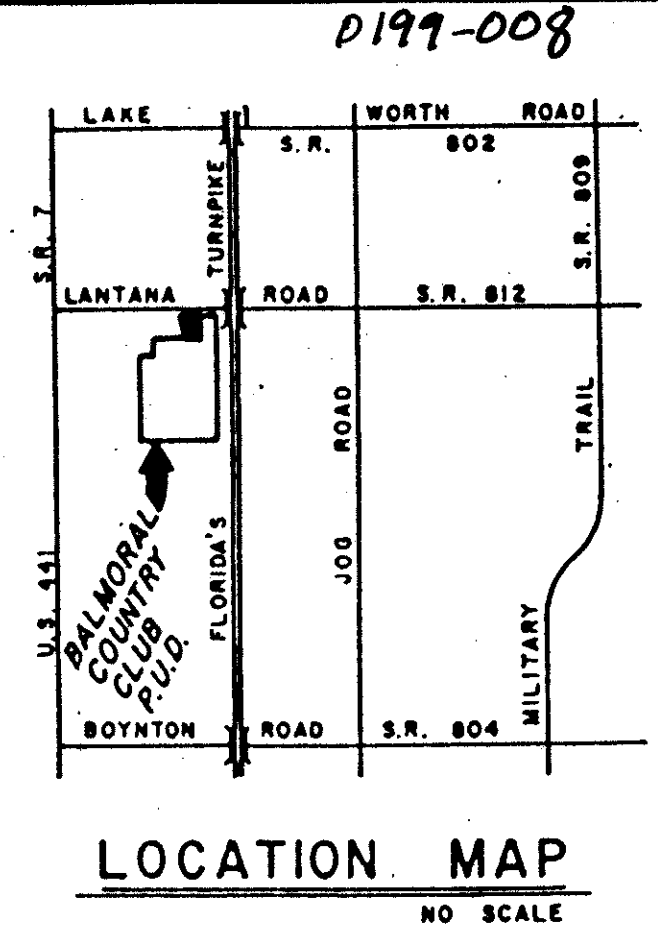


FAIRFIELD'S LACUNA PLAT 1A
BEING A REPLAT OF A PORTION OF FAIRFIELD'S LACUNA PLAT 1 AS RECORDED IN PLAT BOOK 57, PAGES 60-65, OF THE HIATUS TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
APRIL, 1989.



82
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 8:38 A.M. this 16 day of Nov. 1989 and duly recorded in Plat Book No. 64 on Pages 82-83.
John B. Dunkle, Clerk of the Circuit Court
By: Barbara A. Board, D.C.

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 AS FAIRFIELD'S LACUNA PLAT 1A, BEING A REPLAT OF A PORTION OF FAIRFIELD'S LACUNA PLAT 1 (AS RECORDED IN PLAT 57, PAGES 60-65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) LYING IN THE HIATUS TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID FAIRFIELD'S LACUNA PLAT 1, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BEAR CREEK COURT AS SHOWN ON SAID FAIRFIELD'S LACUNA PLAT 1; THENCE SOUTH 01°55'54" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF BEAR CREEK COURT, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°55'54" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF BEAR CREEK COURT, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE ALSO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BEAR CREEK COURT, A DISTANCE OF 109.96 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°04'06" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEAR CREEK COURT, A DISTANCE OF 200.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 36°52'12" AND A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BEAR CREEK COURT, A DISTANCE OF 32.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 253°44'23" AND A RADIUS OF 50.00 FEET; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 36°52'12" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°04'06" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BEAR CREEK COURT, A DISTANCE OF 200.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°55'54" EAST ALONG THE EAST LINE OF BEAR CREEK COURT, A DISTANCE OF 4.85 FEET; THENCE NORTH 47°55'10" EAST, A DISTANCE OF 35.96 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 8°59'03", A RADIUS OF 470.00 FEET, AND A CHORD BEARING OF SOUTH 82°03'38" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CEDARBROOK ROAD, A DISTANCE OF 73.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°34'06" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CEDARBROOK ROAD, A DISTANCE OF 93 FEET; THENCE SOUTH 01°55'54" WEST, A DISTANCE OF 117.23 FEET; THENCE SOUTH 46°55'54" WEST, A DISTANCE OF 197.61 FEET; THENCE NORTH 88°04'06" WEST, A DISTANCE OF 422.34 FEET; THENCE NORTH 43°04'06" WEST, A DISTANCE OF 89.00 FEET; THENCE NORTH 01°55'54" EAST, A DISTANCE OF 144.14 FEET; THENCE NORTH 46°55'54" EAST, A DISTANCE OF 89.00 FEET; THENCE SOUTH 88°04'06" EAST, A DISTANCE OF 402.07 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2.794 ACRES MORE OR LESS.
HAS CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

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 14 DAY OF September, 1989.

FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
By: Vincent W. Dean, VICE-PRESIDENT
EDDIE RUTH EWING, SECRETARY

ACKNOWLEDGEMENT
STATE OF ARKANSAS
COUNTY OF PULASKI
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 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 14 DAY OF September, 1989.
My COMMISSION EXPIRES: 5-1-99
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 18 DAY OF September, 1989.
My COMMISSION EXPIRES: 11-1-92
Notary Public

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF DADE
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 HEREON BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 5239 AT PAGE 493, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BARNETT BANK OF SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSIST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF September, 1989.
BARNETT BANK OF SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION
By: Gerard M. Ulltschul, ASSISTANT SECRETARY

STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED Gerard M. Ulltschul and Florence A. Savarese, 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 ASSIST. SECRETARY OF BARNETT BANK OF SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANKING ASSOCIATION 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 BANKING ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF September, 1989.
My COMMISSION EXPIRES: 9/2/92
Notary Public

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF DADE
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGES UPON THE PROPERTY DESCRIBED IN THIS PLAT, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 5100 AT PAGES 0536 AND 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 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 28 DAY OF Sept., 1989.
AMERIFIRST DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA
By: Wayne Moor, VICE PRESIDENT
RICHARD L. EISENMAN, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED WAYNE MOOR AND RICHARD L. EISENMAN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND PRESIDENT OF THE 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 28th DAY OF Sept., 1989.
My COMMISSION EXPIRES: 9/23/92
Notary Public

TITLE CERTIFICATION
ME, 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 FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
CHICAGO TITLE INSURANCE COMPANY
By: Herbert G. Swan, ASSISTANT VICE PRESIDENT

APPROVALS
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF November, 1989.
By: Carol J. Elmquist, CHAIRMAN
John B. Dunkle, CLERK
Deputy Clerk
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF November, 1989.
By: Herbert F. Kahler, P.E., COUNTY ENGINEER

- NOTES:
1. U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
N.R. DENOTES NON RADIAL LINE.
R. DENOTES RADIAL LINE.
2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS:
3. BEARINGS, AS SHOWN HEREON, ARE BASED UPON PLAT OF FAIRFIELD'S LACUNA PLAT 1 (PLAT BOOK 57, PAGES 60-65) SAID BEARING BEING SOUTH 01°55'54" WEST.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS OR MAINTENANCE EASEMENTS.
6. LANDSCAPING ON UTILITY EASEMENTS FOR PURPOSES OTHER THAN WATER AND SEWER, SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
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.
8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE ZONING ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
9. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.

Table with 2 columns: Description and Area/Units. Includes rows for TOTAL ACREAGE (2.79 ACRES), OPEN SPACE (1.24 ACRES), DENSITY (9.3 D.U./ACRE), and 2-UNIT TOWNHOUSES (26 UNITS TOTAL).

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 THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21, H-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 10-04-1989
By: Richard P. Breitenbach, P.L.S., FLORIDA CERTIFICATE NO. 3978

DEDICATION
DEDICATION NOTARY
DEDICATION NOTARY
Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA
FAIRFIELD'S LACUNA PLAT 1A

Handwritten notes in the bottom left corner: SUBDIVISION - Fairfield's Lacuna Plat 1A, BOOK 57, PAGE 64, FLOOD HAZ. 170A, ZONING, F.F., QUAD 49, ZIP CODE 33467, SE 21-233, PUD NAME Balmoral P.U.D., H14912/48, 152-740.

Vertical strip on the right side containing various official seals and stamps, including the State of Florida seal, County of Palm Beach seal, and several circular notary seals for the surveyor and mortgagees.