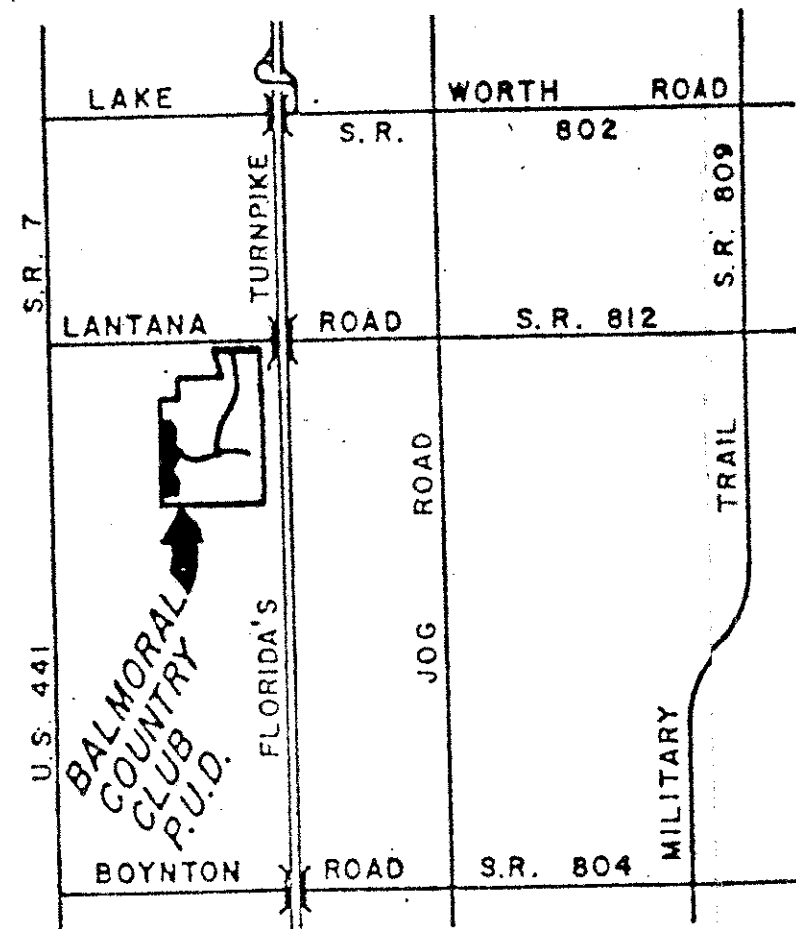


FAIRFIELD'S LACUNA PLAT 6

A PART OF BALMORAL COUNTRY CLUB P.U.D.

BEING A REPLAT OF A PORTION OF BLOCK 37, PALM BEACH FARMS COMPANY PLAT NO. 13, (PLAT BOOK 6, PGS. 98 & 99) AND A PORTION OF BLOCK 37, PALM BEACH FARMS COMPANY PLAT NO. 3, (PLAT BOOK 2, PGS. 45-54) ALL LYING WITHIN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA.
SHEET 1 OF 4
DECEMBER 1987



LOCATION MAP
NO SCALE

DEDICATION AND 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 THE LAND SHOWN HEREON, BEING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FAIRFIELD'S LACUNA PLAT 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF BLOCK 37, OF THE PALM BEACH FARMS COMPANY PLAT NO. 13, (PLAT BOOK 6, PAGES 98 AND 99) AND BLOCK 37, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2 PAGES 45 - 54) AS RECORDED IN THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 11, BLOCK 37, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 13; THENCE, NORTH 89°15'41" EAST ALONG THE NORTH LINE OF TRACT 11, A DISTANCE OF 157.00 FEET; THENCE, SOUTH 00°38'34" EAST, A DISTANCE OF 565.17 FEET; THENCE, SOUTH 35°00'00" EAST, A DISTANCE OF 809.60 FEET TO A POINT ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 25°32'23" AND A RADIUS OF 500.00 FEET AND WHOSE CHORD BEARS NORTH 85°43'49" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 231.60 FEET; THENCE, SOUTH 7°32'23" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE WHICH IS CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 4°05'33" AND A RADIUS OF 560.00 FEET AND WHOSE CHORD BEARS SOUTH 74°30'24" EAST; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.00 FEET; THENCE, SOUTH 40°21'26" WEST, A DISTANCE OF 350.42 FEET; THENCE, SOUTH 00°38'34" EAST, A DISTANCE OF 905.51; THENCE, SOUTH 89°25'00" WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF TRACT 53; THENCE NORTH 00°38'34" WEST, A DISTANCE OF 2010.00 FEET TO THE NORTHWEST CORNER OF TRACT 21; THENCE, NORTH 89°25'00" EAST, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF TRACT 22; THENCE, NORTH 00°38'34" WEST, A DISTANCE OF 441.32 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 28.71 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. 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.

