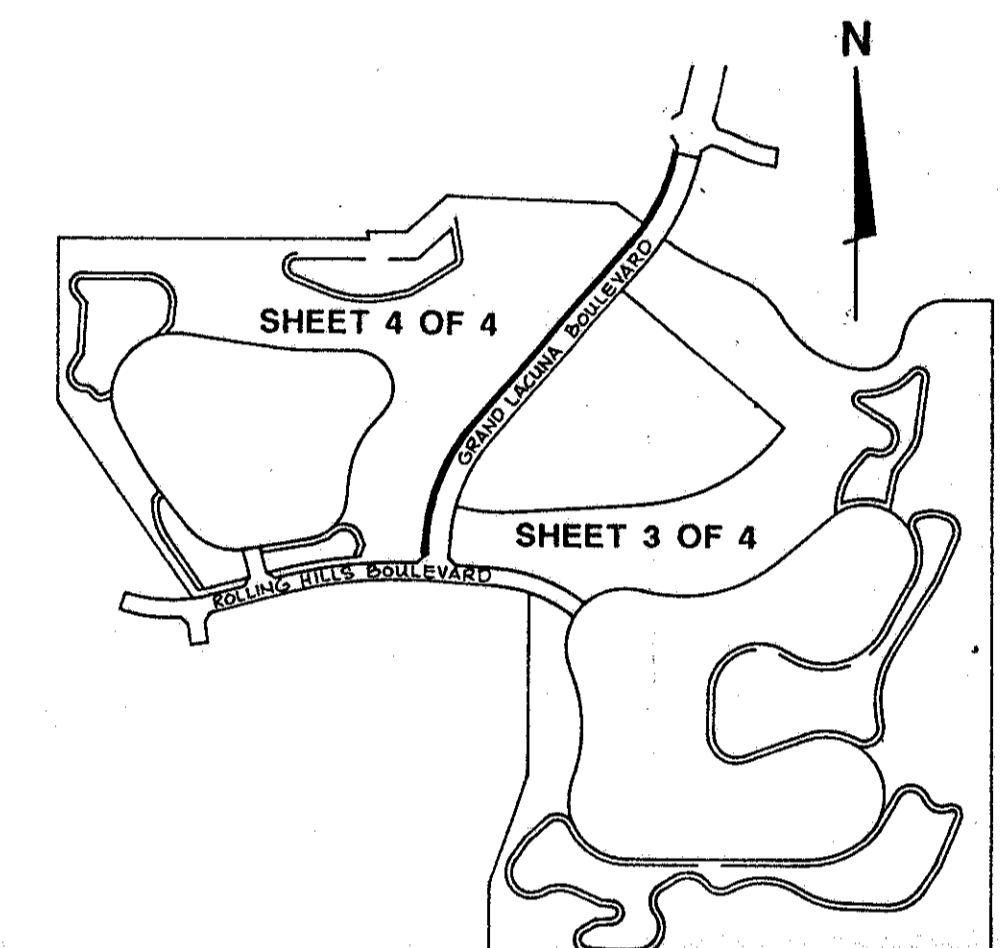
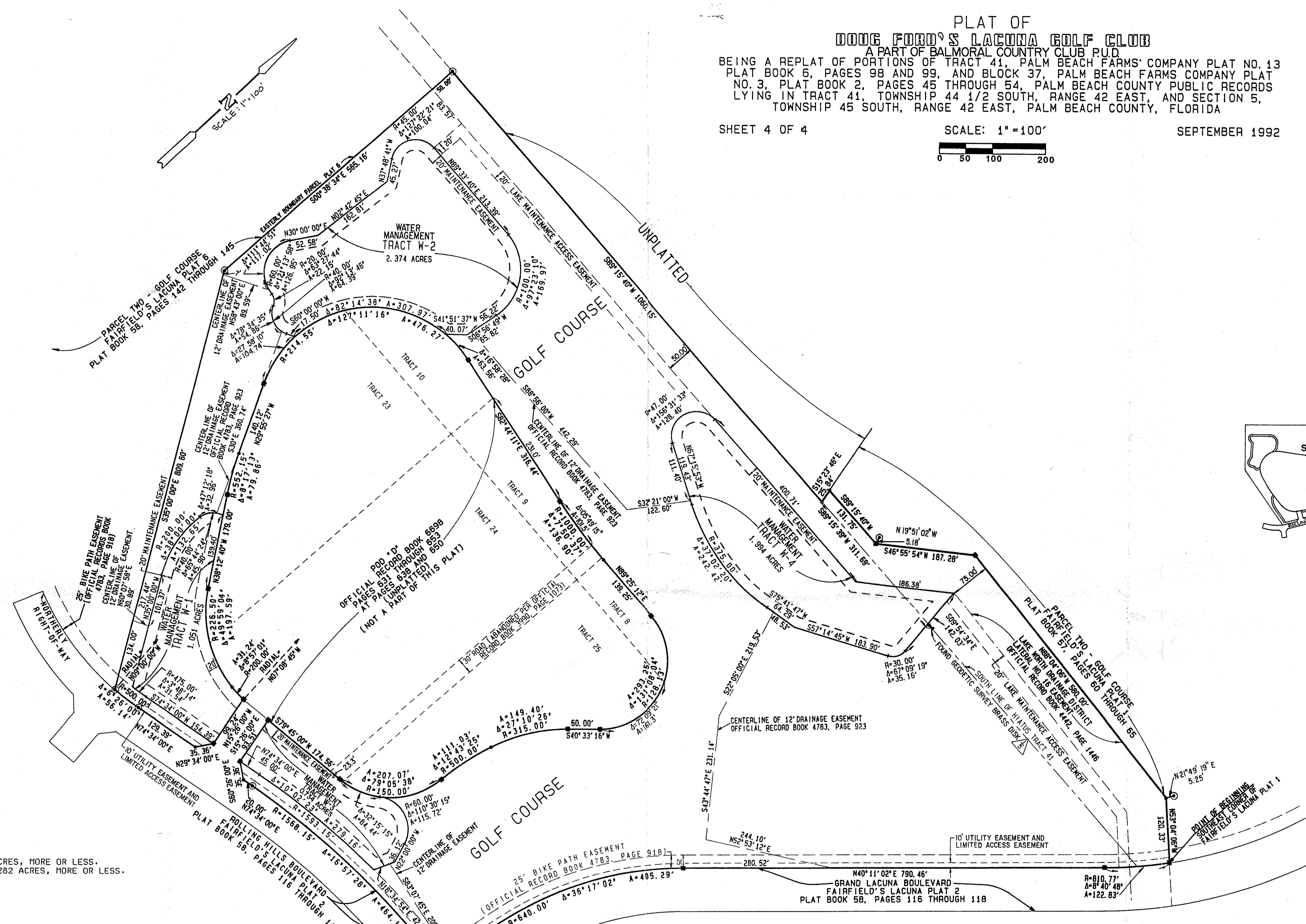


