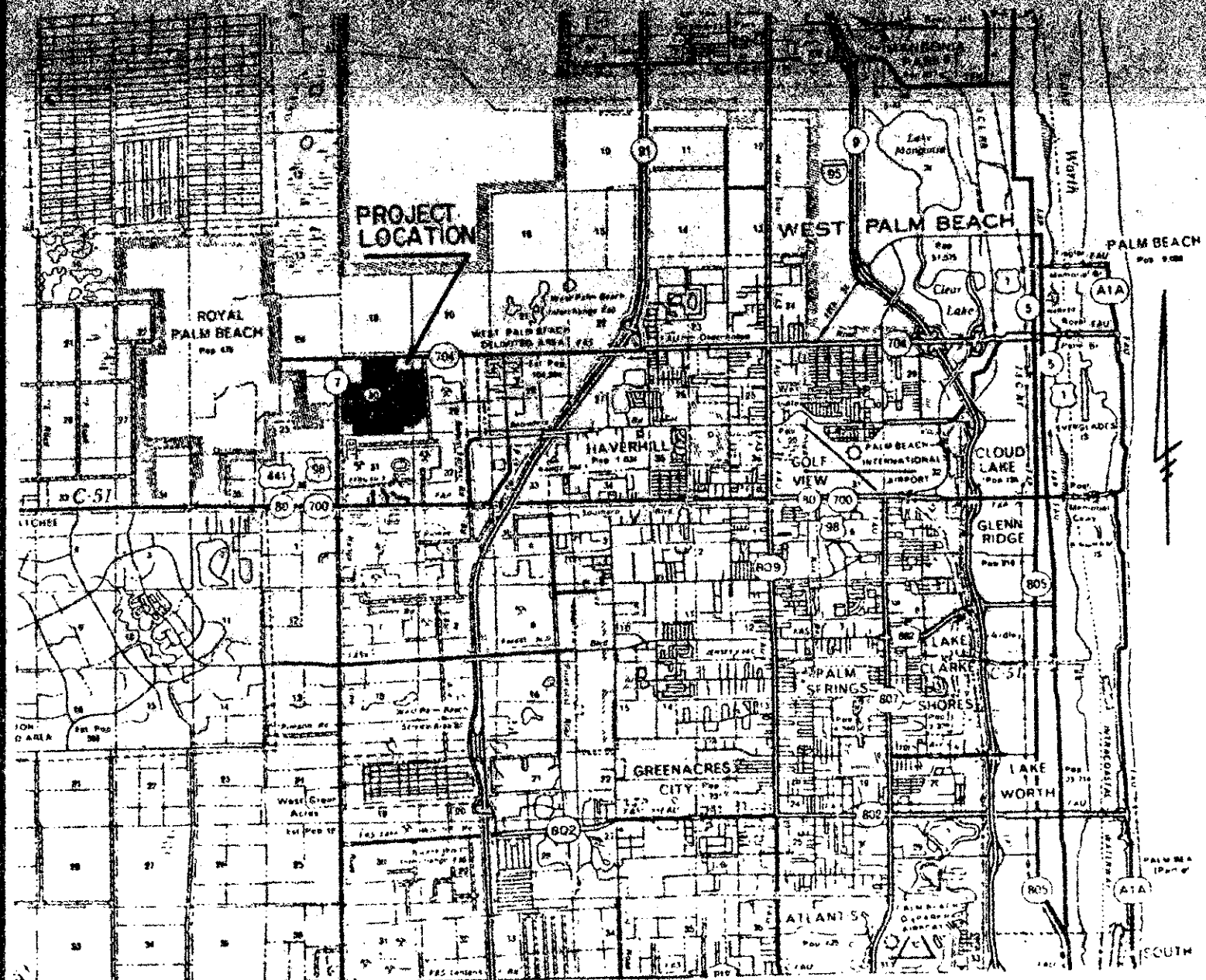


55/94

DRAWING NUMBER

DRAWING NUMBER

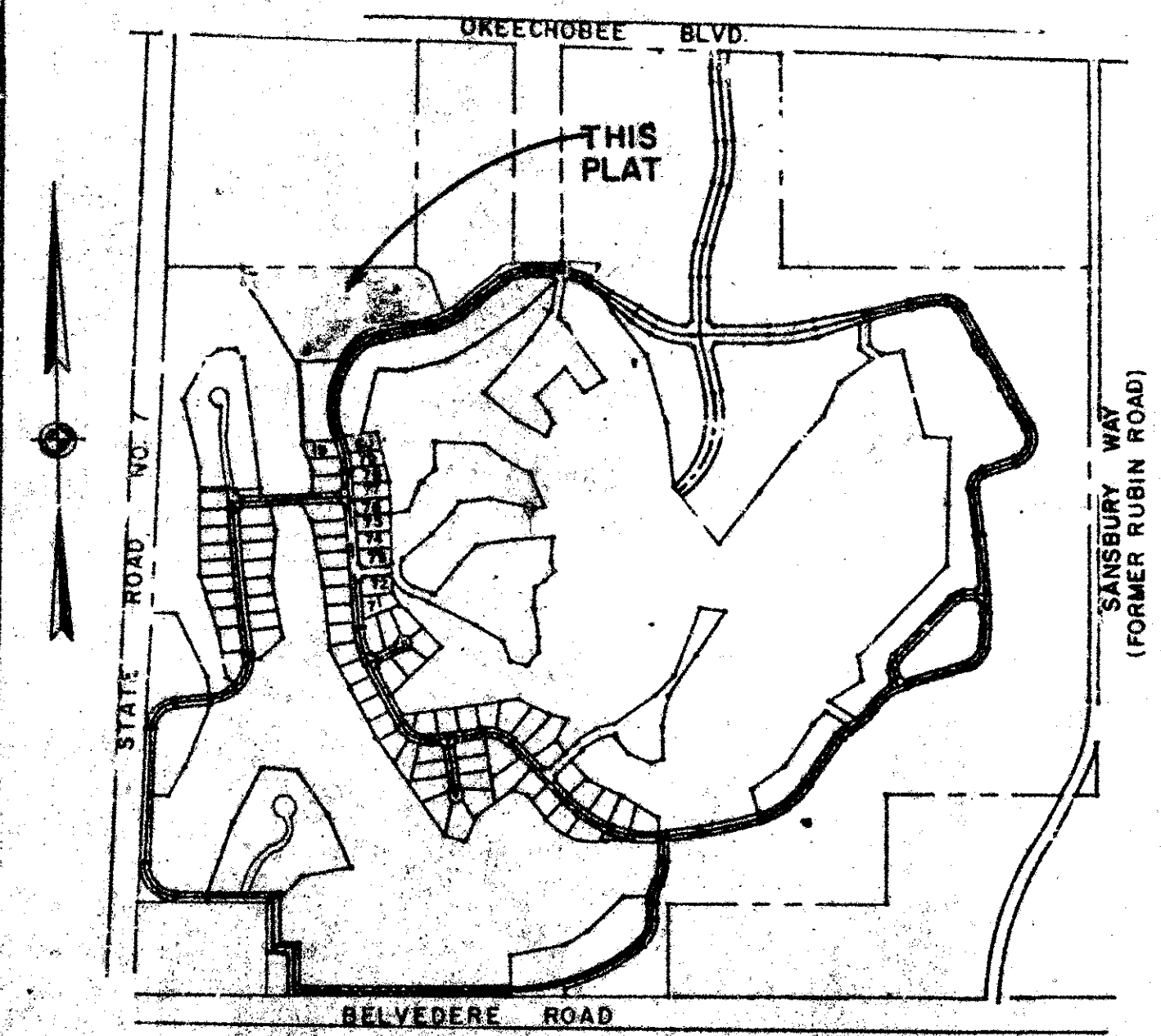
DRAWING NUMBER



VICINITY MAP  
1" = 2 MILES

AREA TABULATION

ROAD R/W	0.84 Ac.	
OPEN SPACE	3.68 Ac.	
SINGLE FAMILY	7.73 Ac.	
TOTAL	12.25 Ac.	
DWELLING UNITS DENSITY	S.F. 12 = 12 TOTAL	12 du/s = 1.0 du/Ac.
	12.25 Acs.	



KEY MAP  
SCALE IN FEET  
1000 500 0 1000

A PART OF A PLANNED UNIT DEVELOPMENT

# BREAKERS WEST PLAT NO. II

PALM BEACH COUNTY, FLORIDA

BEING A TRACT OF LAND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
ALSO BEING A REPLAT OF PART OF BLOCK I OF PALM BEACH FARMS COMPANY  
PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54

SEPTEMBER 1986  
**Hutcheon Engineers**  
CIVIL ENGINEERS & SURVEYORS  
WEST PALM BEACH  
BELLE GLADE STUART

SHEET 1 OF 2 SHEETS

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BREAKERS WEST DEVELOPMENT CORPORATION, a Florida Corporation, the owner of the land shown hereon, being in Section 30, Township 43 South, Range 42 East, have caused the same to be surveyed and platted as shown hereon as "BREAKERS WEST PLAT NO. II", the eleventh plat of a planned unit development, and being more particularly described on Sheet 2 of 2 which is attached hereto and made a part hereof, and do hereby dedicate as follows:

