

0217015

188

BREAKERS WEST PLAT NO. 18

"PART OF A PLANNED UNIT DEVELOPMENT"

SITUATE IN SECTIONS 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 1, 4, AND 5, BLOCK 1, AND TRACTS 2, 3, 4, AND 10, BLOCK 2, OF "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PGS. 45-54) AND A PORTION OF LOTS 4, 5, 6, AND 7, BLOCK 1, "PALM BEACH FARMS COMPANY PLAT NO. 9" (P.B. 5, PG. 58)

JANUARY, 1990

SHEET 2 OF 8

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____
THIS _____ DAY OF _____
AD, 1990 AND FULLY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
JOHN B. DUNKLE, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

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 29th DAY OF January 1990.

BREAKERS WEST DEVELOPMENT CORPORATION,
A CORPORATION OF THE STATE OF FLORIDA

ATTEST: P. Anthony Grogan
P. ANTONY GROGAN,
ASSISTANT SECRETARY
BY: Henry H. Barnes
HENRY H. BARNES,
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS P. WICKY 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 PRESIDENT AND ASSISTANT SECRETARY OF THE BREAKERS PALM BEACH, INC., 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 27th DAY OF February 1990.

MY COMMISSION EXPIRES: May 17, 1992
[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HENRY H. BARNES AND P. ANTONY GROGAN, 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 29th DAY OF January 1990.

MY COMMISSION EXPIRES: May 17, 1992
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION




I, HUGH W. PERRY, P.A., 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 RECORD TITLE TO THE PROPERTY IS VESTED TO BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND TO THE BREAKERS PALM BEACH, INC., A FLORIDA CORPORATION; THAT THE CURRENT REAL ESTATE TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, EXCEPT AS SHOWN HEREON.

GUNSTER, YOAKLEY, AND STEWART

DATE: March 1, 1991
BY: Hugh W. Perry
HUGH W. PERRY, P.A.
FOR THE FIRM

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE SHOWN ON THE PLAT OF "BREAKERS WEST PLAT NO. 2", P.U.D., AS RECORDED IN PLAT BOOK 36, PAGES 31 THROUGH 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE SPECIFICALLY, THE NORTHWESTERMOST LINE OF "O-S" TRACT 3, IS S71 12'00"W. THIS LINE IS REFERENCED ON SHEET 6 OF 8 OF THIS PLAT.

L.A.E. DENOTES LIMITED ACCESS EASEMENT.
U.E. DENOTES UTILITY EASEMENT.
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: 
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND, SHOWN THUS: 
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS: 

2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE, OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING, OTHER THAN SOO, 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.

3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (N.R. DENOTES NON-RADIAL)

4. 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.

5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 29th DAY OF January 1991.
BY: [Signature]
MAREN T. MARCUS-CHAIR
SEAL
BOARD OF COUNTY COMMISSIONERS

ATTEST:
JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT
BY: [Signature]
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 29th DAY OF April 1991.

BY: [Signature]
George T. Webb, P.E. Acting
COUNTY ENGINEER.

P.U.D. TABLE

TOTAL ACREAGE	122.785 AC.
ROADS	4.298 AC.
WATER MANAGEMENT	7.818 AC.
OPEN SPACE	110.929 AC.

ZONING PETITION NO. 73-219 (A)

IN WITNESS WHEREOF, THE BREAKERS PALM BEACH, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 6th DAY OF February 1990.

THE BREAKERS PALM BEACH, INC.,
A FLORIDA CORPORATION

ATTEST: Henry H. Barnes
HENRY H. BARNES,
ASSISTANT SECRETARY
BY: [Signature]
THOMAS P. WICKY,
PRESIDENT

THIS 27th DAY OF MARCH 1990.
[Signature]
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4567

THIS INSTRUMENT WAS PREPARED BY J. CLIFTON FROMAN IN THE OFFICES OF STANLEY CONSULTANTS OF FLORIDA, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

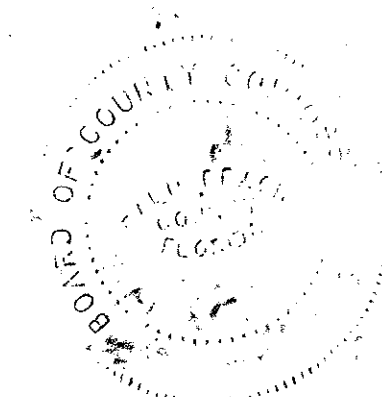
SEAL
BREAKERS WEST
DEVELOPMENT CORPORATION

SEAL
NOTARY PUBLIC

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL LAND
SURVEYOR

SEAL
COUNTY ENGINEER



0217-015
Pet. 73-219

67/188

STANLEY CONSULTANTS OF FLORIDA, INC. ENGINEERS • PLANNERS • SURVEYORS 2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444	
DRAWN J.C.F.	DATE AUG. 1989
CHECKED P.V.	SCALE NONE
DRAWING NO. 10052PLA1-PLAT9	BREAKERS WEST PLAT NO. 18 A PART OF BREAKERS WEST P.U.D.

SUBDIVISION # Breakers West Plat 18
BOOK 67 PAGE 128
FLOOD ZONE B
CEAD # 416 ZONING K5
CE 73-219
ZIP CODE 33411