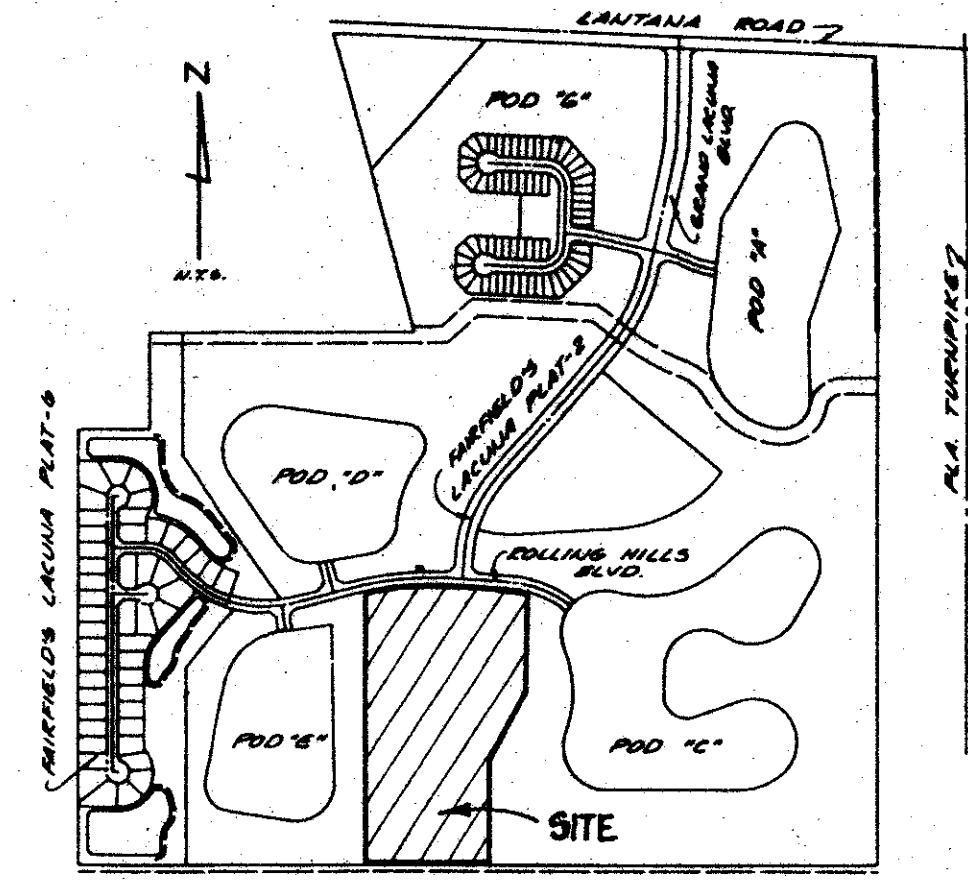


# FAIRFIELD'S LACUNA PLAT 4

A PART OF BALMORAL COUNTRY CLUB P.U.D.  
BEING A REPLAT OF A PORTION OF TRACTS 38-41 AND 56-59, BLOCK 37, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, ALL LYING WITHIN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 2  
AUGUST, 1988



LOCATION MAP

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:17 P.M. this 16 day of Oct., 1988 and duly recorded in Plat Book No. 61 on Page 14-15  
John B. Dunkle, Clerk of the Circuit Court  
By Barbara A. Reed D.C.

**DEDICATION AND RESERVATION**  
KNOW ALL MEN BY THESE PRESENTS THAT LACUNA GOLF CLUB, INC., A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FAIRFIELD'S LACUNA PLAT 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 38 - 41 AND 56 - 59, BLOCK 37, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF GRAND LACUNA BOULEVARD AND ROLLING HILL BOULEVARD AS SHOWN ON FAIRFIELD'S LACUNA PLAT 2 (PLAT BOOK 58, PAGES 116 - 118); THENCE SOUTH 03°54'00" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 86°06'00" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ROLLING HILLS BOULEVARD, A DISTANCE OF 210.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 13°47'14" AND A RADIUS OF 487.41 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.29 FEET; THENCE SOUTH 00°22'50" EAST, A DISTANCE OF 615.96 FEET; THENCE SOUTH 18°39'10" WEST, A DISTANCE OF 399.72 FEET; THENCE SOUTH 00°35'00" EAST, A DISTANCE OF 251.39 FEET; THENCE SOUTH 89°25'00" WEST, A DISTANCE OF 662.59 FEET; THENCE NORTH 02°04'08" WEST, A DISTANCE OF 1238.91 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY OF ROLLING HILLS BOULEVARD; SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 19°20'00", A RADIUS OF 1508.15 FEET AND WHOSE CHORD BEARS NORTH 84°14'00" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE OF ROLLING HILLS BOULEVARD, A DISTANCE OF 508.90 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 22.39 ACRES MORE OR LESS.  
HAS CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- EASEMENTS:**
  - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.
  - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED IN PERPETUITY TO LACUNA GOLF CLUB, INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR LANDSCAPE, TREE PRESERVATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - THE 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.
  - THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO LACUNA GOLF CLUB, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND DEDICATED TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LACUNA GOLF CLUB, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

