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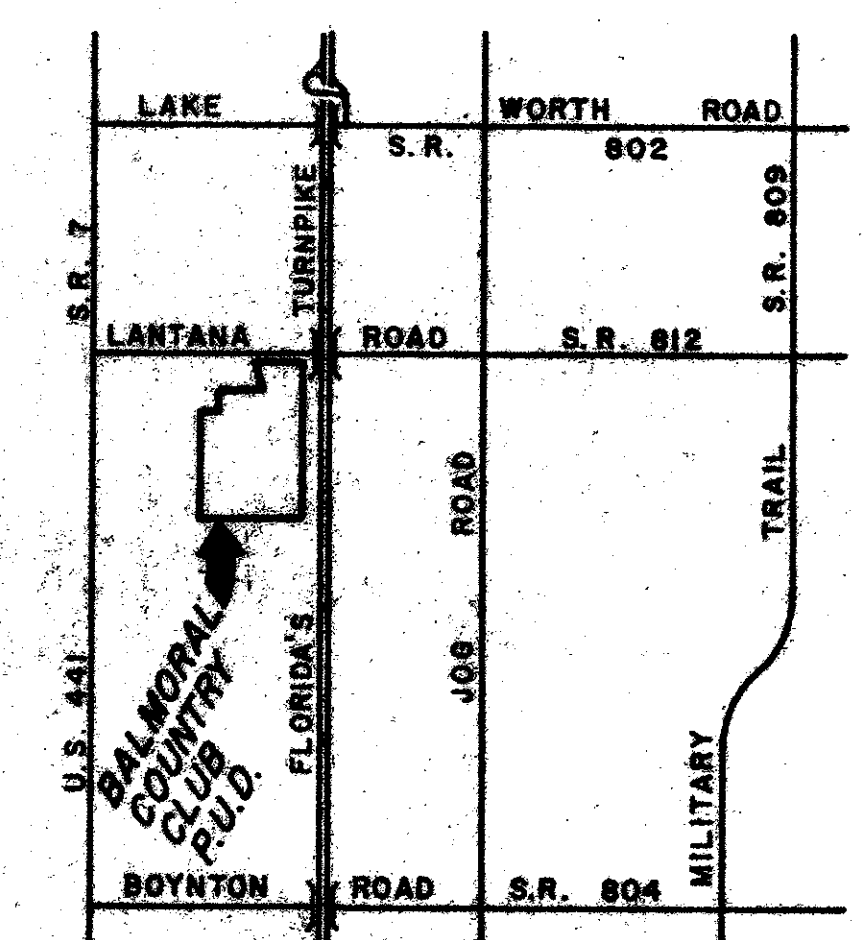
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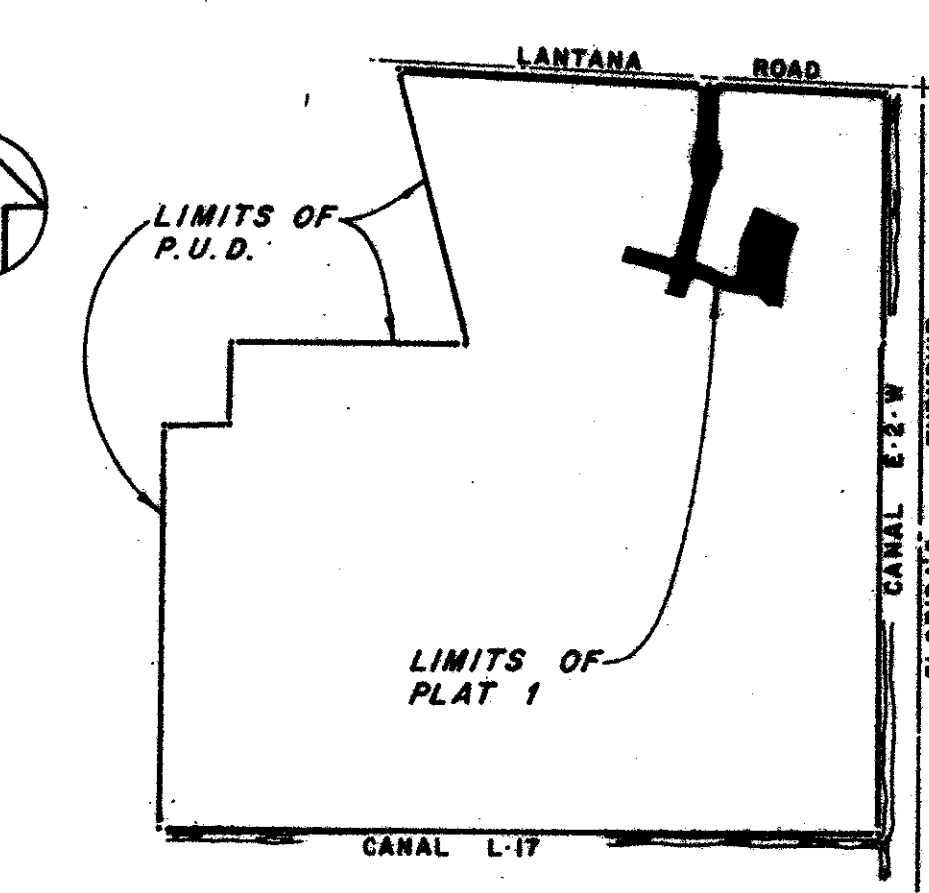
DRAWING NUMBER

