

THIS INSTRUMENT WAS PREPARED BY:

RICKIE C. WEINBERG OF
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 NOVEMBER 1993 930506A DCD

BALMORAL COUNTRY CLUB P.U.D.
LACUNA POD "D"

A REPLAT OF A PORTION OF TRACTS 8,9, AND 10, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 13" (P.B.6, PGS.98-99, P.B.C.R.) AND A PORTION OF TRACTS 23,24 AND 25, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B.2, PGS.45-54, P.B.C.R.) IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF PORTION OF TRACTS 8, 9 AND 10, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 13", AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99, AND A PORTION OF TRACTS 23, 24 AND 25, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, ALL BEING PART OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS LACUNA POD "D", SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GRAND LACUNA BOULEVARD AND THE CENTERLINE OF ROLLING HILLS BOULEVARD AS SHOWN ON THE PLAT OF "FAIRFIELD'S LACUNA PLAT 2", RECORDED IN PLAT BOOK 58, PAGES 116 THRU 118 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1538.15 FEET, A CENTRAL ANGLE OF 19°20'00", AND A CHORD BEARING OF SOUTH 84°14'00" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 519.02 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 74°34'00" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 15°26'00" WEST, A DISTANCE OF 151.23 FEET THE POINT OF BEGINNING; THENCE SOUTH 79°45'00" WEST, A DISTANCE OF 19.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 12°03'16" AND A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 49°59'02", A RADIUS OF 226.50 FEET AND WHOSE CHORD BEARS NORTH 63°12'11" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 197.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°12'40" WEST, A DISTANCE OF 179.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 08°17'13" AND A RADIUS OF 552.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 29°55'27" WEST, A DISTANCE OF 140.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 127°11'16" AND A RADIUS OF 214.55 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 476.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°44'11" EAST, A DISTANCE OF 316.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 07°50'37" AND A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°25'12" EAST, A DISTANCE OF 139.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 131°08'04" AND A RADIUS OF 128.13 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 293.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 40°33'15" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 27°10'26" AND A RADIUS OF 315.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.40 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING CENTRAL ANGLE OF 12°43'25" AND A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.03 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 79°05'37" AND A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79°45'00" WEST A DISTANCE OF 204.68 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11.923 ACRES, MORE OR LESS.

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

- TRACTS "B", "C", AND "D" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HARBOUR GREENS AT LACUNA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. ANY AREAS OF THESE TRACTS ENCLUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON.
- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HARBOUR GREENS AT LACUNA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HARBOUR GREENS AT LACUNA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ADJACENT TO AND CONTIGUOUS WITH SAID EASEMENTS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSES OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENTS MADE UPON THE LOT(S) ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENTS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF: LENNAR HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10TH DAY OF MARCH, 1995.

WITNESS: *Ruben M. Gell*
 (PRINT NAME) RUBEN M. GELL
 WITNESS: *Betty Tibbens*
 (PRINT NAME) BETTY TIBBENS
 BY: *Carlos A. Diaz*
 CARLOS A. DIAZ
 VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS
 BEFORE ME PERSONALLY APPEARED CARLOS A. DIAZ, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 10 DAY OF MARCH, 1995.
 MY COMMISSION EXPIRES: Nov-16-1996

NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. CC 235910

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS
 I, GERALD L. KNIGHT, 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 TO LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

3/21/95
 DATE
 BY: *Gerald L. Knight*
 GERALD L. KNIGHT
 ATTORNEY AT LAW

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF)
 THE HARBOUR GREENS AT LACUNA HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF March, 1995.

WITNESS: *Rebecca S. Harper*
 (PRINT NAME) Rebecca S. Harper
 WITNESS: *Rickie C. Weinberg*
 (PRINT NAME) Rickie C. Weinberg
 BY: *Tammy McDonald*
 TAMMY McDONALD
 PRESIDENT

