PLAT OF
DOUG FORD'S LACUNA GOLF CLUB
A PART OF BALMORAL COUNTRY CLUB P.U.D.
BEING A REPLAT OF PORTIONS OF TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13
PLAT BOOK 6, PAGES 98 AND 99, AND BLOCK 37, PALM BEACH FARMS COMPANY PLAT
NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY PUBLIC RECORDS
LYING IN TRACT 41, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, AND SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 4   SEPTEMBER 1992

(handwritten, right margin): PET. 81-233 ALLOC #0001 5/2/2/I

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND IN TRACT 41, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF FAIRFIELD'S LACUNA PLAT 3, RECORDED IN PLAT BOOK 56, PAGES 105 THROUGH 109, PALM BEACH COUNTY PUBLIC RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT 3 FOR THE FOLLOWING COURSES:

THENCE S89°21'26"W FOR 159.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81°09'09" FOR 212.46 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88°29'43" FOR 200.79 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 370.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°38'26" FOR 339.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°16'03" FOR 205.60 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 925.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°51'34" FOR 272.18 FEET TO THE EASTERLY RIGHT-OF-WAY OF GRAND LACUNA BOULEVARD, PER FAIRFIELD'S LACUNA PLAT 2, RECORDED IN PLAT BOOK 58, PAGES 116 THROUGH 118, OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 890.77 FEET, WHERE THE RADIAL LINE BEARS N58°00'28"W;

THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8°11'30" FOR 127.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, S40°11'02"W FOR 100.00 FEET TO THE BOUNDARY OF POD "B", AS RECORDED IN OFFICIAL RECORD BOOK 6698, PAGES 631 THROUGH 653, AT PAGE 636, OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID POD "B" FOR THE FOLLOWING COURSES:

THENCE S49°48'58"E FOR 720.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 650.00 FEET, WHERE THE RADIAL LINE BEARS N54°10'00"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5°10'00" FOR 569.12 FEET TO A POINT OF TANGENCY; THENCE S86°00'00"W FOR 431.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 596.65 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°01'45" FOR 198.16 FEET TO SAID EASTERLY RIGHT-OF-WAY OF GRAND LACUNA BOULEVARD, BEING A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 560.00 FEET, WHERE THE RADIAL LINE BEARS S74°58'15"E;

THENCE ALONG THE BOUNDARY OF SAID FAIRFIELD'S LACUNA PLAT 2 FOR THE FOLLOWING COURSES:

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°07'45" FOR 108.77 FEET TO A POINT OF TANGENCY; THENCE S03°54'00"W FOR 70.52 FEET; THENCE S41°06'00"E FOR 35.36 FEET; THENCE S86°06'00"E FOR 145.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 547.41 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°22'00" FOR 328.34 FEET TO A POINT OF TANGENCY; THENCE S51°44'00"E FOR 2.26 FEET TO THE BOUNDARY OF POD "C", AS RECORDED IN OFFICIAL RECORD BOOK 6698, PAGES 631 THROUGH 653, AT PAGE 637, OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, WHERE THE RADIAL LINE BEARS S43°06'23"E;

THENCE ALONG THE BOUNDARY OF SAID POD "C" FOR THE FOLLOWING COURSES:

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°06'23" FOR 202.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 56°30'00" FOR 493.06 FEET TO A POINT OF TANGENCY; THENCE N48°30'00"E FOR 237.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 159°30'00" FOR 487.17 FEET TO A POINT OF TANGENCY; THENCE S28°00'00"W FOR 194.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°21'35" FOR 374.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 123°21'35" FOR 376.78 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"E FOR 132.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 110°50'00" FOR 193.44 FEET TO A POINT OF TANGENCY; THENCE N69°10'00"E FOR 215.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 159°30'00" FOR 556.76 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°50'00" FOR 213.80 FEET TO A POINT OF TANGENCY; THENCE S89°30'00"W FOR 603.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 110°32'20" FOR 385.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 43°37'26" FOR 380.69 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°13'29" FOR 185.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ROLLING HILLS BOULEVARD, PER SAID FAIRFIELD'S LACUNA PLAT 2;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, N51°44'00"W FOR 2.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 487.41 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°34'46" FOR 175.07 FEET TO THE EASTERLY BOUNDARY OF FAIRFIELD'S LACUNA PLAT 4, RECORDED IN PLAT BOOK 61, PAGES 14 AND 15, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY FOR THE FOLLOWING COURSES:

THENCE S00°22'50"E FOR 615.96 FEET;
THENCE S18°39'10"W FOR 399.72 FEET;
THENCE S00°35'00"E FOR 251.39 FEET TO THE SOUTHEAST CORNER OF SAID PLAT 4;