- TRACTS:**
  - WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, AND THE MAINTENANCE EASEMENT HAVING A WIDTH OF 20 FEET AND LOCATED ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "W" IS HEREBY DEDICATED IN PERPETUITY TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE PURPOSES. SAID WATER MANAGEMENT TRACT "W" IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR 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.
  - TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED TO LACUNA GOLF CLUB, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR APPROVED RECREATIONAL PURPOSES. TRACT "R" IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - THE GOLF COURSE, AS SHOWN HEREON, IS RESERVED TO LACUNA GOLF CLUB, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1 DAY OF September, 1988.

ATTEST:  
BRIAN D. KELLER, VICE-PRESIDENT  
By: RONALD D. KOPF, PRESIDENT  
LACUNA GOLF CLUB, INC., A CORPORATION OF THE STATE OF FLORIDA

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME, PERSONALLY APPEARED RONALD D. KOPF, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LACUNA GOLF CLUB, INC., A FLORIDA 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 AS SUCH OFFICER 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 1 DAY OF September, 1988.  
MY COMMISSION EXPIRES: 3-15-92  
Carrie J. [Signature]  
NOTARY PUBLIC

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME, PERSONALLY APPEARED BRIAN D. KELLER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF LACUNA GOLF CLUB, INC., A FLORIDA 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 9 DAY OF September, 1988.  
MY COMMISSION EXPIRES: 3-15-92  
Carrie J. [Signature]  
NOTARY PUBLIC

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF BROWARD  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGEE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5100 AT PAGE 0577 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF September, 1988.

ATTEST:  
Dawn L. Duncan, ASSISTANT SECRETARY  
By: R. Redding Stevenson, SENIOR VICE-PRESIDENT  
AMERIFIRST DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME, PERSONALLY APPEARED R. REDDING STEVENSON AND DAWN L. DUNCAN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT AND ASSISTANT SECRETARY OF AMERIFIRST DEVELOPMENT CORPORATION, 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 6 DAY OF September, 1988.  
MY COMMISSION EXPIRES: July 13, 1991  
Shula D. Lowley  
NOTARY PUBLIC

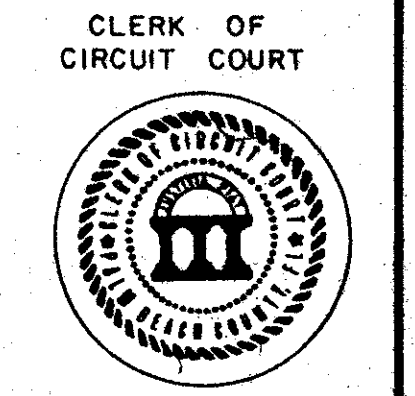
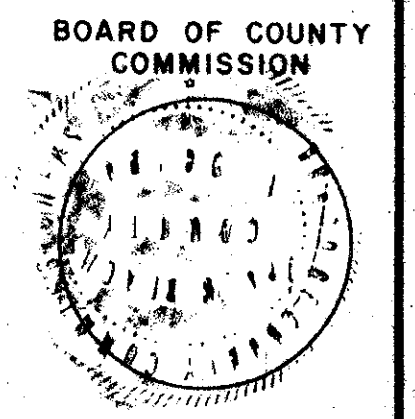
**TITLE CERTIFICATION**

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY SHOWN HEREON; THAT WE FIND THE PROPERTY IS VESTED TO LACUNA GOLF CLUB, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
DATE: September 20, 1988  
By: RONALD L. SKRABAN, VICE-PRESIDENT  
CHICAGO TITLE INSURANCE COMPANY

