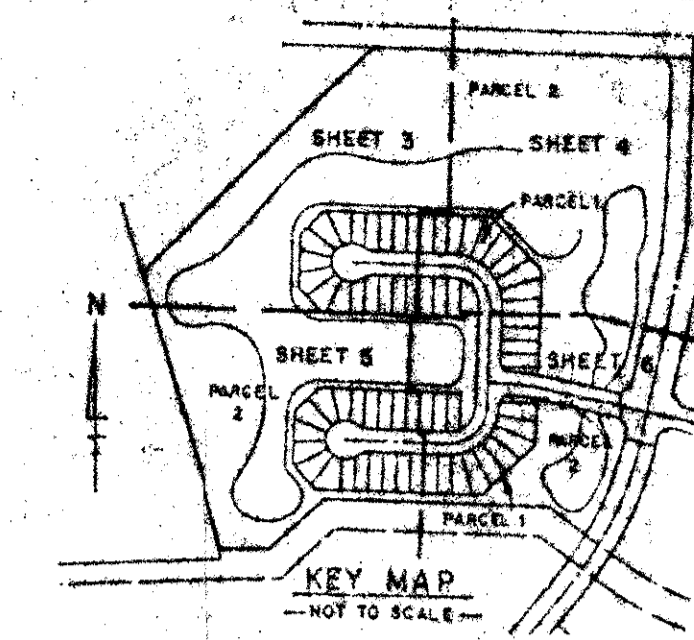
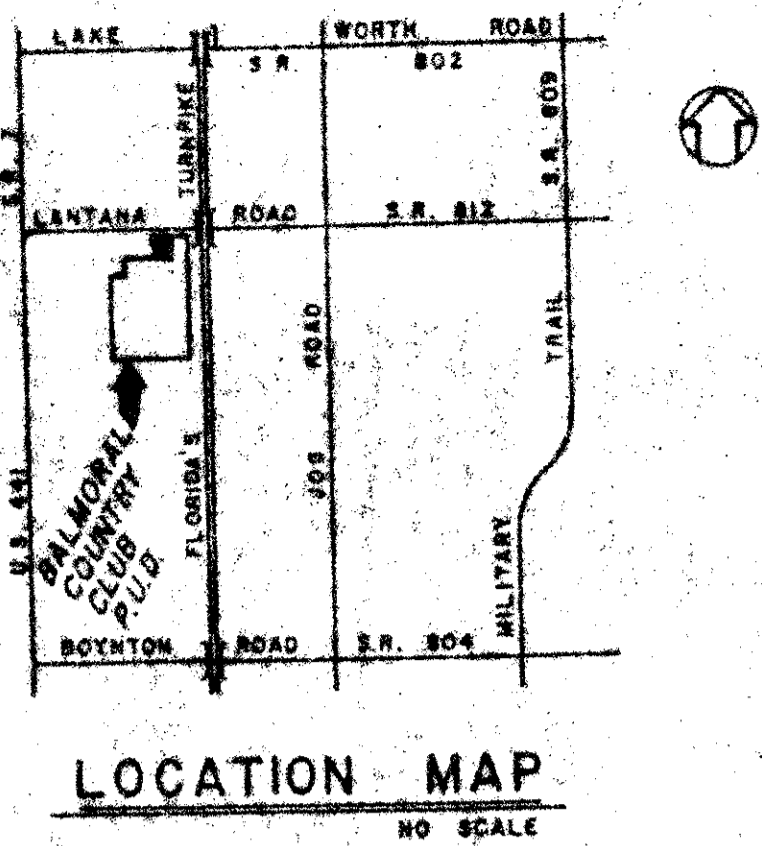


FAIRFIELD'S LACUNA PLAT 1

A PART OF BALMORAL COUNTRY CLUB P.U.D.
 BEING A REPLAT OF A PART OF TRACT 41 OF PALM BEACH FARMS COMPANY PLAT NO. 13,
 (PLAT BOOK 6, PGS. 98 & 99) OF THE HIATUS TOWNSHIP 44 1/2 SOUTH,
 RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 6

JULY, 1987



60

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 9:03
 A.M. this 20th day of July, 1987
 and duly recorded in Plat Book No. 57
 on Page 60-65
 John B. Dugan, Clerk of the Circuit Court
 Jackson A. Platt, Jr.



DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT FAIRFIELD COMMUNITIES INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF LAND SHOWN HEREON, BEING IN THE HIATUS TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FAIRFIELD'S LACUNA PLAT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 & 99, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF SAID TRACT 41, THENCE SOUTH 15° 23' 46" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 56.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE SOUTH 88° 04' 07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 448.13 FEET TO THE POINT OF BEGINNING; THENCE

SOUTH 88° 04' 07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 739.28 FEET; THENCE

SOUTH 43° 04' 07" EAST, A DISTANCE OF 35.36 FEET; THENCE

SOUTH 01° 55' 54" WEST, A DISTANCE OF 352.09 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 696.00 FEET, A CENTRAL ANGLE OF 10° 30' 00" AND WHOSE CHORD BEARS SOUTH 07° 10' 54" WEST; THENCE

SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.55 FEET TO THE POINT OF TANGENCY; THENCE

SOUTH 12° 25' 54" WEST, A DISTANCE OF 352.31 FEET; THENCE

SOUTH 57° 25' 54" WEST, A DISTANCE OF 35.36 FEET; THENCE

SOUTH 12° 25' 54" WEST, A DISTANCE OF 30.00 FEET; THENCE

SOUTH 77° 34' 06" EAST, A DISTANCE OF 14.00 FEET; THENCE

SOUTH 12° 25' 54" WEST, A DISTANCE OF 30.00 FEET; THENCE

SOUTH 32° 34' 06" EAST, A DISTANCE OF 35.36 FEET; THENCE

SOUTH 12° 25' 54" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 810.77 FEET, A CENTRAL ANGLE OF 19° 04' 20" AND WHOSE CHORD BEARS SOUTH 21° 58' 04" WEST; THENCE

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 269.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-16, AS SAME IS RECORDED IN OFFICIAL RECORD BOOK 3734, PAGE 1836, AND OFFICIAL RECORD BOOK 3781, PAGE 107; THENCE

NORTH 53° 04' 06" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-18, A DISTANCE OF 120.33 FEET; THENCE

NORTH 88° 04' 06" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-16, A DISTANCE OF 580.00 FEET; THENCE

SOUTH 46° 55' 54" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-16, A DISTANCE OF 187.28 FEET; THENCE

SOUTH 89° 15' 40" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-16, A DISTANCE OF 131.75 FEET; THENCE

NORTH 15° 23' 46" WEST, A DISTANCE OF 744.69 FEET; THENCE

NORTH 46° 05' 50" EAST, A DISTANCE OF 851.31 FEET TO THE SAID POINT OF SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD AND THE POINT OF BEGINNING.

CONTAINING 30.56 ACRES MORE OR LESS.

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

STREETS:

THE STREETS 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 PROPER PURPOSES.

EASEMENTS:

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES.

DRAINAGE EASEMENTS - DRAINAGE EASEMENTS LOCATED WITHIN PARCEL ONE, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS. DRAINAGE EASEMENTS LOCATED WITHIN PARCEL TWO, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FAIRFIELD COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, AND LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LACUNA HOME OWNERS ASSOCIATION INC., SHALL HAVE THE OBLIGATION, TO MAINTAIN THAT PORTION ASSOCIATED WITH THE DRAINAGE OF PARCEL ONE. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

LIMITED ACCESS EASEMENTS (L.A.E.), 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.

ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FAIRFIELD COMMUNITIES INC., ITS SUCCESSORS AND ASSIGNS, AND LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FAIRFIELD COMMUNITIES INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

BIKE PATH EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO FAIRFIELD COMMUNITIES INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, TREE PRESERVATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS:

WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, INCLUDING THE 20 FOOT MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "W" IS HEREBY DEDICATED IN PERPETUITY TO LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND DRAINAGE EASEMENT PURPOSES. SAID WATER MANAGEMENT TRACT "W" IS THE PERPETUAL MAINTENANCE OBLIGATION OF LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

TRACTS "O", AS SHOWN HEREON, ARE HEREBY DEDICATED TO FAIRFIELD'S CEDARBROOK ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "L", AS SHOWN HEREON, IS HEREBY DEDICATED TO LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND TREE PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

GOLF COURSE - THE GOLF COURSE, AS SHOWN HEREON, IS THE PROPERTY OF FAIRFIELD COMMUNITIES INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR CORPORATE OFFICERS, ATTESTED AND/OR WITNESSED, AND ITS CORPORATE SEAL TO AFFIX HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS THE 10th DAY OF July, 1987.

FAIRFIELD COMMUNITIES, INC., A CORPORATION
 IN THE STATE OF DELAWARE LICENSED TO DO
 BUSINESS IN THE STATE OF FLORIDA

BY: Vincent W. Dean
 VINCENT W. DEAN, SENIOR VICE PRESIDENT

ATTEST: Eddie Ruth Ewing
 EDDIE RUTH EWING, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED VINCENT W. DEAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF FAIRFIELD COMMUNITIES INCORPORATED, A DELAWARE CORPORATION, AND 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 10th DAY OF July, 1987.

MY COMMISSION EXPIRES: 2-14-89
Judith K. Livanay
 NOTARY PUBLIC

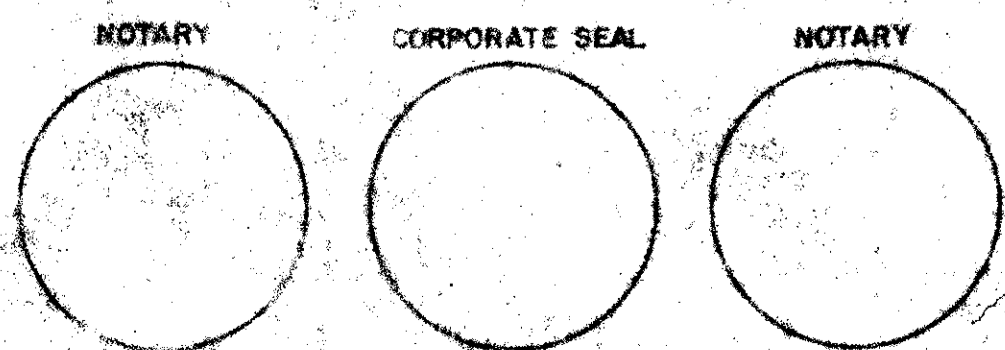
ACKNOWLEDGEMENT

STATE OF ARKANSAS
 COUNTY OF PULASKI

BEFORE ME, PERSONALLY APPEARED EDDIE RUTH EWING, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY OF FAIRFIELD COMMUNITIES INCORPORATED, A DELAWARE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 10th DAY OF July, 1987.

MY COMMISSION EXPIRES: 11-1-92
Diann D. Stapp
 NOTARY PUBLIC



Landmark Surveying & Mapping Inc.
 1850 FOREST HILL BOULEVARD
 PH. (305) 433-5405 SUITE 200 W.P.B. FLORIDA

FAIRFIELD'S LACUNA PLAT 1

0199-001

SUBDIVISION: Fairfield's Lacuna Plat 1
 BOOK 577 FILE 60
 FLOOD ZONE: B
 QUAD: 49
 DEED NAME: Belmore CC PUD
 TAZ: 740

PET. 81-253
 Collect

Duplicate
 5/12/92