

THIS INSTRUMENT WAS PREPARED BY:

RICKIE C. WEINBERG OF
CARMAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 JUNE 1994 930506B DCD

BALMORAL COUNTRY CLUB P.U.D.
LACUNA POD "B"

0199-013

79

A REPLAT OF A PORTION OF TRACTS 4,5, AND 6, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 13" (P.B.6, PGS.98-99, P.B.C.R.) AND A PORTION OF TRACTS 26-29, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B.2, PGS.45-54, P.B.C.R.) IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 2:36 PM
 THIS 28th DAY OF November
 1995, AND DULY RECORDED
 IN PLAT BOOK 76 ON PAGES
 79 AND 80
 DOROTHY H. WILKEN, CLERK
 BY: Dawn A. Maffei DC

SHEET 1 OF 2 SHEETS

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 6, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 13", AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99, AND A PORTION OF TRACTS 26 THROUGH 29, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL BEING PART OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND SHOWN HEREON AS LACUNA POD "B", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BALMORAL COUNTRY CLUB DRIVE AND THE CENTERLINE OF BALLATER DRIVE AS SHOWN ON "BALMORAL COUNTRY CLUB PLAT 1", AS RECORDED IN PLAT BOOK 50, PAGES 23 AND 24, OF SAID PUBLIC RECORDS; THENCE SOUTH 12°25'54" WEST, ALONG SAID CENTERLINE OF BALMORAL COUNTRY CLUB DRIVE, A DISTANCE OF 80.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 850.77 FEET AND A CENTRAL ANGLE OF 27°45'08", A DISTANCE OF 412.09 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40°11'02" WEST, A DISTANCE OF 100.00 FEET (THE LAST TWO DESCRIBED COURSES BEING ALONG THE CENTERLINE OF GRAND LACUNA BOULEVARD AS SHOWN ON "FAIRFIELD'S LACUNA PLAT NO. 2", AS RECORDED IN PLAT BOOK 58, PAGES 116-118 OF SAID PUBLIC RECORDS); THENCE SOUTH 49°48'58" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 49°48'58" EAST, A DISTANCE OF 720.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS POINT BEARS NORTH 54°10'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 50°10'00", A DISTANCE OF 569.12 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°00'00" WEST, A DISTANCE OF 431.68 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 596.65 FEET AND A CENTRAL ANGLE OF 19°01'44", A DISTANCE OF 198.16 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS POINT BEARS SOUTH 74°58'16" EAST (THE LAST FOUR DESCRIBED COURSES BEING ALONG THE BOUNDARY OF THE GOLF COURSE AS SHOWN ON "DOUG FORD'S LACUNA GOLF CLUB", AS RECORDED IN PLAT BOOK 74, PAGES 18-21 OF SAID PUBLIC RECORDS); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 25°09'18", A DISTANCE OF 245.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°11'02" EAST, A DISTANCE OF 690.46 FEET TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GRAND LACUNA BOULEVARD AS SHOWN ON SAID PLAT OF "FAIRFIELD'S LACUNA PLAT NO. 2").

(BEARINGS ARE BASED ON THE CENTERLINE OF BALMORAL COUNTRY CLUB DRIVE HAVING AN ASSUMED BEARING OF SOUTH 12°25'54" WEST, ACCORDING TO SAID PLAT OF "BALMORAL COUNTRY CLUB PLAT 1".)

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 10.719 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HARBOUR ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HARBOUR COLLECTION AT LACUNA RECREATION ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "C", "D", "E", "F", "G", "H" AND "I" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HARBOUR ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. ANY AREAS OF THESE TRACTS ENCUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON.
- 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.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HARBOUR ISLES HOMEOWNERS 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 ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT(S), FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE(S), AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT(S).
- THE LIMITED ACCESS EASEMENTS 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.

IN WITNESS WHEREOF: LENNAR HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO

BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS
 9 DAY OF JUNE, 1995.

WITNESS: *[Signature]*
 PRINT NAME: *[Name]*

WITNESS: *[Signature]*
 PRINT NAME: RUBEN M. GELL

LENNAR HOMES, INC., A FLORIDA CORPORATION
 BY: JONATHAN M. JAFFE
 VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF BROWARD)
 BEFORE ME PERSONALLY APPEARED JONATHAN M. JAFFE, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 9 DAY OF JUNE, 1995.
 MY COMMISSION EXPIRES: NOV-16-1996

[Signature]
 ANDY ZITMAN
 NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. CC 235910

TITLE CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF BROWARD)
 I, GERALD L. KNIGHT, 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 LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

6/25/95
 DATE
 UPDATED 9/19/95

BY: *[Signature]*
 GERALD L. KNIGHT
 ATTORNEY AT LAW

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE HARBOUR ISLES HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28 DAY OF JUNE, 1995.