A PLANNED UNIT DEVELOPMENT BALMORAL COUNTRY CLUB PLAT 1

BEING A REPLAT OF A PART OF TRACT 41 PALM BEACH FARMS COMPANY PLAT NO. 13, PLAT BOOK 6, PAGE 98 & 99 PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 JULY, 1984



LOCATION MAP
NO SCALE



KEY MAP
NO SCALE

DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF A PART OF TRACT 41 PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF SAID TRACT 41 THENCE SOUTH 88°04'06" EAST ALONG THE NORTH LINE OF SAID TRACT 41 A DISTANCE OF 1219.26 FEET; THENCE SOUTH 01°55'54" WEST TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING NUMBERED COURSES:

- SOUTH 88°04'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, 130.00 FEET; THENCE
- SOUTH 26°55'54" WEST, 35.36 FEET; THENCE
- SOUTH 01°55'54" WEST, 216.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 25°50'31" AND A CHORD BEARING OF SOUTH 10°59'25" EAST; THENCE
- SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 56°39'02" AND A CHORD BEARING OF SOUTH 04°24'51" WEST; THENCE
- SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 197.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 20°18'31" AND A CHORD BEARING OF SOUTH 22°35'28" WEST; THENCE
- SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.45 FEET TO THE POINT OF TANGENCY; THENCE
- SOUTH 12°25'54" WEST, 366.40 FEET; THENCE
- SOUTH 32°34'06" EAST, 35.36 FEET; THENCE
- SOUTH 77°34'06" EAST, 6.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 346.61 FEET, A CENTRAL ANGLE OF 13°45'32" AND A CHORD BEARING OF SOUTH 70°41'20" EAST; THENCE
- THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 83.23 FEET TO THE POINT OF REVERSE CURVATURE, OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 384.80 FEET; A CENTRAL ANGLE OF 16°30'51" AND A CHORD BEARING OF SOUTH 72°04'00" EAST; THENCE
- EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.91 FEET TO THE END OF SAID CURVE; THENCE
- NORTH 09°40'35" EAST, 20.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 364.80 FEET, A CENTRAL ANGLE OF 03°55'35" AND A CHORD BEARING OF SOUTH 82°17'12" EAST; THENCE
- EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.00 FEET TO THE END OF SAID CURVE; THENCE
- NORTH 05°45'00" EAST, 188.84 FEET; THENCE
- NORTH 31°40'00" EAST, 118.00 FEET; THENCE
- SOUTH 58°20'00" EAST, 170.00 FEET; THENCE
- SOUTH 31°40'00" WEST, 50.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 25°55'00" AND A CHORD BEARING OF SOUTH 18°42'30" WEST; THENCE
- SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.54 FEET TO THE POINT OF TANGENCY; THENCE
- SOUTH 05°45'00" WEST, 220.96 FEET; THENCE
- NORTH 84°15'00" WEST, 50.00 FEET; THENCE
- NORTH 39°15'00" WEST, 35.36 FEET; THENCE
- NORTH 84°15'00" WEST, 95.00 FEET; THENCE
- SOUTH 05°45'00" WEST, 5.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH; SAID CURVE HAVING A RADIUS OF 444.80 FEET, A CENTRAL ANGLE OF 20°26'26" AND A CHORD BEARING OF NORTH 74°01'47" WEST; THENCE
- WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 286.61 FEET, A CENTRAL ANGLE OF 13°45'32" AND A CHORD BEARING OF NORTH 70°41'20" WEST; THENCE
- WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.83 FEET TO THE POINT OF TANGENCY; THENCE

