

"A PART OF A PLANNED UNIT DEVELOPMENT"
BREAKERS WEST PLAT NO. 4

PALM BEACH COUNTY, FLORIDA
BEING A TRACT OF LAND LYING IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST;
ALSO BEING A REPLAT OF PART OF BLOCK 1, THE PALM BEACH FARMS CO. PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGE 45;

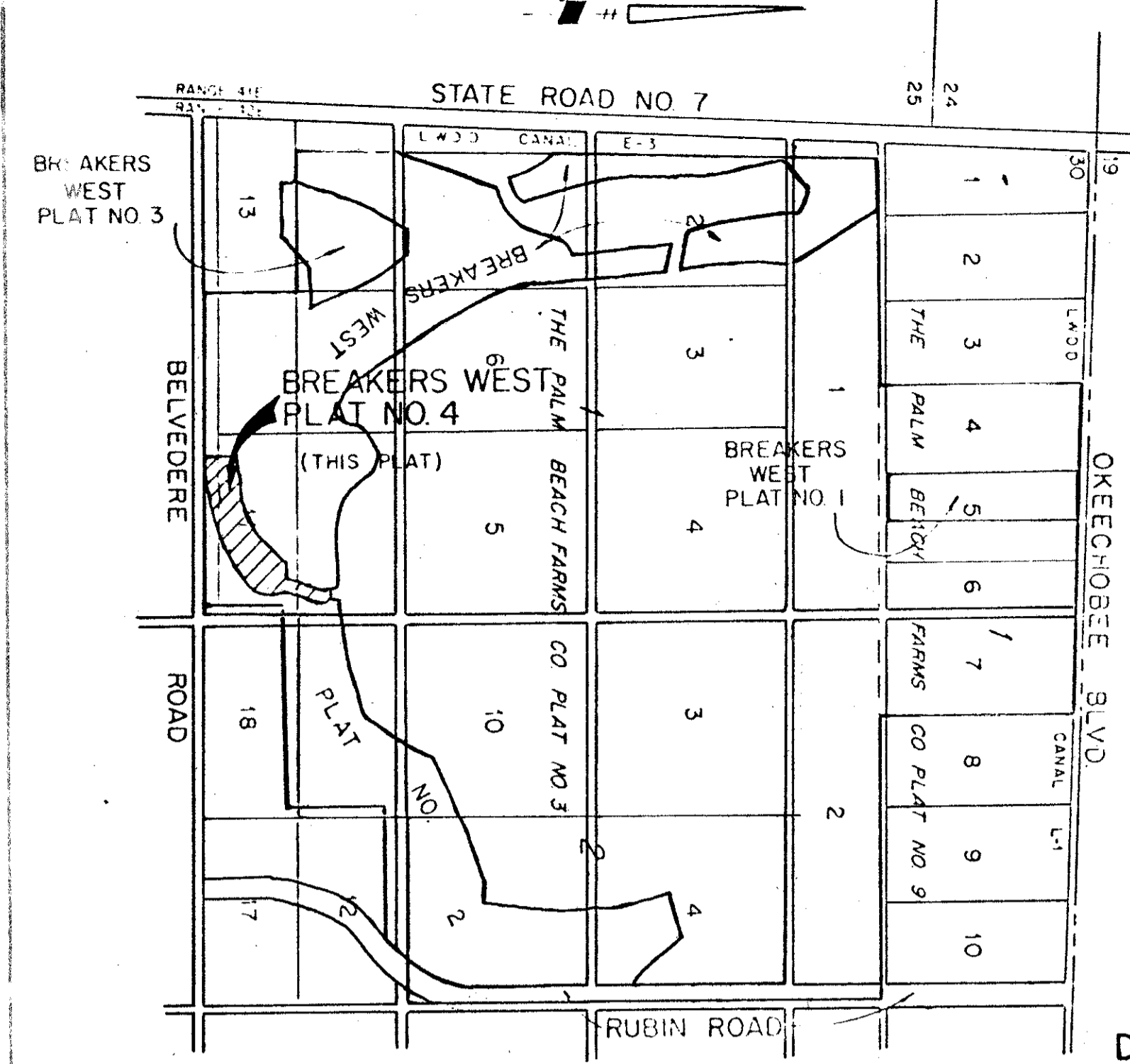
SHEET 1 OF 2 SHEETS
JULY, 1983

HUTCHEON ENGINEERS
INCORPORATED
CIVIL ENGINEERS & SURVEYORS
BELLEGLADE WEST PALM BEACH STUART

This instrument was prepared by:
Norman H. Gimpel
Hutcheon Engineers, Incorporated
1201 Belvedere Road
West Palm Beach, Florida

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:11 P.M.
this 29th day of MARCH
1984, and duly recorded in Plat Book No.
47, page 146, 147.
JOHN B. DUNKLE, Clerk Circuit Court
J. C.

47/146



LOCATION MAP
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, STAYTON ADDISON, President of FLAGLER SYSTEM, INC., a Florida corporation, the owner of the land shown hereon, being in Sections 30 and 31, Township 43 South, Range 42 East have caused the same to be surveyed and platted as shown hereon as "BREAKERS WEST PLAT NO. 4," the fourth plat of a planned unit development, and being more particularly described on Sheet 2 of 2 which is attached hereto and a part hereof, and do hereby dedicate as follows:

1. The tracts reserved for private road purposes as shown are hereby dedicated to BREAKERS WEST ASSOCIATION, INC., and are the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County.
