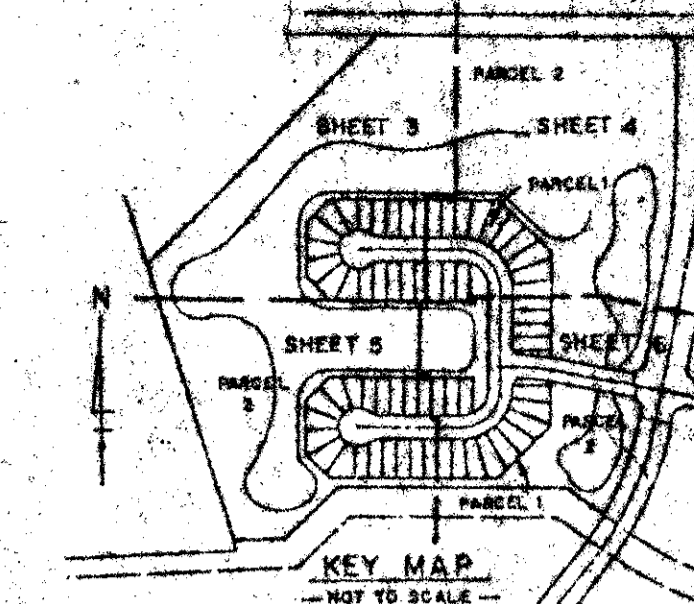


FAIRFIELD'S LACUNA PLAT 1

A PART OF BALMORAL COUNTRY CLUB P.U.D.
BEING A REPLAT OF A PART OF TRACT 41 OF PALM BEACH FARMS COMPANY PLAT NO. 13,
(PLAT BOOK 6, PGS. 98 & 99) OF THE HIATUS TOWNSHIP 44 1/2 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 6 JULY, 1987



61

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at _____
M. this _____ day of _____ 1987
and duly recorded in Plat Book No. _____
on Page _____
John B. Dunkle, Clerk of the Circuit Court
By _____

TITLE CERTIFICATION

WE, TOWN AND COUNTRY TITLE INC., 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 LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THE PORTION OF THE PROPERTY SHOWN HEREON AS PARCEL ONE IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THE PORTION OF THE PROPERTY SHOWN HEREON AS PARCEL TWO IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

TOWN AND COUNTRY TITLE, INC.
DATE: 7-10-87
BY: Michele M. Moseley
MICHELE M. MOSELEY, VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

SOUTHEAST BANK, N.A., THE HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED IN THIS PLAT AS PARCEL ONE, WHICH MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 5100, PAGE 536 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PURSUANT TO SECTION 177.08(1) FLORIDA STATUTES, JOINS IN AND RATIFIES THIS PLAT AND ALL DEDICATIONS, EASEMENTS AND RESERVATIONS ON THIS PLAT.

SOUTHEAST BANK, N.A.
BY: John Lauer
JOHN LAUER, VICE PRESIDENT

Edna Ineza WITNESS
Frederick Williams WITNESS

P.U.D. TABULATION

TOTAL ACREAGE	30.56 ACRES
ACREAGE (TRACT G)	8.26 ACRES
NO. OF SINGLE FAMILY LOTS	64 LOTS
DENSITY (TRACT G)	7.66 UNITS / ACRE
DENSITY (GROSS)	2.09 UNITS / ACRE
LAKE AREA	8.26 ACRES
GOLF COURSE AND OPEN SPACE	13.79 ACRES
DEDICATED RIGHTS-OF-WAY	0.13 ACRES

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 AS PARCEL TWO 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5100 AT PAGE 577 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF JULY 1987.

AMERIFIRST DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA
BY: R. Redding Stevenson
R. REDDING STEVENSON, SENIOR VICE PRESIDENT

ATTEST: G. Morris
G. MORRIS, CORPORATE SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED JOHN LAUER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SOUTHEAST BANK, N.A., 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 10th DAY OF July 1987
MY COMMISSION EXPIRES: 8-19-89
Walter Duncan
NOTARY PUBLIC

NOTES:

THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY EASEMENTS WITHOUT PERMISSION OF UTILITY USING EASEMENT

U.E. ----- DENOTES UTILITY EASEMENT
D.E. ----- DENOTES DRAINAGE EASEMENT
L.A.E. ----- DENOTES LIMITED ACCESS EASEMENT

PERMANENT REFERENCE MONUMENTS MONUMENTS ARE SHOWN THUS: ■
PERMANENT CONTROL POINTS MONUMENTS ARE SHOWN THUS: ●

BEARINGS, 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 85° 04' 07" EAST, AND ALL BEARINGS ARE RELATIVE THERETO

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDINGS 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, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF JULY 1987.
BY: Carol Roberts
CAROL A. ROBERTS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK
BY: Kathryn S. Miller
KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF JULY 1987.
BY: Herbert F. Kahler
HERBERT F. KAHLER, P.E., COUNTY ENGINEER

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 FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HM-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: July 10, 1987 BY: Richard P. Breitenbach
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING INC.

40/44/42
 SUBMITTER: Sigfield & Associates I
 BOOK 57
 GOOD DATE B
 530 # 49
 35467
 NAME Balmoral CC PUD
 TAZ 740

PET. 81-233
COLLECT

0199-001

Duplicate
05/12/87

MORTGAGEE NOTARY MORTGAGEE NOTARY

○ ○ ○ ○

COUNTY COMMISSION COUNTY ENGINEER SURVEYOR

○ ○ ○

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA

FAIRFIELD'S LACUNA PLAT 1