

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 2 OF 5

APRIL 1987

Notes 1/44/82

SUBDIVISION	Fairfield's Lacuna
BOOK	56
PAGE	106
CLOUD BONE	B
GRID #	48
DATE	12/1/86
PLAT NO.	33413
FUD NAME	Plat 3

106

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at _____
 M. this _____ day of _____, 19____
 and duly recorded in Plat Book No. _____
 on Page _____
 John B. Dunkle, Clerk of the Circuit Court
 By _____ D.C.

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: April 21, 1987 BY: [Signature]
 MICHELE M. MOSELEY, VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF DADE

BARNETT BANK OF SOUTH FLORIDA, 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 5239, PAGE 493, 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.

BARNETT BANK OF SOUTH FLORIDA, N.A.
 BY: [Signature]
 PHILIP C. FENNER
 VICE PRESIDENT

ATTEST:

[Signature]
 ELLA L. LINDSAY, ASSISTANT CASHIER

P.U.D. TABULATION

TOTAL ACREAGE	35.68 ACRES
TRACT 'A'	13.36 ACRES
GOLF COURSE AND LAKES	19.47 ACRES
RIGHTS-OF-WAY	2.85 ACRES
NO. OF DWELLING UNITS	63
DENSITY (TRACT 'A')	4.72 UNITS/ACRE
DENSITY (GROSS)	1.77 UNITS/ACRE

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY
 OF April, 1987.
 BY: [Signature]
 CAROL A. ROBERTS, CHAIR

ATTEST:

JOHN B. DUNKLE, CLERK
 BY: [Signature]
 KATHRYN S. MILLER
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY
 OF April, 1987.
 BY: [Signature]
 HERBERT F. KAHLERT, 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 21 114-6 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: _____ BY: [Signature]
 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.

Pet. 81-233
 0199-003

50/100

Landmark Surveying & Mapping Inc.
 1800 FOREST HILL BOULEVARD
 P.O. BOX 433-5405 SUITE 200 W.P.B. FLORIDA
FAIRFIELDS LACUNA PLAT 3

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 _____ DAY OF _____, 19____.

AMERIFIRST DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA

BY: [Signature]
 R. REDDING STEVENSON,
 SENIOR VICE PRESIDENT

ATTEST:

[Signature]
 DAWN L. DUNCAN, ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED PHILLIP C. FENNER AND ELLA L. LINDSAY, 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 CASHIER OF BARNETT BANK OF SOUTH FLORIDA, 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 21 DAY OF April, 1987
 MY COMMISSION EXPIRES: 4/3/90
 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. ----- LIMITED ACCESS EASEMENT

PERMANENT REFERENCE MONUMENTS MONUMENTS ARE SHOWN THUS: [Symbol]

PERMANENT CONTROL POINTS MONUMENTS ARE SHOWN THUS: [Symbol]

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 88° 04' 07" EAST, AND ALL BEARINGS ARE RELATIVE THERETO.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR ACCESS EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF ALL OTHER UTILITIES OCCUPYING SAME.

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

MORTGAGEE NOTARY MORTGAGEE NOTARY

(Circular stamps for Mortgagor, Notary, and Mortgagee)

BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER SURVEYOR

(Circular stamps for Board of County Commissioners, County Engineer, and Surveyor)

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REORDER BY NUMBER 07548