**P.U.D. TABULATION**

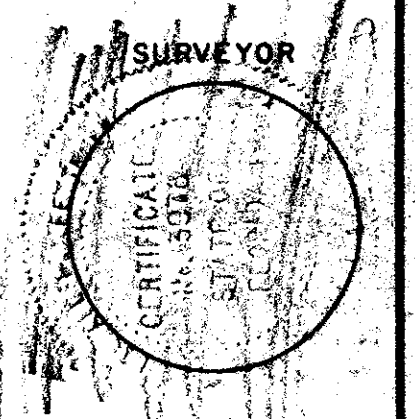
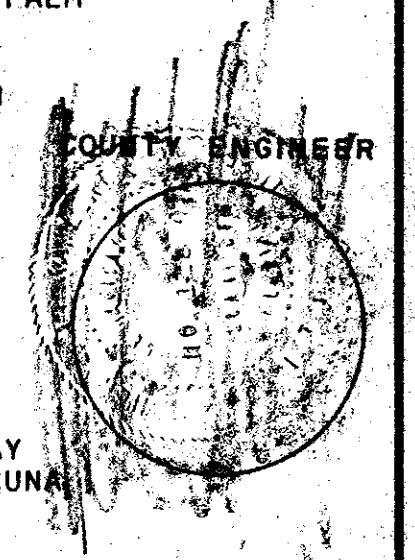
TOTAL ACREAGE	22.39 ACRES
TRACT "R"	4.55 ACRES
WATER MANAGEMENT TRACT "W"	2.98 ACRES
OPEN SPACE AND GOLF COURSE	14.86 ACRES

**APPROVALS**  
BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF OCTOBER, 1988.  
By: Carol Elmquist, VICE PRESIDENT  
John B. Dunkle, CLERK  
By: Duane Rowatt, DEPUTY CLERK  
COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF OCTOBER, 1988.  
By: Herbert F. Kahler, P.E., COUNTY ENGINEER

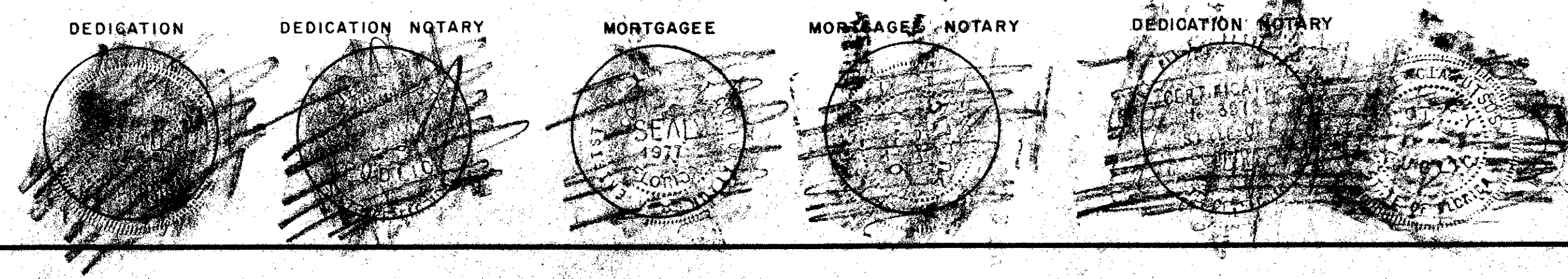


- NOTES:**
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: [Symbol]
  - PERMANENT CONTROL POINTS (P.C.P.'S) ARE SHOWN THUS: [Symbol]
  - D.E. DENOTES DRAINAGE EASEMENT.  
U.E. DENOTES UTILITY EASEMENT.  
M.E. DENOTES MAINTENANCE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE EASEMENTS OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
  - LANDSCAPING ON OTHER UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROLLING HILLS BLVD. AS SHOWN ON THE PLAT OF FAIRFIELD'S LACUNA PLAT 2 (PLAT BOOK 58, PAGES 116 - 118), BEARING BEING SOUTH 86°06'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATION**  
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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (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 REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATE: 9-12-1988  
By: RICHARD P. BREITENBACH, P.L.S., FLORIDA CERTIFICATE NO. 2978  
THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.



TAX 740  
SUBDIVISION: Fairfield's Lacuna  
BOOK 61, PAGE 14  
PLAT BOOK B, PAGE 170A  
QUAD 49  
SE  
PUD NAME: Balmoral CC  
9/15/88



**Landmark Surveying & Mapping Inc.**  
1850 FOREST HILL BOULEVARD  
PALM BEACH, FLORIDA 33410  
PHONE: (407) 433-5400

**FAIRFIELD'S LACUNA PLAT 4**