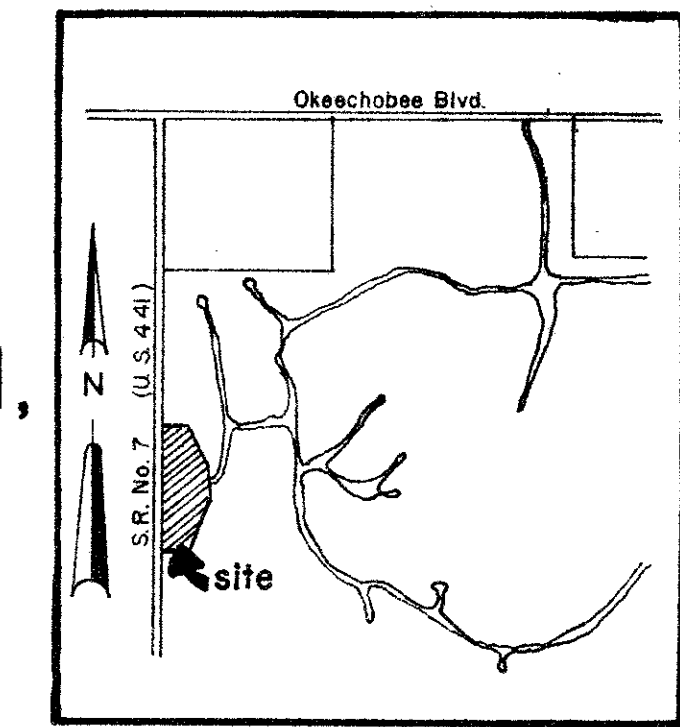


STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 7:12 A.M.
THIS 17 DAY OF November
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 58 ON PAGES
101 AND 102

JOHN B. DUNKLE, CLERK
BY Richard C. Harbo



LOCATION MAP
N.T.S.

BREAKERS WEST PLAT NO. 14

SEAGULL PARK

SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PARCELS G AND H,
BREAKERS WEST PLAT NO. 5 (P.B. 48, PGS. 6 - 9)

"A PART OF A PLANNED UNIT DEVELOPMENT"

AUGUST, 1987

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BREAKERS WEST PLAT NO. 14, SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 6 THROUGH 9 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCELS "G" AND "H", OF SAID BREAKERS WEST PLAT NO. 5.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.7387 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEAGULL PARK AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAGULL PARK AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.
- AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY GRANTED TO BREAKERS WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ITS AGENTS AND EMPLOYEES, OVER AND ACROSS TRACTS A, B AND TRACTS 23 AND 24, AS SHOWN HEREON.
- TRACTS 23 AND 24 AS SHOWN HEREON ARE HEREBY DEDICATED TO SEAGULL PARK AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAGULL PARK AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES 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 TO ANY UTILITY COMPANY OVER TRACTS A, B AND ALL RIGHTS OF WAY TO 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.
- THE GOLF PLAY EASEMENT, AS SHOWN HEREON IS HEREBY GRANTED TO MAYACOO LAKES COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR THE PURPOSES OF PERFORMING THE VARIOUS ACTIONS REQUIRED TO PLAY THE GAME OF GOLF WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BIKE PATH EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED TO BREAKERS WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS OF RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BREAKERS WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THIS PLAT IS FILED BY 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. BREAKERS WEST DEVELOPMENT CORPORATION HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF 18 September 1987.

BREAKERS WEST DEVELOPMENT CORPORATION
A CORPORATION OF THE STATE OF FLORIDA

ATTEST: Henry H. Barnes
HENRY H. BARNES, ASSISTANT SECRETARY

BY: Thomas W. Sansbury
THOMAS W. SANSBURY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 18 DAY OF September, 1987.

MY COMMISSION EXPIRES: 7-23-88

John A. Sprague
NOTARY PUBLIC

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 September 11, 1987, 1987, WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION; THAT THE REAL ESTATE TAXES FOR 1986 AND ALL PRIOR YEARS HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD.

GUNSTER, YOAKLEY, CRISER AND STEWART, P.A.

DATE: September 18, 1987

BY: Hugh W. Ray
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 2114-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 22nd DAY OF September, 1987.

Wesley B. Haas
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF OCTOBER, 1987.

BY: Carol Roberts
CAROL A. ROBERTS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT

BY: Richard H. Compton
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF OCTOBER, 1987.

BY: Herbert F. Kahler
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE SHOWN ON THE PLAT OF BREAKERS WEST PLAT NO. 5, P.U.D. AS RECORDED IN PLAT BOOK 48, PAGES 6 THROUGH 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE SPECIFICALLY, THE WEST LINE OF PARCEL "H" IS N02°36'20"E.

U.E. DENOTES UTILITY EASEMENT.
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND AND THEY ARE SHOWN THUS:
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET AND THEY ARE SHOWN THUS:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON GOLF OR UTILITY EASEMENTS AND WHERE SUCH EASEMENTS CROSS MAINTENANCE EASEMENTS NO ABOVE GROUND IMPROVEMENTS ARE PERMITTED.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR THE GOLF EASEMENT.

LANDSCAPING, OTHER THAN SOG, ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND AS REQUIRED BY THE BREAKERS WEST DECLARATION OF COVENANTS AND RESTRICTIONS AND AS REQUIRED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SEAGULL PARK AT BREAKERS WEST.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY MARK E. HUMMEL IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

P.U.D. TABLE

TOTAL ACREAGE	6.739 AC.
DENSITY	1.93 DU/AC.
TOTAL DWELLING UNITS	13 DU (SINGLE FAMILY)
OPEN SPACE	4.25 AC.
ROADS	1.10 AC.

TAZ 817 30/43/42
SUBDIVISION # Seagull Park
BOOK 58 PAGE 101
BLOCK 30B FLOOD MAP # 150A
ZONING # 46 ZONING CODES
REPID ZIP CODE 33411
PLAT # 14

CORPORATE SEAL

NOTARY PUBLIC SEAL

PROFESSIONAL LAND SURVEYORS SEAL

COUNTY ENGINEER'S SEAL

COUNTY COMMISSIONERS SEAL

0217-011

0217-011

58/101

Meridian Surveying and mapping inc.
2000 LOMBARD STREET WEST PALM BEACH, FL.

DRAWN	M.E.H.	DATE	JUNE, 1987
CHECKED	M.B.H.	SCALE	none
DRAWING NO.			

BREAKERS WEST PLAT NO. 14
SEAGULL PARK
02266PL