2. Easements for the construction, operation and use as public utilities are hereby reserved or granted over all private roads and any other areas designated as utility easement.
3. Parcel E is reserved by FLAGLER SYSTEM, INC. or its successors or assigns, for future residential development and shall be the perpetual maintenance of the title holder without recourse to Palm Beach County.
4. Parcel E-1 is hereby dedicated to Breakers West Association, Inc., its successors and assigns without recourse to Palm Beach County for landscaping and open space.

This plat is filed by the Owner, FLAGLER SYSTEM, INC. pursuant to Palm Beach County approved plan for Planned Unit Development, and this plat dedication is subject to the conditions therein set forth. The owner has caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF we have hereunto set our hand and seal this 29th day of March, 1983.

FLAGLER SYSTEM, INC.
By: Stayton Addison
Stayton Addison, President

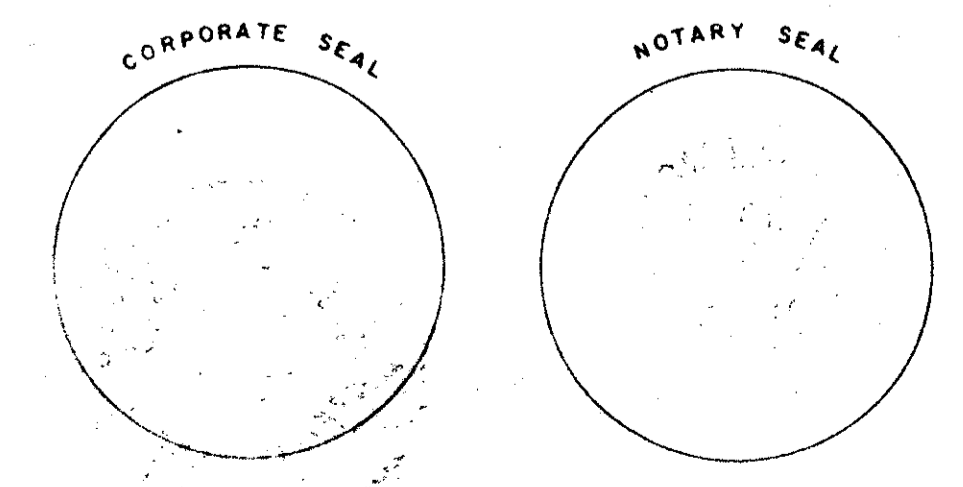
Witness
George Ann
Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY, that on this day, before me, a Notary Public duly authorized to take acknowledgments, personally appeared STAYTON ADDISON, PRESIDENT of FLAGLER SYSTEM, INC., a Florida corporation, and acknowledged before me that he executed the foregoing Dedication in the name of and on behalf of said corporation for the purpose expressed therein and that his act and deed was the act and deed of said corporation.
WITNESS my hand and official seal on this 29th day of March, 1983.