THENCE N89°25'00"E FOR 1706.59 FEET TO THE WEST RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2W, RECORDED IN OFFICIAL RECORD BOOK 319, PAGE 275, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID CANAL RIGHT-OF-WAY, N00°38'34"W FOR 2251.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 52.687 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE SOUTHEAST CORNER OF FAIRFIELD'S LACUNA PLAT 1, RECORDED IN PLAT BOOK 57, PAGES 60 THROUGH 65, PALM BEACH COUNTY PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT 1 FOR THE FOLLOWING COURSES:

THENCE N53°04'06"W FOR 120.33 FEET;
THENCE N88°04'06"W FOR 530.00 FEET;
THENCE S46°55'54"W FOR 187.28 FEET;
THENCE S89°15'40"W FOR 131.75 FEET;
THENCE S15°23'46"E FOR 25.84 FEET;
THENCE S89°15'40"W FOR 1060.15 FEET TO THE EASTERLY BOUNDARY OF FAIRFIELD'S LACUNA PLAT 6, RECORDED IN PLAT BOOK 58, PAGES 142 THROUGH 145, PALM BEACH COUNTY PUBLIC RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY OF PLAT 6 FOR THE FOLLOWING COURSES:

THENCE S00°38'34"E FOR 565.16 FEET;
THENCE S35°00'00"E FOR 809.60 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID ROLLING HILLS BOULEVARD, PER FAIRFIELD'S LACUNA PLAT 2, BEING A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 500.00 FEET, WHERE THE RADIAL LINE BEARS N09°00'00"W;

THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE EASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°26'00" FOR 56.14 FEET TO A POINT OF TANGENCY; THENCE N74°34'00"E FOR 129.39 FEET; THENCE N29°34'00"E FOR 35.36 FEET; THENCE N15°26'00"W FOR 99.24 FEET TO THE BOUNDARY OF POD "D", AS RECORDED IN OFFICIAL RECORD BOOK 6698, PAGES 631 THROUGH 653, AT PAGES 638 AND 650 OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET WHERE THE RADIAL LINE BEARS N07°08'45"W;

THENCE ALONG THE BOUNDARY OF SAID POD "D" FOR THE FOLLOWING COURSES:

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°57'01" FOR 31.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 226.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°59'02" FOR 197.59 FEET TO A POINT OF TANGENCY; THENCE N38°12'40"W FOR 179.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 552.15 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°17'13" FOR 79.86 FEET TO A POINT OF TANGENCY; THENCE N29°55'27"W FOR 140.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 214.55 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 127°11'16" FOR 476.27 FEET TO A POINT OF TANGENCY; THENCE S82°44'11"E FOR 316.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°50'37" FOR 136.90 FEET TO A POINT OF TANGENCY; THENCE N89°25'12"E FOR 139.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 128.13 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 131°08'04" FOR 293.25 FEET TO A POINT OF TANGENCY; THENCE S40°33'16"W FOR 60.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 315.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°10'26" FOR 149.40 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°43'25" FOR 111.03 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 79°05'38" FOR 207.07 FEET TO A POINT OF TANGENCY; THENCE S79°45'00"W FOR 174.56 FEET TO THE BOUNDARY OF SAID FAIRFIELD'S LACUNA PLAT 2;

THENCE ALONG THE BOUNDARY OF SAID PLAT 2 FOR THE FOLLOWING COURSES:

THENCE S15°26'00"E FOR 93.51 FEET;
THENCE S60°26'00"E FOR 35.36 FEET;
THENCE N74°34'00"E FOR 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1568.15 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°57'28" FOR 464.12; THENCE N47°56'51"E FOR 35.96 FEET; THENCE N03°54'00"E FOR 71.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 640.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°17'02" FOR 405.29 FEET TO A POINT OF TANGENCY; THENCE N40°11'02"E FOR 790.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.77 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°40'48" FOR 122.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.595 ACRES, MORE OR LESS.
TOTAL AREA: 80.282 ACRES, MORE OR LESS.

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED BY:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 3426
FOR: TIMOTHY J. MESSLER, INC.
600 SANDTREE DRIVE
SUITE 301
PALM BEACH GARDENS, FLA. 33403

(handwritten): BALMORAL PUD

(handwritten): 0199-011

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Timothy J. Messler, Inc.
CONSULTING ENGINEERS
600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

DESIGN			
DRAWN			
CHECKED			
Q C			

NO.	DATE	REVISION	APP D. BY

PRO. NO. 92-048P
SCALE NONE
DATE JUNE 1992
SHT 2 OF 4

(handwritten): DOUG FORD'S LACUNA GOLF CLUB