

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:19 A.M.
 THIS 13 DAY OF June
 1996 AND DULY RECORDED
 IN PLAT BOOK 77 ON PAGES
 86 AND 89.
 DOROTHY H. WILKEN, CLERK
 BY *Joseph A. Standley*

SHEET 1 OF 4 SHEETS



BALMORAL COUNTRY CLUB P.U.D.

LACUNA POD 'C'

A REPLAT OF A PORTION OF TRACTS 29-31, 34-38, AND 59-62. BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B.2, PGS.45-54, P.B.C.R.) AND THE VACATED RIGHT-OF-WAY ADJACENT THERETO, IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
RICKIE C. WEINBERG OF
CARMAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 MARCH 1995 930506C DCD

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 29 THROUGH 31, 34 THROUGH 38, AND 59 THROUGH 62, BLOCK 37, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND OF THE VACATED RIGHT-OF-WAY ADJACENT THERETO, ALL LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND SHOWN HEREON AS LACUNA POD "C", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

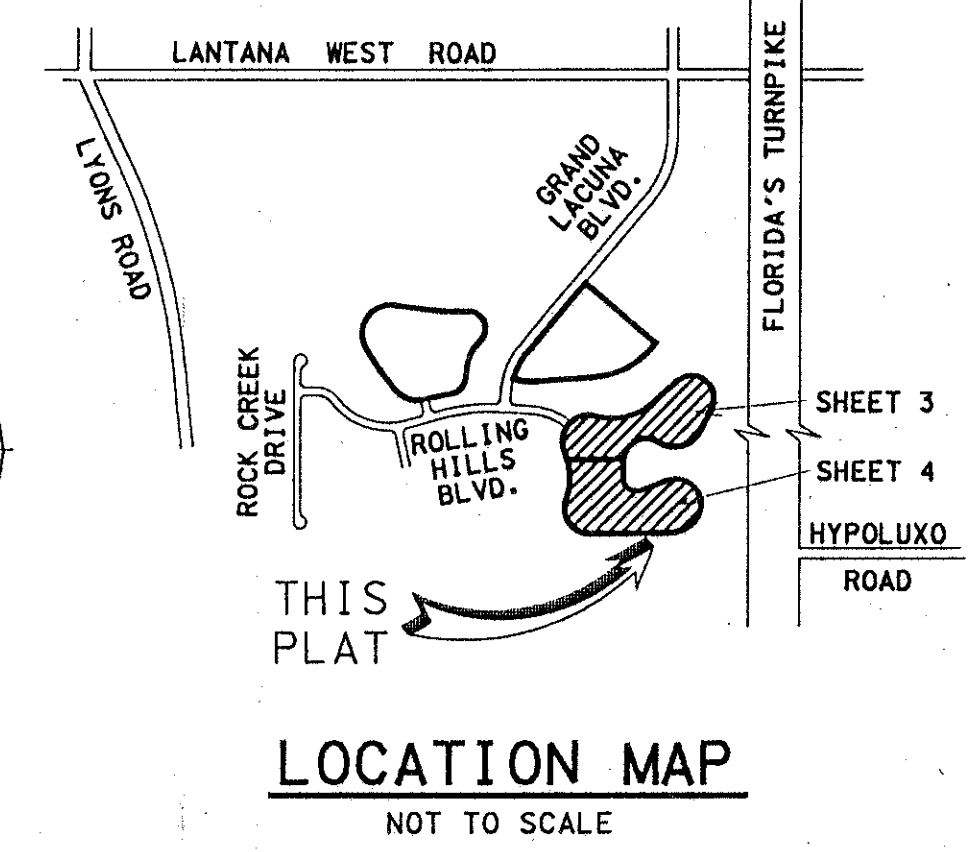
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BALMORAL COUNTRY CLUB DRIVE AND THE CENTERLINE OF BALLATER DRIVE AS SHOWN ON "BALMORAL COUNTRY CLUB PLAT 1", AS RECORDED IN PLAT BOOK 50, PAGES 23 AND 24, OF SAID PUBLIC RECORDS; THENCE SOUTH 12°25'54" WEST, ALONG SAID CENTERLINE OF BALMORAL COUNTRY 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 790.46 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 36°17'02", A DISTANCE OF 379.96 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 03°54'00" WEST, A DISTANCE OF 125.52 FEET; THENCE SOUTH 86°06'00" EAST, A DISTANCE OF 210.11 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 517.41 FEET AND A CENTRAL ANGLE OF 34°22'00", A DISTANCE OF 310.35 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 51°44'00" EAST (THE LAST SIX COURSES BEING ALONG THE CENTERLINES OF GRAND LACUNA BOULEVARD AND ROLLING HILLS BOULEVARD, AS SHOWN ON THE PLAT OF "FAIRFIELD'S LACUNA PLAT NO. 2", RECORDED IN PLAT BOOK 58, PAGES 116-118 OF SAID PUBLIC RECORDS); THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 66°44'00", A DISTANCE OF 232.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 56°30'00", A DISTANCE OF 493.06 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°30'00" EAST, A DISTANCE OF 237.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 159°30'00", A DISTANCE OF 487.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 28°00'00" WEST, A DISTANCE OF 194.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 95°21'35", A DISTANCE OF 374.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 123°21'35", A DISTANCE OF 376.78 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 132.09 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 110°50'00", A DISTANCE OF 193.44 FEET TO THE POINT OF TANGENCY; THENCE NORTH 69°10'00" EAST, A DISTANCE OF 215.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 159°30'00", A DISTANCE OF 556.76 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 40°50'00", A DISTANCE OF 213.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°30'00" WEST, A DISTANCE OF 603.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 110°32'20", A DISTANCE OF 385.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 43°37'26", A DISTANCE OF 380.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 61°51'06", A DISTANCE OF 215.90 FEET TO THE POINT OF BEGINNING (THE LAST SIXTEEN COURSES BEING ALONG THE BOUNDARY OF "DOUG FORD'S LACUNA GOLF CLUB", AS RECORDED IN PLAT BOOK 74, PAGES 18-21 OF SAID PUBLIC RECORDS).

