

PLAT OF
DOUG FORD'S LACUNA GOLF CLUB
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 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 3 OF 4

SCALE: 1"=100'

SEPTEMBER 1992

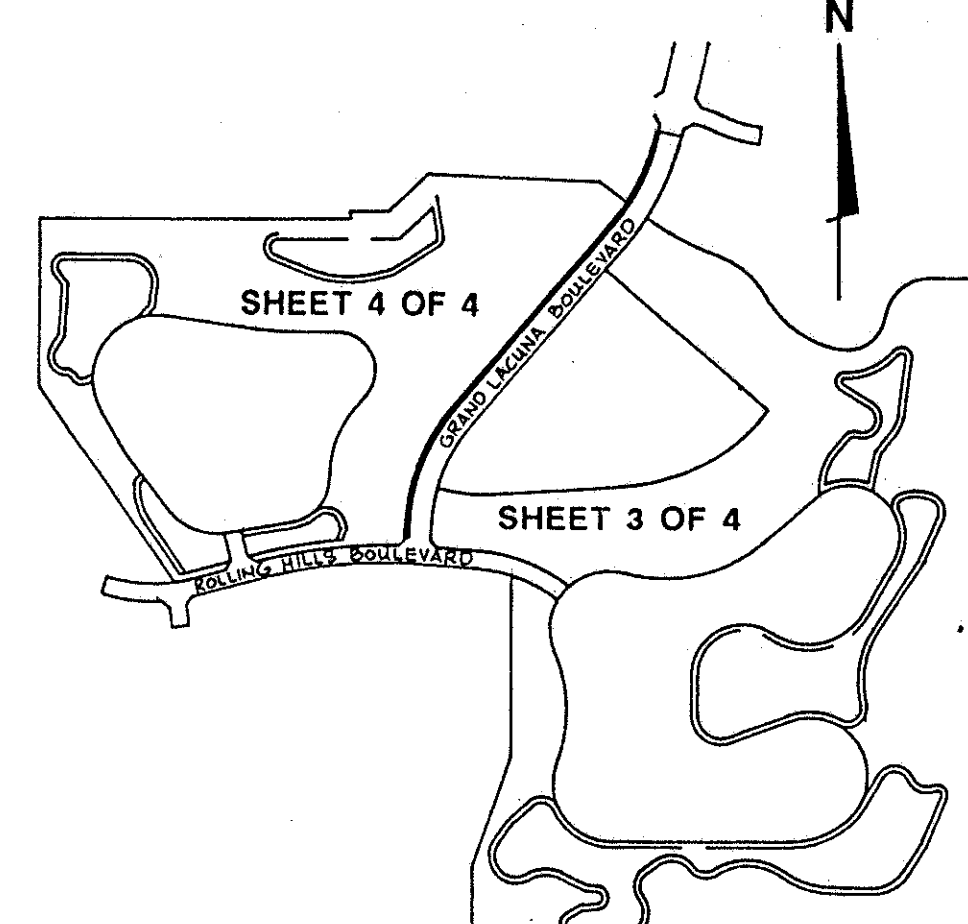
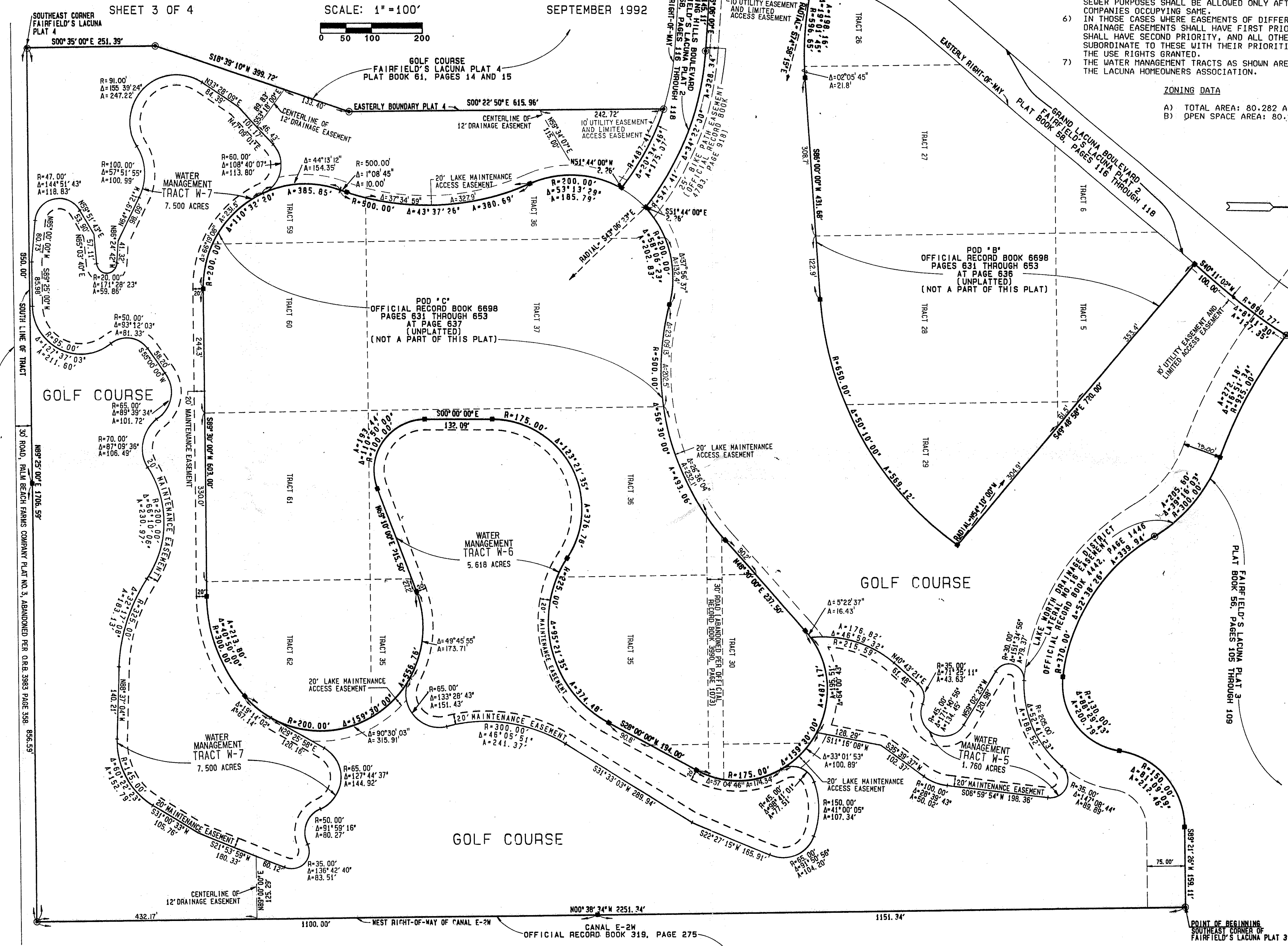
- NOTES:
- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3426 SET.
 - 2) ○ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3978 FOUND.
 - 3) BEARINGS SHOWN ARE REFERENCED TO A BEARING OF S89°21'26"W ALONG THE SOUTHERLY BOUNDARY OF FAIRFIELD'S LACUNA PLAT NO. 3, PLAT BOOK 56, PAGES 105-109, 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.

ZONING DATA

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

20

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



KEY MAP

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.

0199-011

74/20

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

SUBDIVISION * DOUG FORD'S LACUNA GOLF CLUB
BOOK 74 PAGE 20
FLOOD ZONE D
QUAD * 49
SE 81-233
PUD NAME BALMORAL COUNTRY CLUB

TAZ-740

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

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

DOUG FORD'S LACUNA GOLF CLUB

PROJ. NO. 92-048P
SCALE: 1"=100'
DATE: JUNE 1992
SHT. 2 OF 4