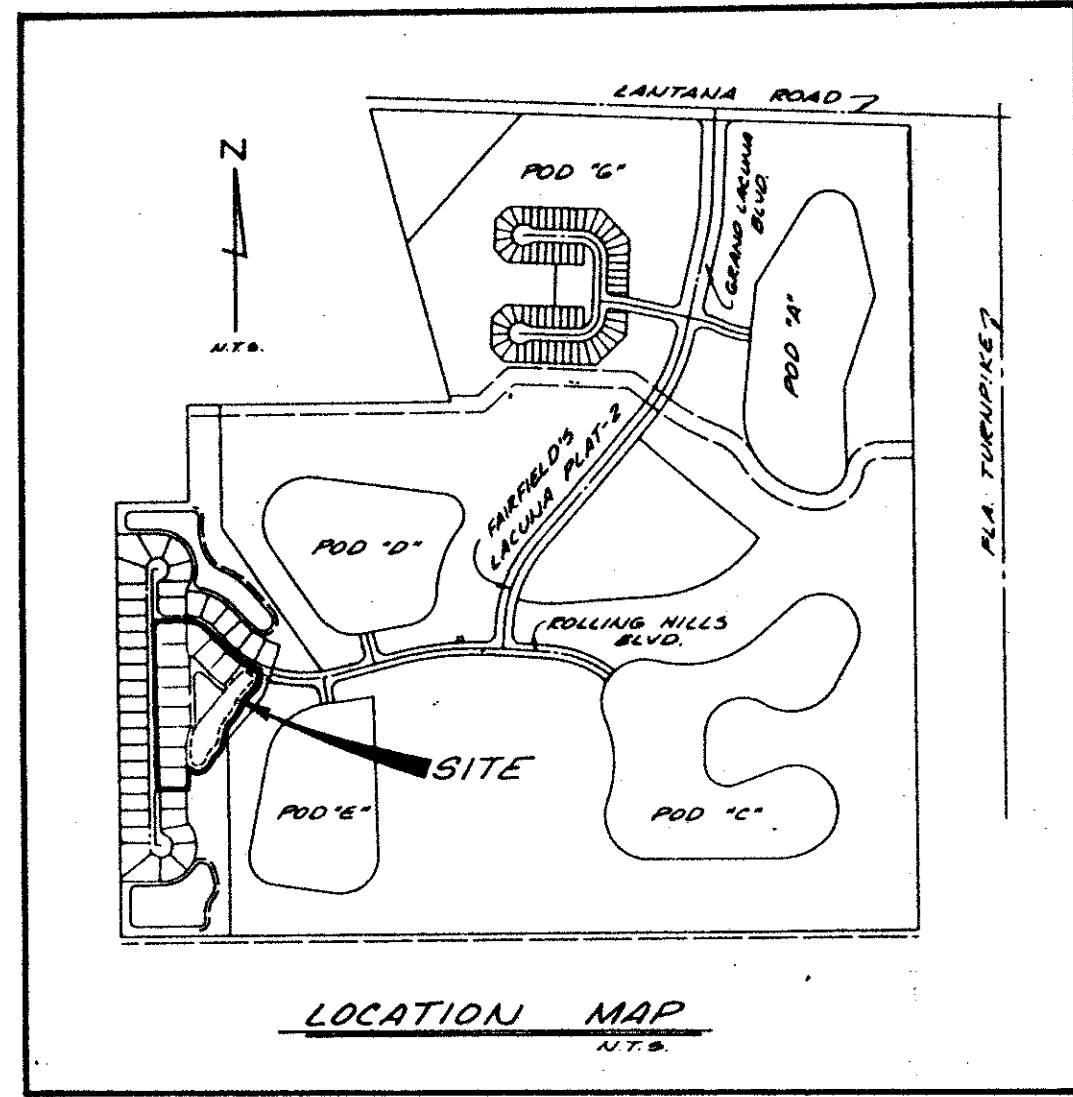


A PART OF BALMORAL COUNTRY CLUB P.U.D.
FAIRFIELD'S LACUNA PLAT 6A

BEING A REPLAT OF A PORTION OF FAIRFIELD'S LACUNA PLAT 6 AS RECORDED IN PLAT BOOK 58, PAGES 142-145, LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

AUGUST, 1988



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 6A, BEING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF FAIRFIELD'S LACUNA PLAT 6 AS RECORDED IN PLAT BOOK 58, PAGES 142 THRU 145, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FAIRFIELD'S LACUNA PLAT 6; THENCE NORTH 00°38'34" WEST, ALONG THE EAST LINE OF SAID PLAT A DISTANCE OF 751.23 FEET; THENCE SOUTH 89°21'26" WEST, A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 89°21'26" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°38'34" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROCK CREEK DRIVE, A DISTANCE OF 658.17 FEET; THENCE NORTH 44°21'26" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 89°21'26" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ROLLING HILLS BOULEVARD, A DISTANCE OF 104.49 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 47°58'34" AND A RADIUS OF 125.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 104.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 42°40'00" EAST, A DISTANCE OF 69.59 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 12°45'43" AND A RADIUS OF 555.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.30 FEET; THENCE SOUTH 40°21'26" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 49°38'34" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 40°21'26" WEST, A DISTANCE OF 171.96 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 14°13'40" AND A RADIUS OF 180.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.70 FEET; THENCE NORTH 63°52'14" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE ARC OF A CURVE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 26°45'20", A RADIUS OF 200.00 FEET AND WHOSE CHORD BEARS SOUTH 12°44'38" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°38'34" EAST, A DISTANCE OF 156.51 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 3.34 ACRES MORE OR LESS.