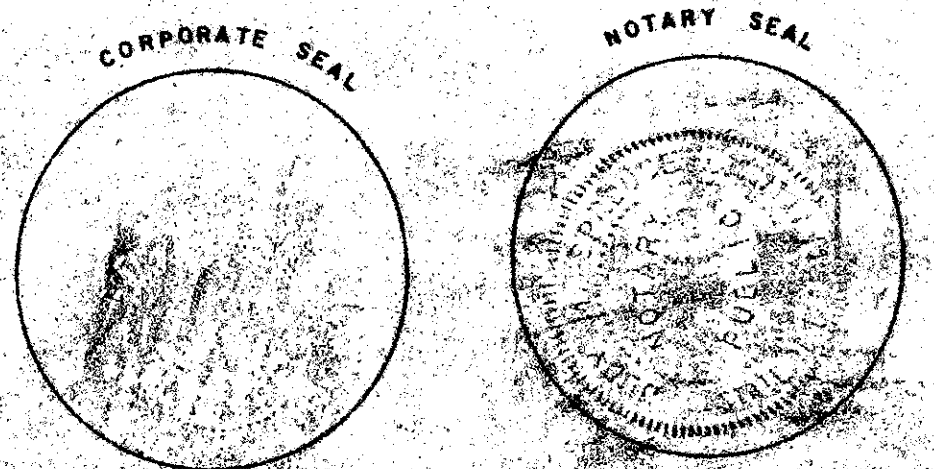
- BREAKERS WEST COURT, is hereby dedicated to the Estates at BREAKERS WEST I HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit for roadway purposes and shall be the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- The "W-M" Tract 7 shown on this plat is hereby designated a Water Management Tract and is dedicated to BREAKERS WEST ASSOCIATION, INC., a Florida Corporation not-for-profit, its successors and assigns and shall be the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.
- "O-S" Tract 19 shown on this plat is hereby designated open space and is dedicated to BREAKERS WEST ASSOCIATION, INC., a Florida Corporation not-for-profit, its successors and assigns and shall be the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.
- An easement for ingress and egress over and across BREAKERS WEST COURT, as shown on the Plat, is hereby granted to BREAKERS WEST ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns, and its agents and employees.
- All utility easements shown on this Plat may be used for utility purposes, by any utility company, in compliance with such ordinances and regulations as may be adopted from time to time, by the Board of County Commissioners of Palm Beach County, Florida and as approved by BREAKERS WEST ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns without recourse to Palm Beach County.
- Easements for construction, operation and use as public utilities are hereby reserved or granted over all streets and rights-of-ways.
- The drainage easements shown on this Plat are hereby dedicated to BREAKERS WEST ASSOCIATION, INC., a Florida Corporation not-for-profit its successors and assigns, for the construction and maintenance of drainage facilities without recourse to Palm Beach County.
- The maintenance easements shown on this Plat are hereby dedicated to BREAKERS WEST ASSOCIATION, INC., a Florida corporation not-for-profit, its successors and assigns, for the maintenance of drainage facilities without recourse to Palm Beach County.
- The limited access easements shown on this Plat are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.
- The access easement "A" shown on sheet 2 of 2 is hereby dedicated to MAYACOD LAKES COUNTRY CLUB, INC., its successors and assigns for ingress and egress without recourse to Palm Beach County, Florida.

This Plat is filed by the Owner, BREAKERS WEST DEVELOPMENT CORPORATION, a Florida Corporation, pursuant to Palm Beach County approval plan for Planned Unit Development, and the Plat Dedication on this Plat are subject to the conditions set forth therein. The Owner has caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 5<sup>th</sup> day of September, 1986.

BREAKERS WEST DEVELOPMENT CORPORATION, A Corporation of the State of Florida  
BY: Thomas W. Sansbury  
Thomas W. Sansbury, Vice President

ATTEST: Henry H. Barnes  
Henry H. Barnes, Assistant Secretary



### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day, before me personally appeared THOMAS W. SANSBURY and HENRY H. BARNES, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the Breakers West Development Corporation, a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed on said instrument by due and regular corporate authority and that said instrument is a free act and deed of said corporation.

WITNESS my hand and official seal on this 5<sup>th</sup> day of September, 1986.

Notary Public  
My Commission Expires: 7-13-88

### TITLE CERTIFICATION

We, Gunster, Yoakley, Criser and Stewart, P.A., duly licensed attorneys in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to BREAKERS WEST DEVELOPMENT CORPORATION; that the current taxes have been paid, and that we find that the property is free of encumbrances, of October 29, 1986 at 7:00 P.M.

