

CARAHAN-PROCTOR-CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063  
PHONE: 954-972-3959 FAX: 954-972-4178

JUNE 1999

930506B

JSH

# BALMORAL COUNTRY CLUB P.U.D. LACUNA HOME OWNERS ASSOCIATION RECREATIONAL CENTER

A REPLAT OF ALL OF TRACTS "B", "C", AND "I" AND LOTS 28, 29, 30 AND 31,  
BLOCK A OF THE PLAT ENTITLED "LACUNA POD B" (P.B.76, PGS.79-80, P.B.C.R.)  
IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

## DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LACUNA HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS "LACUNA HOME OWNERS ASSOCIATION RECREATIONAL CENTER", BEING A REPLAT OF ALL OF TRACTS "B", "C", AND "I" AND LOTS 28, 29, 30 AND 31, BLOCK A, "LACUNA POD B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76 AT PAGES 79 AND 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "B", "C", AND "I" AND LOTS 28, 29, 30 AND 31, BLOCK A, "LACUNA POD B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76 AT PAGES 79 AND 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 1.203 ACRES, MORE OR LESS.

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

01. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

02. THE LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE LACUNA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS, FOR LANDSCAPE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE LACUNA HOME OWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21<sup>st</sup> DAY OF October, 1999.

LACUNA HOME OWNERS ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS Kevin Lee  
PRINT NAME: Kevin Lee

WITNESS David A. Core  
PRINT NAME: David A. Core

BY: Dominic Indoli  
DOMINIC INDOLI, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED DOMINIC INDOLI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Kevin Lee'S IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LACUNA HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 21<sup>st</sup> DAY OF October, 1999.

MY COMMISSION EXPIRES:

Hattie J. Blazie  
NOTARY PUBLIC-STATE OF FLORIDA  
COMMISSION NO. CC 664706



## TITLE CERTIFICATION

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

I, David A. Core, 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 LACUNA HOMEOWNERS ASSOCIATION, INC.; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 11/24/1999

BY: David A. Core  
DAVID A. CORE  
ATTORNEY AT LAW

## MORTGAGEE'S CONSENT

STATE OF FLORIDA ) SS  
COUNTY OF Palm Beach )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12523 AT PAGE 312 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21<sup>st</sup> DAY OF October, 1999.

LENNAR HOMES, INC.  
A FLORIDA CORPORATION

BY: Michael J. Smolak  
VICE-PRESIDENT

WITNESS Ann Rodgers  
PRINT NAME: Ann Rodgers

WITNESS Christie G. Smith  
PRINT NAME: Christie G. Smith

## MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF Palm Beach )

BEFORE ME PERSONALLY APPEARED Michael J. Smolak, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Michael J. Smolak AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 21<sup>st</sup> DAY OF October, 1999.

MY COMMISSION EXPIRES:

Jandi M. Cooper  
NOTARY PUBLIC - STATE OF FLORIDA

## 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, 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.

Jeff Hodapp 9.999  
JEFF S. HODAPP, DATE  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

## 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 DAY OF December, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

## NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HARBOUR CLUB DRIVE HAVING AN ASSUMED BEARING OF SOUTH 49°48'58" EAST, AT ITS INTERSECTION WITH HARBOUR OAK DRIVE, ACCORDING TO THE PLAT OF "LACUNA POD B" (PLAT BOOK 76, PAGES 79-80, P.B.C.R.)
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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.
- 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.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.0000240.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR X SCALE FACTOR = GRID DISTANCE.
- BEARING ROTATION (PLAT TO GRID) IS 00°23'12" (COUNTERCLOCKWISE).

BY: Edwin A. Jank  
EDWIN A. JANK, COUNTY ENGINEER

## LEGEND:

- DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) \*LB2936 (UNLESS OTHERWISE INDICATED)
- ⊕ DENOTES CENTERLINE
- ⊖ DENOTES ARC LENGTH
- Δ DENOTES DELTA (CENTRAL ANGLE)
- D.E. DENOTES DRAINAGE EASEMENT
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
- N.R. DENOTES NON-RADIAL
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- P.G. DENOTES PAGE
- P.B. DENOTES PLAT BOOK
- P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
- P.U.D. DENOTES PLANNED UNIT DEVELOPMENT
- R DENOTES RADIUS
- U.E. DENOTES UTILITY EASEMENT
- L.E. DENOTES LANDSCAPE EASEMENT

0199-016

LOCATION MAP  
N.T.S.

