

FAIRFIELD'S LACUNA PLAT 2

A PART OF BALMORAL COUNTRY CLUB P.U.D.

BEING A REPLAT OF PORTIONS OF TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13, PLAT BOOK 6, PAGES 98 & 99, AND BLOCK 37, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, BEING IN TRACT 41, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST AND SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 2 OF 3

NOVEMBER, 1987

117

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
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.

P.U.D. TABULATION
TOTAL ACREAGE = 5.64 ACRES
ROAD RIGHT-OF-WAY = 5.64 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, SAID MORTGAGE BEING RECORDED IN OFFICIAL RECORD BOOK 5100 AT PAGE 4577 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

AMERIFIRST DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA

By: Richard Stevenson
R. REDDING STEVENSON,
SENIOR VICE-PRESIDENT

ATTEST:
Dawn L. Duncan
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 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 THE REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF NOVEMBER, 1987.

My commission expires: July 15, 1991
Shela T. Rowley
NOTARY PUBLIC

NOTES:

1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY EASEMENTS WITHOUT PERMISSION OF UTILITY USING EASEMENT.
2. U.L.E. _____ DENOTES UTILITY EASEMENT.
3. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: PERMANENT CONTROL POINTS ARE SHOWN THIS:
4. BEARING AS SHOWN HEREON IS BASED ON THE NORTH LINE OF TRACT 41, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ASSUMED SOUTH 82°11'17" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
5. THERE SHALL BE NO BUILDINGS OF ANY KIND OR CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
6. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
7. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF ALL OTHER UTILITIES OCCURRING SAME.
8. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
9. 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.

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 PROPERTY IS ENCOMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT THE MORTGAGE SHOWN HEREON IS TRUE AND CORRECT.

TOWN AND COUNTRY TITLE, INC.

DATE 10-23-87

By: Teresa Hanselman
TERESA HANSELMAN ASSIST. VICE PRESIDENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF NOVEMBER, 1987
By: Carol A. Roberts
CAROL A. ROBERTS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK
By: Rick A. Compton
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF NOVEMBER, 1987
By: Herbert F. Kahert
HERBERT F. KAHERT, 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.P.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.P.M.'s) PERMANENT REFERENCE MONUMENTS WILL BE SET UNDER THE GUARANTEES PROVIDED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 11000, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATE COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 10-23-87 By: Richard P. Preitenbach
RICHARD P. PREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3928

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

TAX 740 8/15/82
SUBDIVISION Fairfield's Lacuna
BOOK 58 PAGE 170A
BLOCK B
LOT 49
SE PN 33467
PUD NAME Plat 2

MORTGAGEE
MORTGAGEE NOTARY

SURVEYOR

Pet 81-233
58/117 0199-002

Landmark Surveying & Mapping Inc.
1850 HILL BOULEVARD
SUITE 100
FAIRFIELD'S LACUNA PLAT