

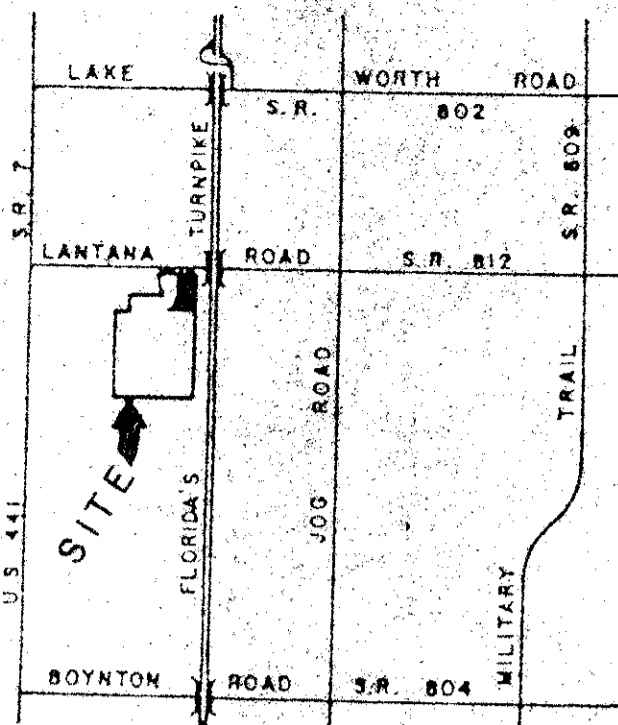
# FAIRFIELD'S LACUNA PLAT 3

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 AND A PART OF BLOCK 37, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45 THROUGH 54) OF TOWNSHIP 45 SOUTH, RANGE 42 EAST, ALL BEING IN AND PART OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5

APRIL 1987



LOCATION MAP  
NO SCALE

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 LAND SHOWN HEREON, BEING IN THE HIATUS TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST AND TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS FAIRFIELD'S LACUNA PLAT 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 AND A PORTION OF BLOCK 37 PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 INCLUSIVE, AND AS AMENDED BY PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99, ALL BEING IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF SAID TRACT 41, THENCE SOUTH 15° 23' 46" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 56.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE SOUTH 88° 04' 07" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 1188.41' FEET TO THE POINT OF BEGINNING; THENCE

SOUTH 88° 04' 07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 975.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CANAL E-2W, AS SHOWN IN OFFICIAL RECORD BOOK 319, PAGE 275, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE

SOUTH 00° 39' 11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF CANAL E-2W, A DISTANCE OF 1233.62 FEET; THENCE

SOUTH 89° 13' 49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY OF CANAL E-2W, A DISTANCE OF 4.43 FEET; THENCE

SOUTH 00° 38' 34" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF CANAL E-2W, A DISTANCE OF 210.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-16 AS SHOWN IN OFFICIAL RECORD BOOK 3734, PAGE 1836 AND OFFICIAL RECORD BOOK 3761, PAGE 107, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE

SOUTH 89° 21' 26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-16, A DISTANCE OF 159.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 81° 09' 09" AND WHOSE CHORD BEARS SOUTH 48° 46' 52" WEST; THENCE

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 212.46 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 88° 29' 35" AND WHOSE CHORD BEARS SOUTH 52° 27' 11" WEST; THENCE

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 200.79 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 52° 38' 41" AND WHOSE CHORD BEARS NORTH 56° 58' 53" WEST; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 339.96 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 39° 16' 04" AND WHOSE CHORD BEARS NORTH 50° 17' 30" WEST; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 205.61 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 16° 51' 26" AND WHOSE CHORD BEARS NORTH 61° 29' 49" WEST; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 272.15 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 890.77 FEET, A CENTRAL ANGLE OF 19° 33' 40" AND WHOSE CHORD BEARS NORTH 22° 12' 37" EAST; THENCE

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 304.11 FEET TO THE POINT OF TANGENCY; THENCE

NORTH 77° 34' 06" WEST, RADIAL TO THE AFOREMENTIONED COURSE, A DISTANCE OF 80.00 FEET; THENCE

NORTH 12° 25' 54" EAST, A DISTANCE OF 25.00 FEET; THENCE

NORTH 32° 34' 06" WEST, A DISTANCE OF 35.36 FEET; THENCE

NORTH 12° 25' 54" EAST, A DISTANCE OF 30.00 FEET; THENCE

NORTH 77° 34' 06" WEST, A DISTANCE OF 14.00 FEET; THENCE

NORTH 12° 25' 54" EAST, A DISTANCE OF 30.00 FEET; THENCE

NORTH 57° 25' 54" EAST, A DISTANCE OF 35.36 FEET; THENCE

NORTH 12° 25' 54" EAST, A DISTANCE OF 352.31 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 696.00 FEET, A CENTRAL ANGLE OF 10° 30' 00" AND WHOSE CHORD BEARS NORTH 07° 10' 54" EAST; THENCE

NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 127.55 FEET TO THE POINT OF TANGENCY; THENCE

NORTH 01° 55' 54" EAST, A DISTANCE OF 352.09 FEET; THENCE

NORTH 43° 04' 07" WEST, A DISTANCE OF 35.36 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD AND THE POINT OF BEGINNING.

CONTAINING: 35.68 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

STREETS:

THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

EASEMENTS:

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES.

DRAINAGE EASEMENTS - DRAINAGE EASEMENTS LOCATED WITHIN PARCEL ONE, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS. DRAINAGE EASEMENTS LOCATED WITHIN PARCEL TWO, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FAIRFIELD COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, AND LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LACUNA HOME OWNERS ASSOCIATION, INC., SHALL HAVE THE OBLIGATION, TO MAINTAIN THAT PORTION ASSOCIATED WITH THE DRAINAGE OF PARCEL ONE. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FAIRFIELD COMMUNITIES INC., ITS SUCCESSORS AND ASSIGNS, AND LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FAIRFIELD COMMUNITIES INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ROOF EAVES EASEMENTS (R.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS WITHIN AND ADJACENT TO SAID EASEMENT.

LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PROPER PURPOSES.

LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO FAIRFIELD COMMUNITIES INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND/OR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

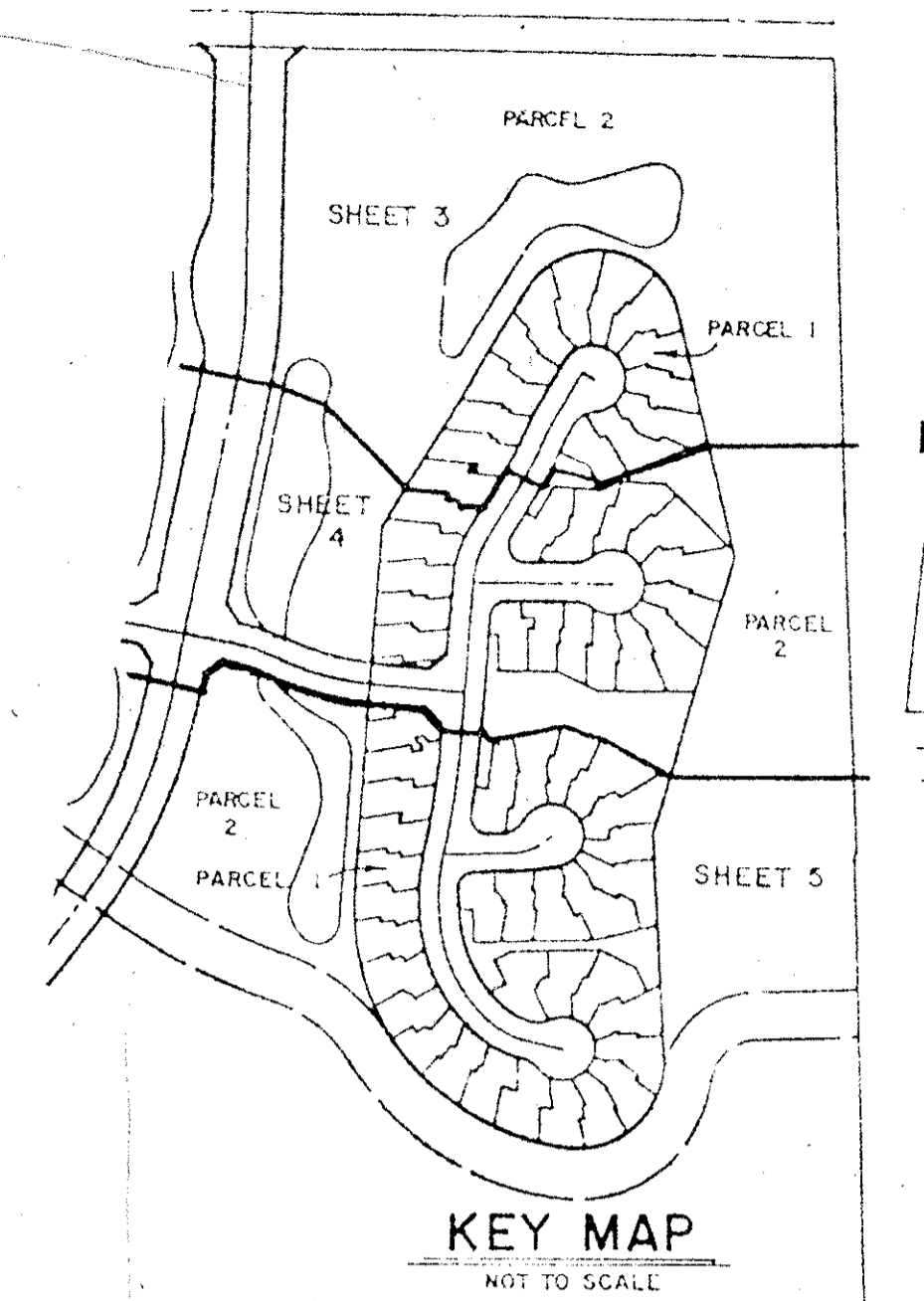
TRACTS:

WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, INCLUDING THE 20 FOOT MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "W" IS HEREBY DEDICATED IN PERPETUITY TO LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND DRAINAGE EASEMENT PURPOSES. SAID WATER MANAGEMENT TRACT "W" IS THE PERPETUAL MAINTENANCE OBLIGATION OF LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

TRACTS "O", AS SHOWN HEREON, ARE HEREBY DEDICATED TO FAIRFIELD'S BEACONWOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "L", AS SHOWN HEREON, IS HEREBY DEDICATED TO LACUNA HOME OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

GOLF COURSE - THE GOLF COURSE AS SHOWN HEREON, IS THE PROPERTY OF FAIRFIELD COMMUNITIES INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.



KEY MAP  
NOT TO SCALE

105

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 10:18  
A.M. this 1 day of May, 1987  
and duly recorded in Plat Book No. 56  
on Page 105 THRU 107  
John B. Dunkle, Clerk of the Circuit Court  
By *Teresa C. Head* D.C.

*Hiatus 44/42*

SUBDIVISION	* Fairfield's Lacuna
BOOK	56
PAGE	105
FLOOD ZONE	B
QUAD	* 48
SECTION	33413
OWNER NAME	8603

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR CORPORATE OFFICERS, ATTESTED AND/OR WITNESSED, AND ITS CORPORATE SEAL TO AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS THE 1 DAY OF April, 1987.

FAIRFIELD COMMUNITIES, INC., A CORPORATION  
IN THE STATE OF DELAWARE LICENSED TO DO  
BUSINESS IN THE STATE OF FLORIDA  
BY: *Bernie C. Buchanan*  
BERNIE C. BUCHANAN, AUTHORIZED SIGNATORY

ATTEST:  
*Brian D. Keller*  
BRIAN D. KELLER, AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED BERNIE C. BUCHANAN AND BRIAN D. KELLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORIES OF FAIRFIELD COMMUNITIES INCORPORATED, A DELAWARE 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.

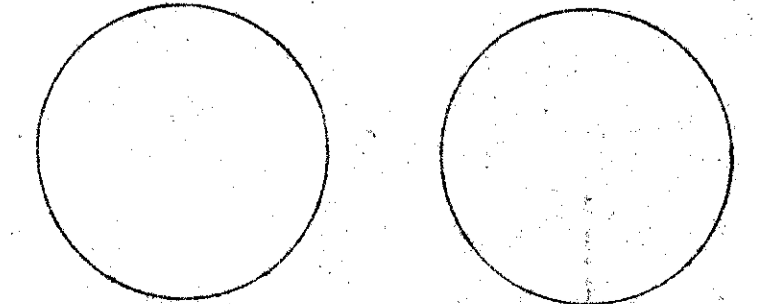
WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF April, 1987.

MY COMMISSION EXPIRES: *12/31/89*  
NOTARY PUBLIC

*Ret. 81-233*  
*0199-003*

*56/105*

DEDICATION DEDICATION NOTARY



Landmark Surveying & Mapping Inc.  
1570 FOREST HILL BOULEVARD  
P.O. BOX 4330 - GAITHERSBURG, MARYLAND 20878  
PH. (301) 433-6466 WHITE OAK W.P.B. FLORIDA

**FAIRFIELD'S LACUNA PLAT 3**