit Court
Palm Beach, Fla. 33480



LOCATION MAP

MUIRFIELD - PLAT NO. 5 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P. U. D. IN SECTION 15, TWP. 44S., RNG. 41E.

PALM BEACH COUNTY, FLORIDA.

APRIL 1988

SHEET 1 OF 2 SHEETS



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS MUIRFIELD PLAT NO. 5 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., SITUATED IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, 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:

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES 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, FLORIDA, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

THE ACCESS TRACT, IS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, IS HEREBY DEDICATED TO MUIR VILLAS HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE MAINTENANCE EASEMENT AS SHOWN IS FOR THE MAINTENANCE OF ACME IMPROVEMENT DISTRICT CANAL C-7 AND IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE OPEN SPACE, PARCEL A, AS SHOWN, IS FOR COMMON AREA, DRAINAGE, UTILITY, WATER AND SEWER PURPOSES AND IS HEREBY DEDICATED TO THE MUIR VILLAS HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF JULY, 1988.

ATTEST:
Diana C. LaPierre
DIANA C. LAPIERRE, ASSISTANT SECRETARY

By: *John McClure*
JOHN MCCLURE, VICE PRESIDENT

LAND USE

ACCESS TRACT.....0.223 ACRES
PARCEL A (OPEN SPACE).....0.227 ACRES
SINGLE FAMILY LOTS (9).....1.858 ACRES

TOTAL.....2.308 ACRES

DENSITY.....3.90 UNITS/ACRE

NOTES

— DENOTES PERMANENT REFERENCE MONUMENT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D. THE WEST LINE OF SECTION 14-44-41 IS ASSUMED TO BEAR NORTH 01°03'05" 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, WATER, SEWER, 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 TRACTS AS SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS WHICH ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION

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

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE NORTHWESTERLY CORNER OF MUIRFIELD - PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 34 AND 35, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE BEAR NORTH 24°41'26" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-7, A DISTANCE OF 382.48 FEET; THENCE NORTH 76°24'47" EAST, A DISTANCE OF 84.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.73 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°54'35", A DISTANCE OF 47.31 FEET TO THE END OF SAID CURVE AND TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 141.34 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°21'04", A DISTANCE OF 47.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83° 58' 19" EAST, A DISTANCE OF 62.31 FEET; THENCE SOUTH 45° 41' 00" EAST, A DISTANCE OF 155.29 FEET; THENCE SOUTH 29° 59' 28" EAST, A DISTANCE OF 208.30 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 936.81 FEET; SAID CURVE ALSO BEING THE NORTH LINE OF SAID MUIRFIELD - PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°32'24", A DISTANCE OF 57.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 74°04'11" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 249.19 FEET TO THE POINT OF BEGINNING.

CONTAINING: 100,529 SQUARE FEET OR 2.308 ACRES MORE OR LESS.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALAN J. CIKLIN, 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 LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THAT THE PROPERTY DOES NOT CONTAIN DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

Alan J. Ciklin
ALAN J. CIKLIN, ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: 7-21-1988

SURVEYOR'S CERTIFICATION

SURVEYOR'S CERTIFICATE
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 (RULE 217M-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7-21-88

Paul J. Fotorny
PAUL J. FOTORNY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2297

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF AUGUST, 1988.

By: *Carol Roberts*
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
By: *Jean O'Connell*
JEAN O'CONNEL, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF AUGUST, 1988.

By: *H.F. Kahler*
H. F. KAHLERT, P.E., COUNTY ENGINEER

ACKNOWLEDGEMENT

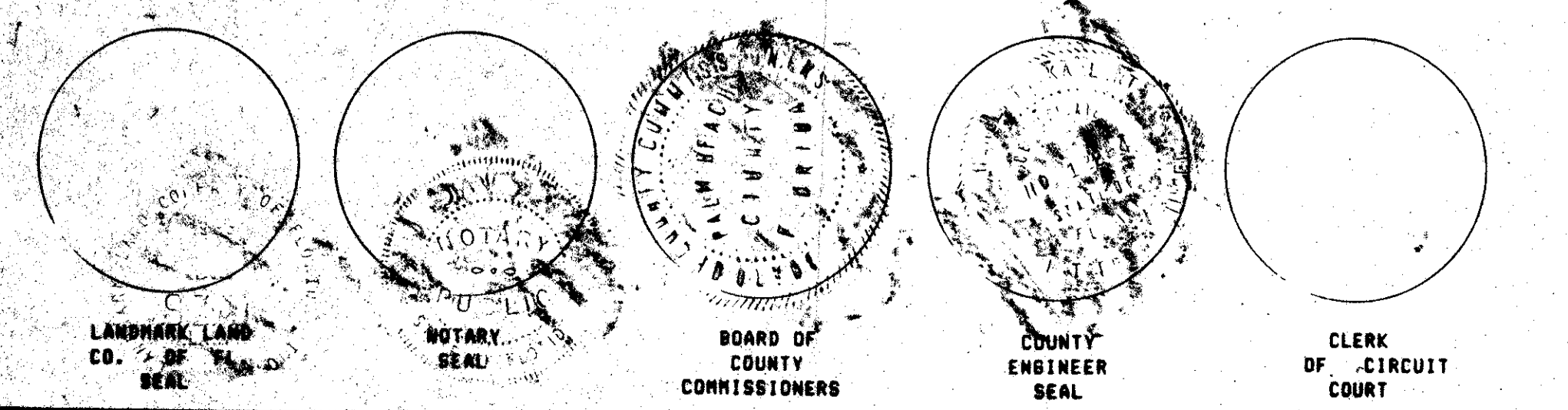
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN MCCLURE 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, RESPECTIVELY, OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND WHO SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID 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 21 DAY OF JULY, 1988.

MY COMMISSION EXPIRES: _____

Joy Marie Decker
JOY MARIE DECKER, STATE OF FLORIDA



SUBDIVISION - Muirfield #5
BOOK 160 PAGE 135
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MUIRFIELD #5 P.B. Plat 5
69/135

0332-068

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