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

- 1. THE WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, INCLUDING THE 20 FEET MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. EASEMENTS:
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF OCTOBER, 1988.

FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION, LICENSED 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 31 DAY OF October, 1988.
My COMMISSION EXPIRES: 11-1-92
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 31 DAY OF October, 1988.
My COMMISSION EXPIRES: 11-1-92
Notary Public

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 IN THIS PLAT 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 0577 OF THE PUBLIC RECORD 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 BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF November, 1988.

AMERIFIRST DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA
By: Dawn L. Duncan, Assistant Secretary
Attest: Dawn L. Duncan, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED R. REDDING STEVENSON AND DAWN L. DUNCAN 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 ASSISTANT SECRETARY 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 10 DAY OF November, 1988.
My COMMISSION EXPIRES: 7/13/91
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 IN THIS PLAT AS PARCEL ONE 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, PAGE 536 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 VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF NOVEMBER 1988.

SOUTHEAST BANK, N.A., A CORPORATION IN THE STATE OF FLORIDA
Attest: Barbara Caligaris
By: Susan D. Warner

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED SUSAN D. WARNER AND BARBARA CALIGARIS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF SOUTHEAST BANK, N.A., 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 14 DAY OF NOVEMBER, 1988.
My COMMISSION EXPIRES: June 22, 1992
Notary Public

TITLE CERTIFICATION

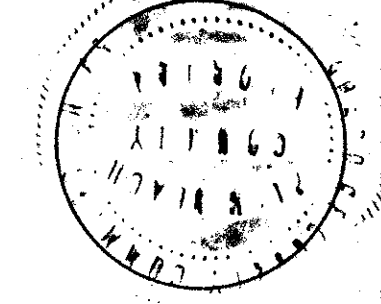
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY SHOWN HEREON; THAT WE FIND THE PROPERTY IS VESTED TO FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGE 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.

DATE 11-22-88
CHICAGO TITLE INSURANCE COMPANY
By: Herbert Swan, Title Operations Officer

- NOTES:
1. U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
M.E. DENOTES MAINTENANCE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
2. DENOTES PERMANENT REFERENCE MONUMENTS (P-R-M.'S)
DENOTES EXISTING PERMANENT REFERENCE MONUMENTS (P-R-M.'S) AS SHOWN ON FAIRFIELD'S LACUNA PLAT 6 (PLAT BOOK 58, PAGES 142 THRU 145)
DENOTES EXISTING PERMANENT CONTROL POINTS (P-C-P.'S) AS SHOWN ON FAIRFIELD'S LACUNA PLAT 6 (PLAT BOOK 58, PAGES 142 THRU 145)
3. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THOSE SHOWN ON THE PLAT OF FAIRFIELD'S LACUNA PLAT 6 (PLAT BOOK 58, PAGES 142 THRU 145) TO BEAR NORTH 00°38'34" WEST AND ALL OTHER BEARINGS RELATIVE THERETO.
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 BUILDINGS 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 OF MAINTENANCE EASEMENTS.
6. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
7. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
8. 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.
9. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
10. UNDERLYING RIGHTS-OF-WAY AND EASEMENTS HAVE BEEN ABANDONED PER OFFICIAL RECORD BOOK 5868, PAGE(S) 1156.
11. RADIAL LINES ARE SHOWN THUS: R

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:38A
M. this 9 day of FEB. 1989
and duly recorded in Plat Book No. 62
on Page 14-15
John B. Dunkle, Clerk of the Circuit Court
By: Barbara R. Platt, D.C.

BOARD OF COUNTY COMMISSION



COUNTY ENGINEER



APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Feb 1989
By: John B. Dunkle, Clerk
By: Herbert P. Kahler, P.E., County Engineer

APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Feb 1989
By: Herbert P. Kahler, P.E., County Engineer

P.U.D. TABULATION

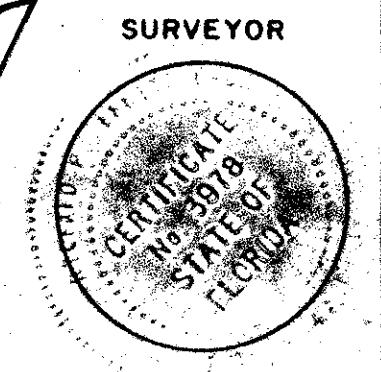
Table with 2 columns: Description and Acres. Includes rows for Single Family Lots (2.77 Acres), Water Management Tract (0.57 Acres), and Density (3.97 D.U./Acre).

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 HH-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 12-19-1988
By: 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.

0199-007
602/14



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 100 W.P.B. FLORIDA

FAIRFIELD'S LACUNA PLAT 6A

742, 740
SUBDIVISION - Fairfield's Lacuna 6A
BOOK 62 PAGE 14
PLAT 6A
COUNTY - B
DATE - 8/11/88
FILED - 8/11/88
PUB NAME - Balmoral C.C.