(BEARINGS ARE BASED ON THE CENTERLINE OF BALMORAL COUNTRY CLUB DRIVE HAVING AN ASSUMED BEARING OF SOUTH 12°25'54" WEST AT ITS INTERSECTION WITH BALLATER DRIVE, AS SHOWN ON SAID PLAT OF "BALMORAL COUNTRY CLUB PLAT 1".)

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 19.692 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 COVE @ LACUNA 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.
- TRACTS "B" THROUGH "K", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HARBOUR COVE @ LACUNA 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.
- TRACT "L", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "M", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LACUNA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.
- 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 COVE @ LACUNA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE LACUNA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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, INCLUDING ACCESS THROUGH ANY PRIVATE STREETS, ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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 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).



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 11 DAY OF June, 1996

BY: *George E. Webb, P.E.*
 GEORGE E. WEBB, P.E.
 COUNTY ENGINEER

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.

Rickie C. Weinberg
 RICKIE C. WEINBERG, P.L.S. DATE 3-12-96
 LICENSE NO. 5273
 STATE OF FLORIDA

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 13 DAY OF March, 1996

WITNESS *Carlton A. Diaz*
 PRINT NAME: *Carlton A. Diaz*
 WITNESS *Mark Shevory*
 PRINT NAME: *Mark Shevory*
 LENNAR HOMES, INC., A FLORIDA CORPORATION
 BY: *Mark Shevory*
 MARK SHEVORY
 VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS
 BEFORE ME PERSONALLY APPEARED MARK SHEVORY, 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 13 DAY OF March, 1996.
 MY COMMISSION EXPIRES: _____
Grace Lapolla
 OFFICIAL NOTARY SEAL
 GRACE LAPOLLA
 COMMISSION NUMBER
 CC41408
 BY COMMISSION EXP.
 2/29/99

P.U.D. STATISTICS

PETITION NO.	81-233
ACREAGE	19.692
UNITS	112
DENSITY	5.69 D.U./AC.
TYPE OF UNITS	SINGLE FAMILY (ZERO LOT LINE)

0199-014

SUBDIVISION: Lacuna
 BOOK: 77
 FLOOD ZONE: B
 QUAD: 49
 SE 81-233
 PUD NAME: Lacuna
 PAGE: 86
 FLOOD MAP: 170A
 ZONING: RT
 ZIP CODE: 33467

LENNAR HOMES	SURVEYOR RICKIE C. WEINBERG No. 5273 STATE OF FLORIDA	COUNTY ENGINEER GEORGE E. WEBB, P.E. No. 1199 STATE OF FLORIDA
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FILE: 12-Notary Seal
 DATE: 3-12-96