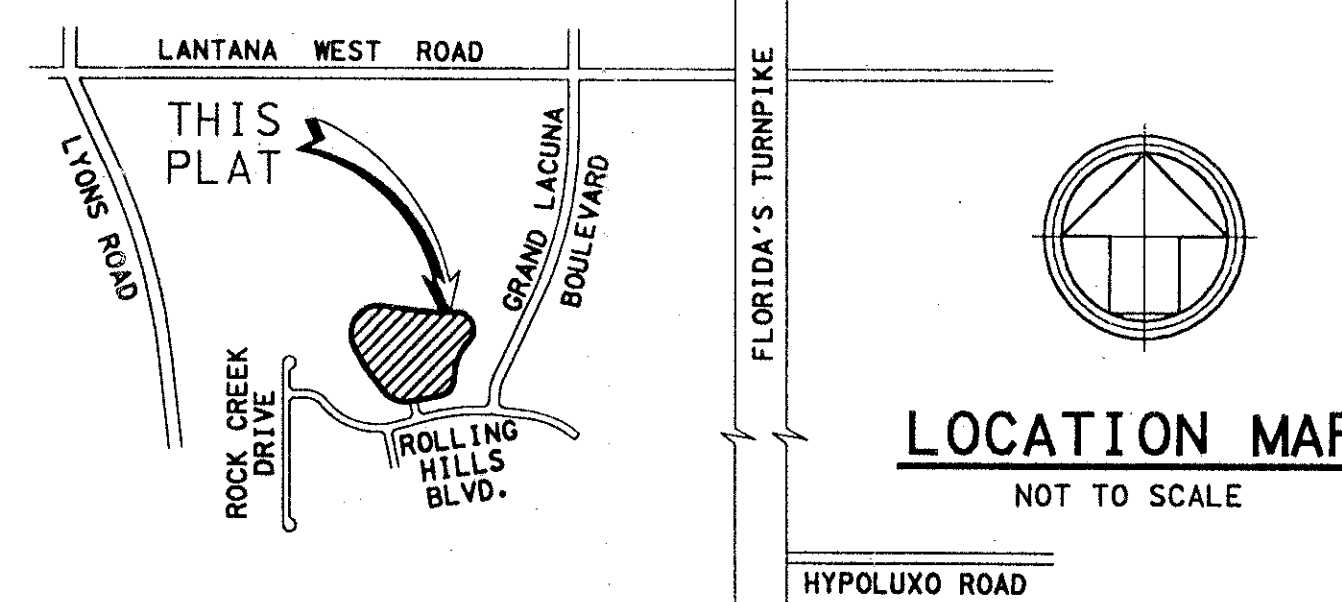
ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF) SS
 BEFORE ME PERSONALLY APPEARED Tammy McDonald, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE HARBOUR GREENS AT LACUNA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 29 DAY OF March, 1995.
 MY COMMISSION EXPIRES: *Sandi M. Cooper*
 SANDI M. COOPER
 NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. CC140836
 MY COMMISSION EXP. SEPT 3, 1995

P.U.D. STATISTICS

PETITION NO.	81-233
ACREAGE	11.923
UNITS	57
DENSITY	4.78 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY



BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MAY, 1995.

ATTEST: DOROTHY H. WILKEN, CLERK
 BY: *Ken Prater* CHAIRMAN
 BY: *Sarah Wright* DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF May, 1995.

BY: *George T. Webb*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Rickie C. Weinberg 3-21-95
 RICKIE C. WEINBERG, P.L.S. DATE
 LICENSE NO. 5273
 STATE OF FLORIDA

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 84°14'00" WEST ALONG THE CENTERLINE CHORD OF ROLLING HILLS BOULEVARD ACCORDING TO "FAIRFIELD'S LACUNA PLAT 2" (PLAT BOOK 58, PAGES 116-118, P.B.C.R.)
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER USES SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.0000240. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- BEARING ROTATION (PLAT TO GRID) IS 00°23'12" (COUNTerclockwise).

HOMEOWNERS' ASSOCIATION <i>Green at Lacuna Homeowners Association Seal</i>	NOTARY <i>Sandi M. Cooper Seal</i>	LENNAR HOMES <i>Lennar Homes Seal</i>	NOTARY <i>Rickie C. Weinberg Seal</i>	SURVEYOR <i>Rickie C. Weinberg Seal</i>	COUNTY ENGINEER <i>George T. Webb Seal</i>	COUNTY COMMISSION
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LACUNA Pod D

PET. 81-233A
 ALLOC. #0001
 5/2/2/I

SHEET 1 OF 2 SHEETS

TAR-740

FLOOD MAP # 170A
 FLOOD ZONE RT
 ZIP CODE 33467
 BALMORAL COUNTRY CLUB
 PUD NAME
 DATE: 8-Nov-95