PLAT OF
DOUG FORD'S LACUNA GOLF CLUB
 A PART OF BALMORAL COUNTRY CLUB PUD
 BEING A REPLAT OF PORTIONS OF TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13
 PLAT BOOK 6, PAGES 98 AND 99, AND BLOCK 37, PALM BEACH FARMS COMPANY PLAT
 NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY PUBLIC RECORDS
 LYING 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 4 OF 4

SCALE: 1" = 100'

SEPTEMBER 1992



PET. 81-233
ALLOC. #0001
5/2/2/I

ZONING DATA
 A) TOTAL AREA: 80.282 ACRES, MORE OR LESS.
 B) OPEN SPACE AREA: 80.282 ACRES, MORE OR LESS.

- NOTES:
- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO.3426 SET.
 - 2) ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO.3978 FOUND.
 - 3) BEARINGS SHOWN ARE REFERENCED TO A BEARING OF S89°21'26"W ALONG THE SOUTHERLY BOUNDARY OF FAIRFIELD'S LACUNA PLAT NO. 3, PLAT BOOK 56, PAGES 105-109, PALM BEACH COUNTY PUBLIC RECORDS, AND ARE CONSISTENT WITH THE BEARINGS OF SAID PLAT AND FAIRFIELD'S LACUNA PLAT NOS. 1-4 AND 6 AS NOTED HEREON.
 - 4) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - 5) LANDSCAPING ON UTILITY EASEMENTS WHICH ARE NOT FOR WATER AND SEWER PURPOSES SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - 6) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 RIGHTS GRANTED.
 - 7) THE WATER MANAGEMENT TRACTS AS SHOWN ARE TO BE MAINTAINED BY THE LACUNA HOMEOWNERS ASSOCIATION.

NOTICE:
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

BALMORAL PUD
 7/4/21
 THIS INSTRUMENT WAS PREPARED BY:
 MARK O. BROOKS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 3426
 FOR: TIMOTHY J. MESSLER, INC.
 600 SANDTREE DRIVE
 SUITE 301
 PALM BEACH GARDENS, FLA. 33403

0199-011

DOUG FORD'S LACUNA GOLF CLUB

Timothy J. Messler, Inc.
 CONSULTING ENGINEERS
 600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

DESIGN	5			
DRAWN	4			
CHECKED	3			
	2			
	1			
O.C.	NO	DATE	REVISION	APP. BY

PROJ. NO. 92-048P
 SCALE: 1" = 100'
 DATE: JUNE 1992
 SHT. 4 OF 4

SUBDIVISION DOUG FORD'S LACUNA GOLF CLUB
 BOOK 74 PAGE 21
 FLOOD ZONE B FLOOD MAP # 170A
 QUAD # 49 ZONING RT
 SE 81-233 ZIP CODE 33467 (33463)
 PUD NAME BALMORAL COUNTRY CLUB
 TAZ-740