WITNESS: *[Signature]*
 PRINT NAME: MAREN C. DRIVER

WITNESS: *[Signature]*
 PRINT NAME: ALAN CRUZ

HARBOUR ISLES HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA NOT FOR PROFIT CORPORATION
 BY: *[Signature]*
 TANNY Mc DONALD
 PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED *[Signature]*, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE HARBOUR ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT (S)HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

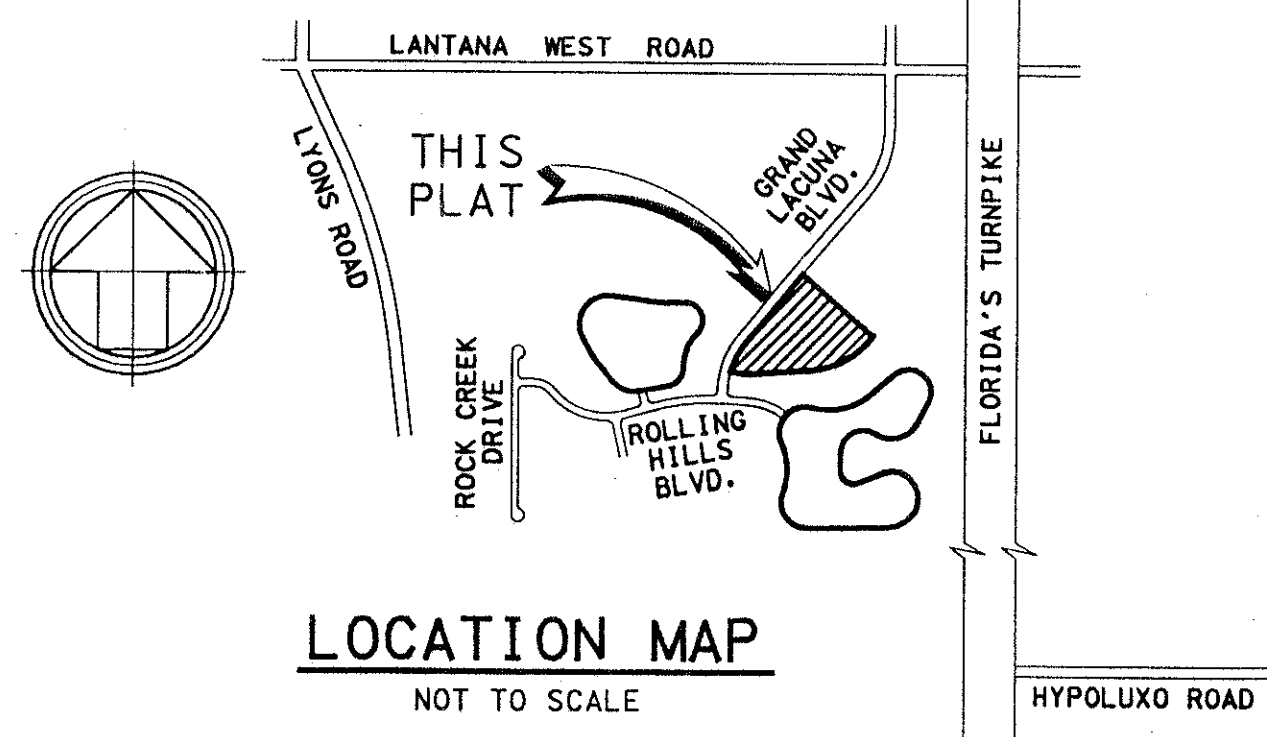
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF JUNE, 1995.

MY COMMISSION EXPIRES: MAR 29 1999
 GRACE LAPOLLA
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO. GRACE LAPOLLA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC.177.071(2), F.S., THIS 27 DAY OF NOV, 1995.

BY: *[Signature]*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER



P.U.D. STATISTICS

PETITION NO.	81-233
ACREAGE	10.719
UNITS	62
DENSITY	5.78 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY

Pet. 81-233A
 Alloc. #0001
 5/2/2/I

SURVEYOR'S CERTIFICATE

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; 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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BALMORAL COUNTRY CLUB DRIVE HAVING AN ASSUMED BEARING OF SOUTH 12°25'54" WEST, ACCORDING TO THE PLAT OF "BALMORAL COUNTRY CLUB PLAT 1" (PLAT BOOK 50, PAGES 23-24, P.B.C.R.)
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
5. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
6. 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.
7. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
8. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.0000240. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
9. BEARING ROTATION (PLAT TO GRID) IS 00°23'12" (COUNTERCLOCKWISE).

HOMEOWNERS' ASSOCIATION <i>[Seal]</i>	LENNAR HOMES <i>[Seal]</i>	SURVEYOR <i>[Seal]</i>	COUNTY ENGINEER <i>[Seal]</i>
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0199-013

LACUNA POD B

TAZ -740

SUBDIVISION # LACUNA Pod B
 BOOK 76 PAGE 79
 FLOOD ZONE # 170A
 ZONING RT
 CHAD # 44
 SE 81-233
 ZIP CODES 33411
 PUD NAME BALMORAL Country Club

FILE: I:\projects\9506b\9506b.dwg
 DATE: 31-May-95 10:08

Balmoral Country Club PUD B

76/79