- NORTH 77°34'06" WEST, 6.62 FEET; THENCE
- SOUTH 57°25'54" WEST, 35.36 FEET; THENCE
- SOUTH 12°25'54" WEST, 25.00 FEET; THENCE
- NORTH 77°34'06" WEST, 80.00 FEET; THENCE
- NORTH 12°25'54" EAST, 25.00 FEET; THENCE
- NORTH 32°34'06" WEST, 35.36 FEET; THENCE
- NORTH 77°34'06" WEST, 105.00 FEET; THENCE
- NORTH 12°25'54" EAST, 60.00 FEET; THENCE
- SOUTH 77°34'06" EAST, 105.00 FEET; THENCE
- NORTH 57°25'54" EAST, 35.36 FEET; THENCE
- NORTH 12°25'54" EAST, 358.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 32°02'35" AND A CHORD BEARING OF NORTH 03°35'24" WEST; THENCE
- NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°23'06" AND A CHORD BEARING OF NORTH 04°04'52" EAST; THENCE
- NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 25°50'31" AND A CHORD BEARING OF NORTH 14°51'12" EAST; THENCE
- NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.10 FEET TO THE POINT OF TANGENCY; THENCE
- NORTH 01°55'54" EAST, 216.00 FEET; THENCE
- NORTH 43°04'06" WEST, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 35.36 FEET MORE OR LESS TO THE SAID POINT OF BEGINNING.

CONTAINING 4.00 ACRES MORE OR LESS

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT N C N B NATIONAL BANK OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING INTRACT 41, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 5 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BALMORAL COUNTRY CLUB PLAT 1, AND AS DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY EDICATE AS FOLLOWS:

- ROADS**
THE ROADS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BALMORAL COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, AS COMMON PROPERTY FOR ROAD, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS**
 - UTILITY EASEMENTS**
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 - LIFT STATION EASEMENT**
THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF SEWAGE LIFT STATION AND RELATED PURPOSES.
- OPEN SPACE**
TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO BALMORAL COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., FOR LANDSCAPING AND UTILITY EASEMENTS, AS COMMON PROPERTY. IN WITNESS WHEREOF, W.E. HEREUNTO HAVE, SET OUR HANDS AND SEALS THIS 14 DAY OF NOVEMBER, 1984.

Michael B. Schoratt N.C.N.B. NATIONAL BANK OF FLORIDA
Phillip Ruff VICE-PRESIDENT
Phillip Ruff ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss:
BEFORE ME PERSONALLY APPEARED LEWIS MESSER AND PHILLIP RUFF, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASST. VICE-PRESIDENT RESPECTIVELY, OF N C N B NATIONAL BANK OF FLA, A CORPORATION, AND SEVERALLY 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 14 DAY OF Nov 1984.
My Commission Expires Jan. 31, 1988
Charles A. Lopez
NOTARY PUBLIC

NOTES:

- THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- U.E. ----- DENOTES UTILITY EASEMENT
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
- BEARING AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT 41, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ASSUMED SOUTH 88°04'06" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL OCCUPYING SAME.

P.U.D. TABULATION

TOTAL ACREAGE	= 4.00 AC.
ROAD RIGHT-OF-WAY	= 3.17 AC.
Nº OF SINGLE FAMILY LOTS	= 5
DENSITY	= 1.25 U/AC.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 12 A.M. this 20 day of Dec, 1984 and duly recorded in Plat Book No. 50 on Page 23 & 24.
John B. Dunkle, Clerk Circuit Court
By *Margaret B. Nether* P.S.

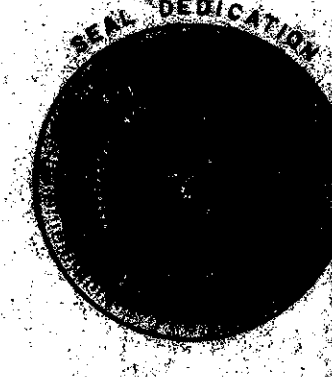
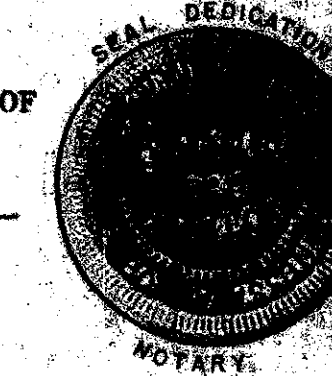


APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF Dec, 1984.
BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF Dec, 1984.
BY: *Herbert F. Kahler*
HERBERT F. KAHLER
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Richard A. Compton*
DEPUTY CLERK



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JEFFREY HIRSCH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO N C N B NATIONAL BANK OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY A MORTGAGE AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY AND IS FREE OF ALL OTHER ENCUMBRANCES.

November 19, 1984
DATE
Jeffrey Hirsch
JEFFREY HIRSCH, ATTORNEY

SURVEYORS 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 FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

November 19, 1984
DATE
Richard P. Brett
Richard P. Brett, P.E.
Florida Certified Surveyor

BALMORAL COUNTRY CLUB

THIS INSTRUMENT WAS PREPARED BY
MICHAEL B. SCHORATT & ASSOCIATES, INC.
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

TEL. (305) 968-0080
1850 FOREST HILL BLVD., SUITE 205
WEST PALM BEACH, FLORIDA 33406