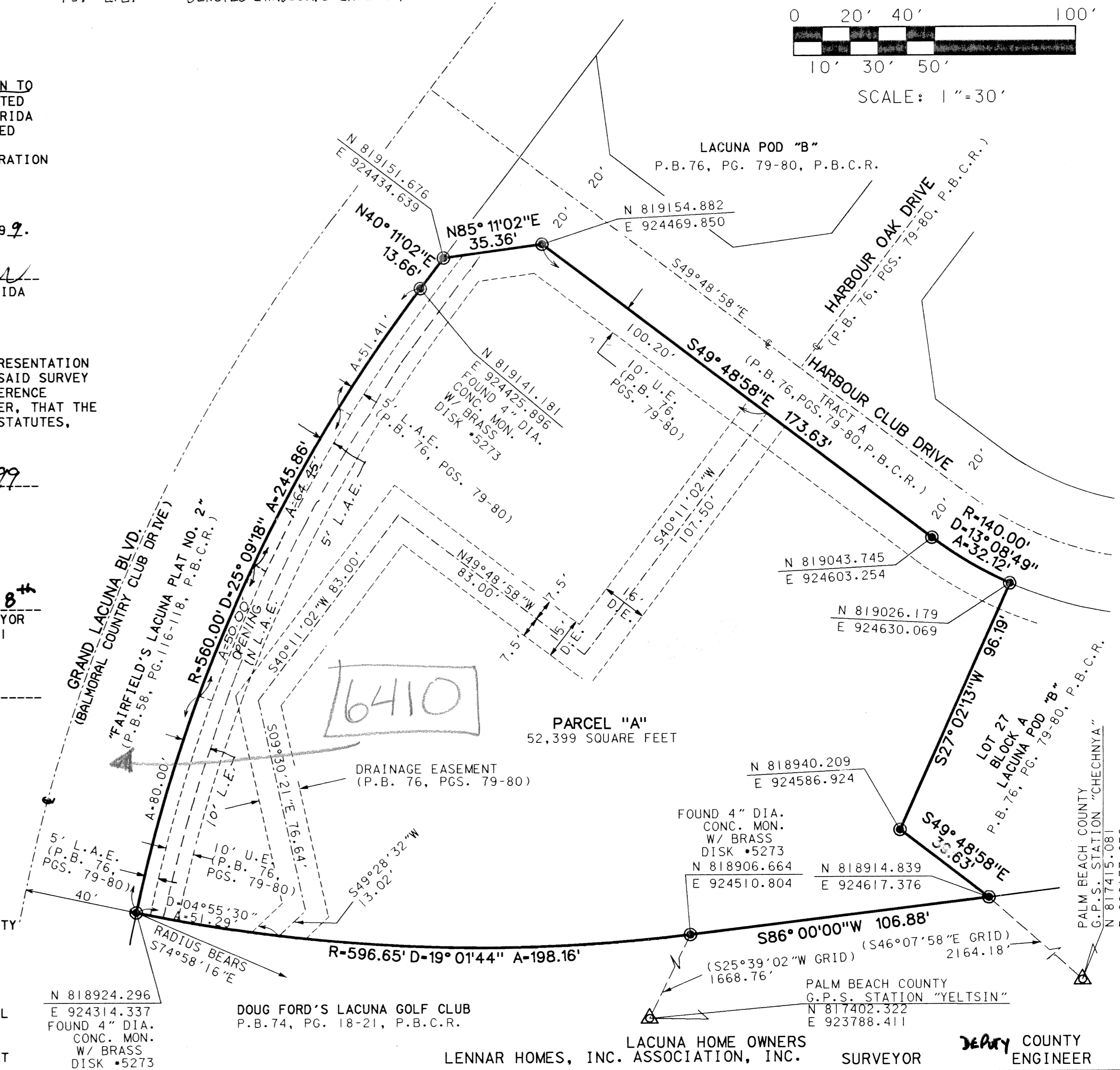
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:08 PM  
THIS 30 DAY OF December, 1999, AND DULY RECORDED IN PLAT BOOK 87 ON PAGE 3  
DOROTHY H. WILKEN, CLERK  
BY: [Signature]

SHEET 1 OF 1

STATISTICAL DATA

TOTAL AREA OF PLAT	52,399 SQUARE FEET
LAND USE	RECREATION
ZONING PETITION NO.	81-233A

0 20' 40' 100'  
10' 30' 50'  
SCALE: 1"=30'



FILE: p:\projects\geobeb\map101.dgn  
DATE: 09-Sep-99 13:38

SUBDIVISION: Lacuna Recreation Center  
BLOCK: 07  
PLAT BOOK: 87  
PAGE: 3  
ZONING: PD  
ZONING CODE: 35467  
DATE: 11-23-99  
BY: DA-883  
JOB NAME: Balmoral Country Club