GUNSTER, YOAKLEY, CRISER & STEWART  
BY: Robert M. Graham  
Attorney-at-law licensed in Florida

### SURVEYOR'S CERTIFICATE

This is to certify that the Plat shown herein is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law in compliance with Chapter 177 Florida Statutes, and the (P.C.P.'s) Permanent Control Points will be set under direction and supervision of the surveyor, under guarantees posted with Palm Beach County, for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and Chapter 21HH-6 Florida Administrative Code and Ordinances of Palm Beach County, Florida.

DATE OF SURVEY: 10-30-86

William F. Divine, V  
Wilbur F. Divine, V  
Registered Land Surveyor No. 4190  
State of Florida

### APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for record, this 22 day of Dec, 1986.

BY: Karen T. Marcus  
Karen T. Marcus, Chair

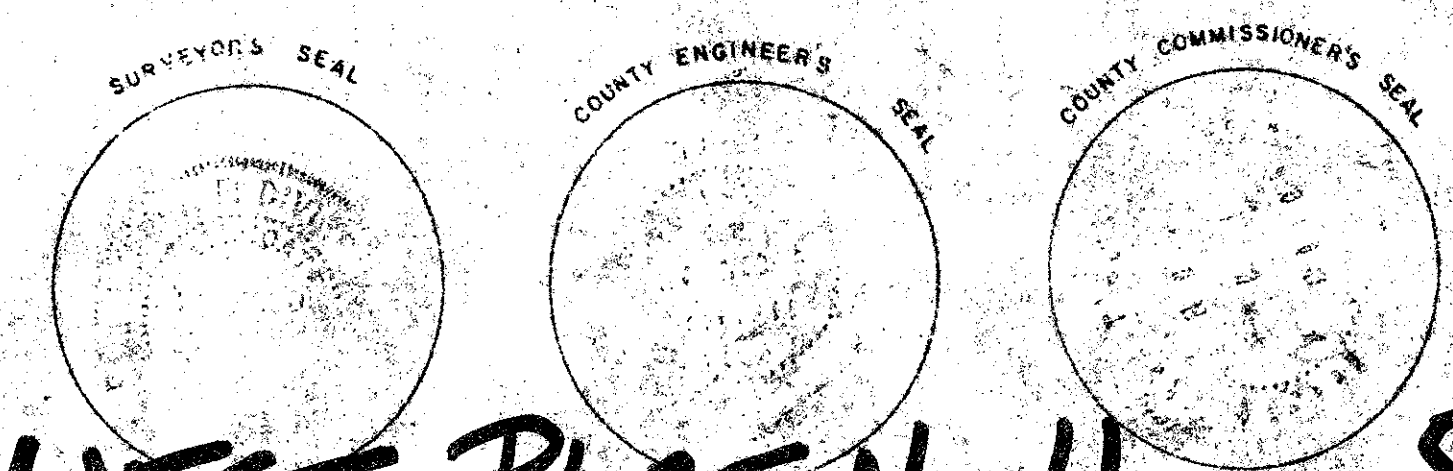
ATTEST: John B. Dunkle  
Clerk of the Circuit Court

BY: Kathryn L. Miller  
Deputy Clerk

COUNTY ENGINEER

This Plat is hereby approved for record, this 22 day of Dec, 1986.

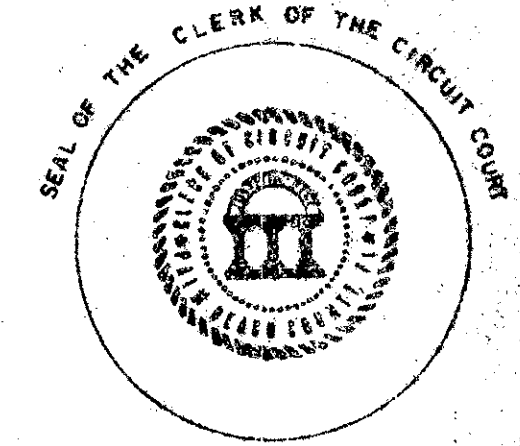
BY: H. F. Kahler  
H. F. Kahler, County Engineer



# BREAKERS WEST PLAT No. II 55/94

# 94

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:53 AM  
this 24 day of December  
1986, and duly recorded by Plat Book No.  
35 on page 54-95  
JOHN B. DUNKLE, Clerk Circuit Court  
Barbara A. Platt D.C.



30/43/42  
SUBDIVISION \* Breakers West  
BOOK 35 PAGE 94  
FLOOD ZONE B FLOOD MAP \* 1504  
GRID \* 46 ZONING  
ZIN CODE 33411  
JOB NAME Plat II

0217-306

55/94