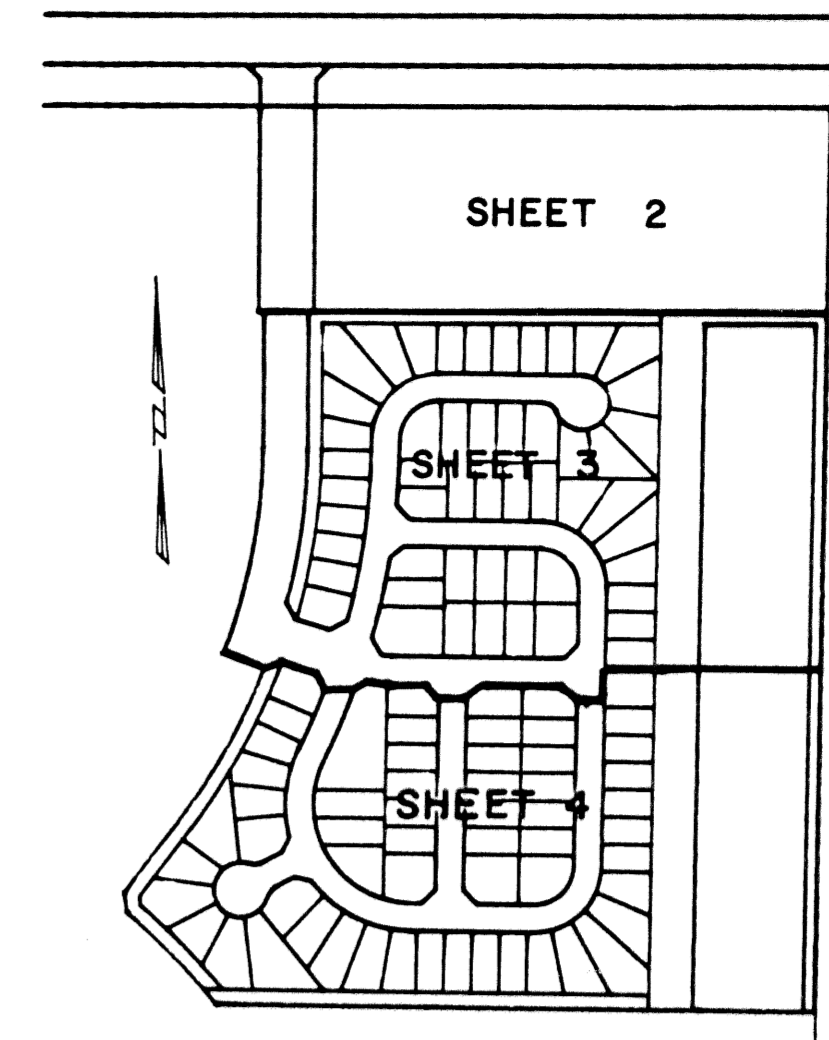
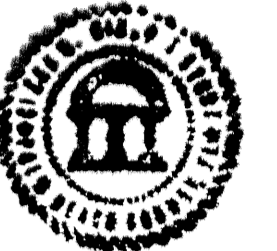


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 10:30 AM  
P.M. this 17th day of August, 1995  
and duly recorded in Plat Book No. 75  
on Page 162-165  
Dorothy H. Wilken, Clerk of the Circuit Court  
By: Leigh A. Standley, D.C.



KEY MAP  
NOT TO SCALE

APPROVALS - CITY OF WEST PALM BEACH

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 16 DAY OF August, 1995.

