

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
 MARCH 1995 930506C DCD

- BALMORAL COUNTRY CLUB P.U.D.

LACUNA POD 'C'

0199-014

87

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

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____
 THIS _____ DAY OF _____
 199____, AND DULY RECORDED
 IN PLAT BOOK _____ ON PAGES
 _____ AND _____
 DOROTHY H. WILKEN, CLERK
 BY: _____DC

SHEET 2 OF 4 SHEETS

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE HARBOUR COVE @ LACUNA 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 _____ DAY OF April, 1996.

WITNESS Valerie McChesney
 PRINT NAME: Valerie McChesney
 WITNESS Rebecca Harper
 PRINT NAME: Rebecca Harper
 BY: Tammy McDonald
 TAMY MCDONALD
 PRESIDENT
 HARBOUR COVE @ LACUNA HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA NOT FOR PROFIT CORPORATION

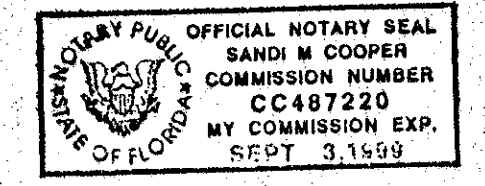
ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED Tammy McDonald, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE HARBOUR COVE @ LACUNA 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 1 DAY OF April, 1996.

MY COMMISSION EXPIRES:
 COMMISSION NO:



Sandi M. Cooper
 Sandi M. Cooper
 NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE LACUNA 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 _____ DAY OF March, 1996.

WITNESS David C. Rosenthal
 PRINT NAME: David C. Rosenthal
 WITNESS Maria Tyre
 PRINT NAME: Maria Tyre
 BY: Joseph B. Bellucci
 JOSEPH B. BELLUCCI
 VICE-PRESIDENT
 LACUNA HOMEOWNERS ASSOCIATION, INC.,
 A FLORIDA NOT FOR PROFIT CORPORATION

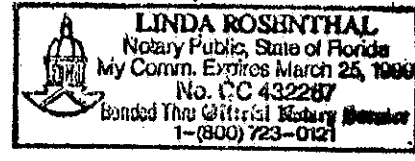
ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED Joseph B. Bellucci, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE LACUNA 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 27th DAY OF March, 1996.

MY COMMISSION EXPIRES:
 COMMISSION NO:



Linda B. Rosenthal
 Linda B. Rosenthal
 NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS

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.

DATE 3/15/96
 BY: Gerald L. Knight
 GERALD L. KNIGHT
 ATTORNEY AT LAW

NOTES:

01. 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.)
02. 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.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
04. 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.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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.
07. 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.
08. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.0000240. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
09. BEARING ROTATION (PLAT TO GRID) IS 00°23'12" COUNTERCLOCKWISE.

0199-014

SUBDIVISION: Lacuna
 BOOK: 77 PAGE: 87
 FLOOD ZONE: 0 FLOOD MAP # 170A
 QUAD: 49 ZONING: RT
 SE: 81-233 ZIP CODE: 33467
 PUR. NAME: [unclear]
 DATE: 12-Mar-96 11:24:22