2. EASEMENTS:

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

THE 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. THEREFORE LACUNA HOME OWNERS ASSOCIATION, INC., SHALL HAVE THE OBLIGATION TO MAINTAIN THAT PORTION ASSOCIATED WITH THE DRAINAGE OF PARCEL ONE AND PARCEL TWO. 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.

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, FLORIDA.

P.U.D. BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY ESTABLISHED IN PERPETUITY FOR LANDSCAPING, TREE PRESERVATION AND PROPER PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE UNDERLYING FEE SIMPLE OWNER WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON THE P.U.D. BUFFER EASEMENT.

ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FAIRFIELD COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, AND LACUNA HOME OWNERS ASSOCIATION, 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, FLORIDA.

3. TRACTS:

WATER MANAGEMENT TRACT "M", AS SHOWN HEREON, INCLUDING THE MAINTENANCE EASEMENT HAVING A WIDTH OF 20 FEET, ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "M" 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 "M" IS THE PERPETUAL MAINTENANCE OBLIGATION OF LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. 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.

4.

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 ITS VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4TH DAY OF NOVEMBER, 1987.

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

By: James Yoder
JAMES YODER, VICE-PRESIDENT

ATTEST:

Eddie Ruth Ewing
EDDIE RUTH EWING, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, PERSONALLY APPEARED JAMES YODER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF FAIRFIELD COMMUNITIES, INC., 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 4TH DAY OF NOVEMBER, 1987.

My COMMISSION EXPIRES:

June 27, 1991

James J. Warner
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, INC., 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 4TH DAY OF NOVEMBER, 1987.

My COMMISSION EXPIRES:

11-1-92

Quinn D. Bellamy
NOTARY PUBLIC

P.U.D. TABULATIONS

TOTAL AREA ACREAGE (TRACT 'F')	28.71 ACRES
NO. OF SINGLE FAMILY LOTS	48 LOTS
DENSITY (GROSS)	1.67 D.U./ACRE
DENSITY (TRACT 'F')	3.28 D.U./ACRE
LAKE AREA (INCLUDING 20' MAINTENANCE EASE.)	6.54 ACRES
GOLF COURSE AND OPEN SPACE	7.53 ACRES

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

SOUTHEAST BANK, N.A., THE HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED IN THIS PLAT AS PARCEL ONE, WHICH MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 5100, PAGE 536 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PURSUANT TO SECTION 377.08(1) FLORIDA STATUTES, JOINS IN AND RATIFIES THIS PLAT AND ALL DEDICATIONS, EASEMENTS AND RESERVATIONS ON THIS PLAT.

SOUTHEAST BANK, N.A.

By: John Lauer
JOHN LAUER, VICE-PRESIDENT

ATTEST:

Susan D. Warner
SUSAN D. WARNER,
VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED JOHN LAUER AND SUSAN D. WARNER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND VICE-PRESIDENT OF SOUTHEAST BANK, N.A., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 4TH DAY OF NOVEMBER, 1987.

My COMMISSION EXPIRES:

June 23, 1991

Stacy Stone
NOTARY PUBLIC

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:11 P.M. this 9 day of DEC. 1987 and duly recorded in Plat Book No. 58 on Page 142, 143, 144, 145
John B. Dupkle, Clerk of the Circuit Court
By: Barbara A. Platt



TA 7 740 5/14/87
SUBDIVISION * Fairfield Llacuna 6
PAGE 142
BLOCK 58
LOT 0
PLAT NO. 142
BOOK 58
PAGE 142
FILE NO. 33467
C.C.
F.C.D. NAME Balmoral C.C.

DEDICATION DEDICATION NOTARY DEDICATION NOTARY MORTGAGEE MORTGAGEE NOTARY

58/142

Landmark Surveying & Mapping Inc
1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 100 W.P.B. FLORIDA

FAIRFIELD'S LACUNA PLAT 6

Pet. 81-233
TRACT F
BALMORAL
CC.
TURNOUT REQUIRED
0199-004