Notary Public
My Commission Expires: _____



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 as of 12:00 P.M. on 3/29/83, we find record title to the property is in Flagler System, Inc., a Florida Corporation; that the real estate taxes for 1982 and all prior years have been paid, and that there are no encumbrances of record.

GUNSTER, YOAKLEY, CRISER & STEWART
By: George S. Ann
Attorney-at-law licensed in 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 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 will be set under the direction and supervision of the Surveyor within one year from the date of recordation of this plat and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida

DATE OF SURVEY: Dec 9th 1983
Norman H. Gimpel
Registered Land Surveyor No. 1413
State of Florida

APPROVAL - PALM BEACH COUNTY, FLORIDA

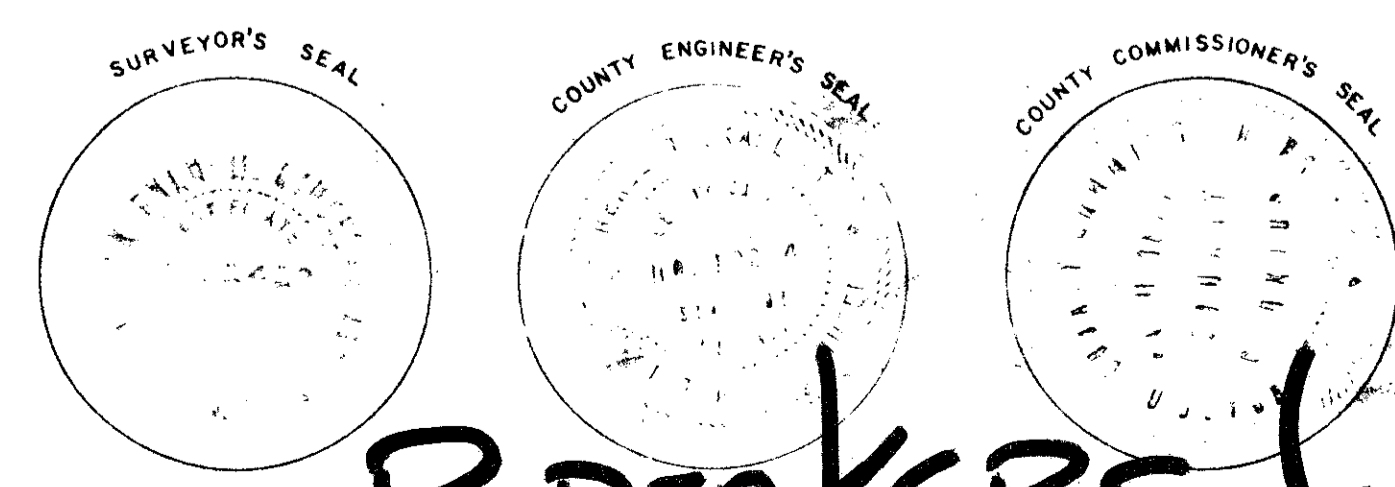
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record,
this 27th day of March, 1983.

By: Robert D. Williams
Chairman

COUNTY ENGINEER
This plat is hereby approved for record,
this 27th day of March, 1983.

By: H. F. Kahlert
H. F. Kahlert, County Engineer

ATTEST: John B. Dunkle
Board of County Commissioners
By: Elizabeth Richards



BREAKERS WEST #4

0217-302

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