BY: Nancy M. Graham  
NANCY M. GRAHAM, MAYOR  
CITY PLANNING BOARD

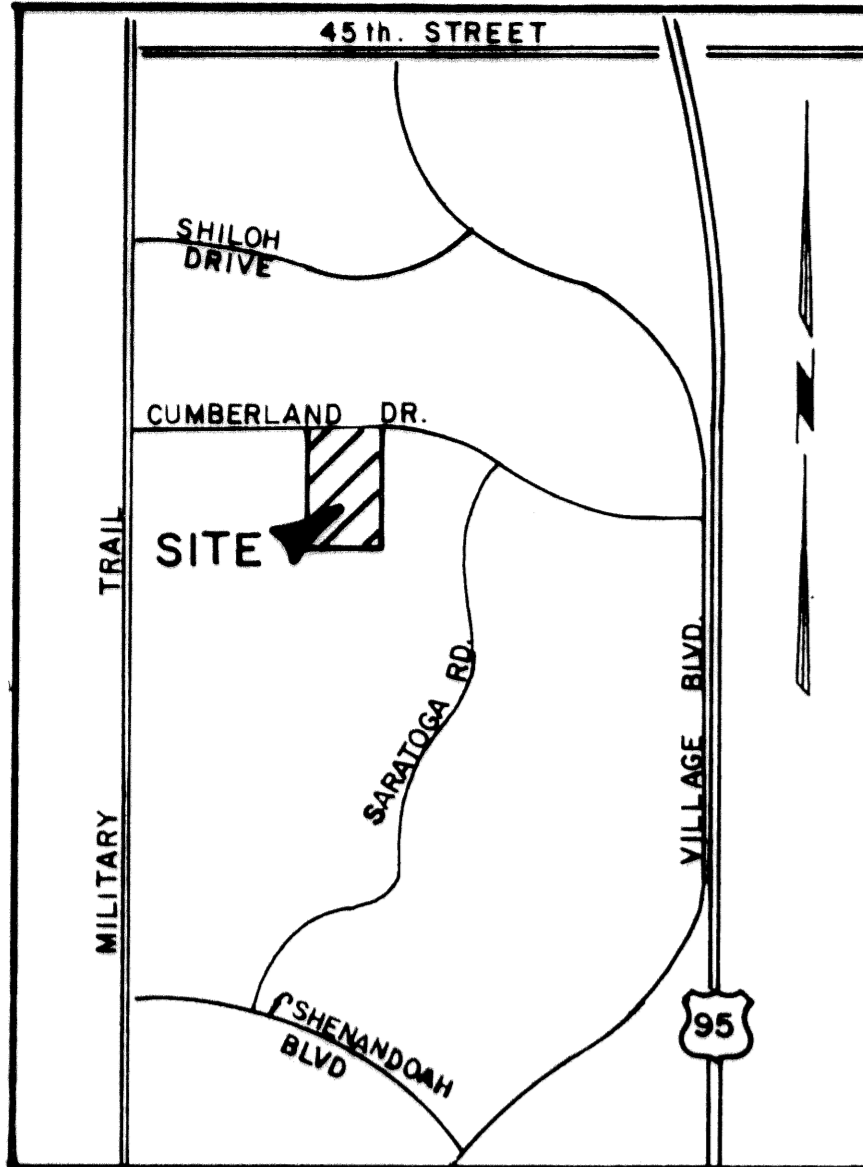
BY: William Moss  
PLANNING BOARD CHAIRMAN, WILLIAM M. MOSS

SURVEYOR'S NOTES:

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- 2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- 3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- 4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- 6. L.A.E. DENOTES LIMITED ACCESS EASEMENT  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.L.S.#5019), SHOWN THUS: ■  
P.C.P. DENOTES PERMANENT CONTROL POINT SHOWN THUS: ●  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
P.O.B. DENOTES POINT OF BEGINNING  
R DENOTES RADIUS  
Δ DENOTES CENTRAL ANGLE  
L DENOTES CURVE LENGTH  
C.B. DENOTES CHORD BEARING  
C DENOTES CENTERLINE  
RL DENOTES RADIAL LINE
- 7. ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- 8. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 02°21'52" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 9. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LAKES OF LAGUNA

BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED IN PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 4  
MAY, 1995



LOCATION MAP  
NOT TO SCALE

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

1. STREETS:

THE PRIVATE STREETS AS SHOWN HEREON AS: CATALINA DRIVE, VIA DEL LAGOS, EL CAMINO REAL, CALLE VALENCIA, MARBELLA COURT, (EXCEPT FOR THAT PORTION OF CATALINA DRIVE DENOTED AS TRACT "A-1") ARE HEREBY DEDICATED TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING ACCESS AND PARKING AREAS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.

2. EASEMENTS:

UTILITY EASEMENTS - 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.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

ACCESS EASEMENTS - THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS PURPOSES TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

LAKE MAINTENANCE EASEMENTS - THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

LANDSCAPE BUFFERS - THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND BUFFER PURPOSES TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3. TRACTS:

TRACT "O-1" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE AND ACCESS PURPOSES TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "O-2" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE AND ACCESS PURPOSES TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, SUBJECT TO AN F.P. & L. EASEMENT LYING WITHIN SAID TRACT.

TRACT "R" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR RECREATIONAL PURPOSES TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

WATER MANAGEMENT TRACT "W" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE LAKES OF LAGUNA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

TRACT "A-1", AS SHOWN HEREON BEING A PORTION OF CATALINA DRIVE IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE PARK AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR PASSIVE RECREATIONAL PURPOSES.

IN WITNESS WHEREOF, THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, DOES HERETO SET ITS HAND AND SEAL THIS 12 DAY OF May, 1995.

WITNESS: THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP

BY: David Minkin  
DAVID MINKIN, GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF NEW YORK  
COUNTY OF QUEENS

BEFORE ME PERSONALLY APPEARED DAVID MINKIN, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF May, 1995.

MY COMMISSION EXPIRES: ESTHER M. SCHNEIDMAN  
NOTARY PUBLIC  
ESTHER M. SCHNEIDMAN  
QUEENS CO. N.Y.  
44-082 3520000  
COMMISSION EXPIRES SEPT 30, 1995

TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I CHARLES A. LUBITZ, 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 THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: May 15, 1995  
Charles A. Lubitz  
CHARLES A. LUBITZ  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

ACKNOWLEDGEMENT:

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATE: May 15, 1995  
NORTHERN PALM BEACH COUNTY  
WATER CONTROL DISTRICT

ATTEST: Peter L. Pimentel, SECRETARY  
BOARD OF SUPERVISORS  
William L. Kerslake, PRESIDENT  
BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA 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 THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 5-15-95  
CRAIG S. PUSEY  
REGISTERED LAND SURVEYOR NO. 5019  
STATE OF FLORIDA

NOTARY  
SURVEYOR  
CITY OF WEST PALM BEACH

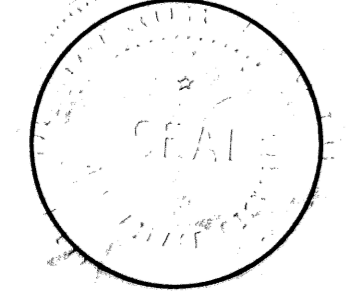
DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED IN PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE LAKES OF LAGUNA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BRIGER TRACT PLAT NO. 1, SAID POINT BEING A POINT ON THE EAST LINE OF SAID SECTION 12 AND THE WEST LINE OF TRACT 16 AS SHOWN ON VILLAGES OF PALM BEACH LAKES PLAT NO. 2, AS RECORDED IN PLAT BOOK 44, PAGES 1 THROUGH 18, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°21'52" WEST ALONG SAID EAST LINE OF SECTION 12 AND SAID WEST LINE OF TRACT 16, A DISTANCE OF 1649.18 FEET; THENCE NORTH 87°38'08" WEST, A DISTANCE OF 1082.78 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1223.54 FEET, A CENTRAL ANGLE OF 10°54'13" AND A CHORD BEARING OF NORTH 43°04'31" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 232.84 FEET; THENCE NORTH 05°01'09" WEST, A DISTANCE OF 34.42 FEET; THENCE NORTH 38°29'19" EAST, A DISTANCE OF 166.63 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1138.00 FEET AND A CENTRAL ANGLE OF 15°52'21"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 315.26 FEET; THENCE NORTH 67°23'02" WEST ALONG A LINE RADIAL TO THE AFORESAID CURVE, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1058.00 FEET, A CENTRAL ANGLE OF 20°51'06" AND A CHORD BEARING OF NORTH 12°11'25" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 385.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°45'52" EAST, A DISTANCE OF 248.68 FEET; THENCE NORTH 88°14'08" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°45'52" EAST, A DISTANCE OF 376.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 16 AS SHOWN ON SAID VILLAGES OF PALM BEACH LAKES PLAT NO. 2; THENCE SOUTH 88°14'08" EAST ALONG SAID SOUTH LINE OF TRACT 16, A DISTANCE OF 1032.49 FEET TO THE AFORESAID POINT OF BEGINNING.

CONTAINING 40.385 ACRES MORE OR LESS.

NORTH PALM BEACH COUNTY  
WATER CONTROL DISTRICT



SUBDIVISION Lakes of Laguna  
BOOK 75 PAGE 162  
FLOOD ZONE FLOOD MAP  
QUAD ZONING  
SE ZIP CODE  
PUD NAME City of West Palm Beach  
12/48/142

Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

THE LAKES OF LAGUNA