

"A PART OF A PLANNED UNIT DEVELOPMENT" BREAKERS WEST PLAT NO. 5

PALM BEACH COUNTY, FLORIDA

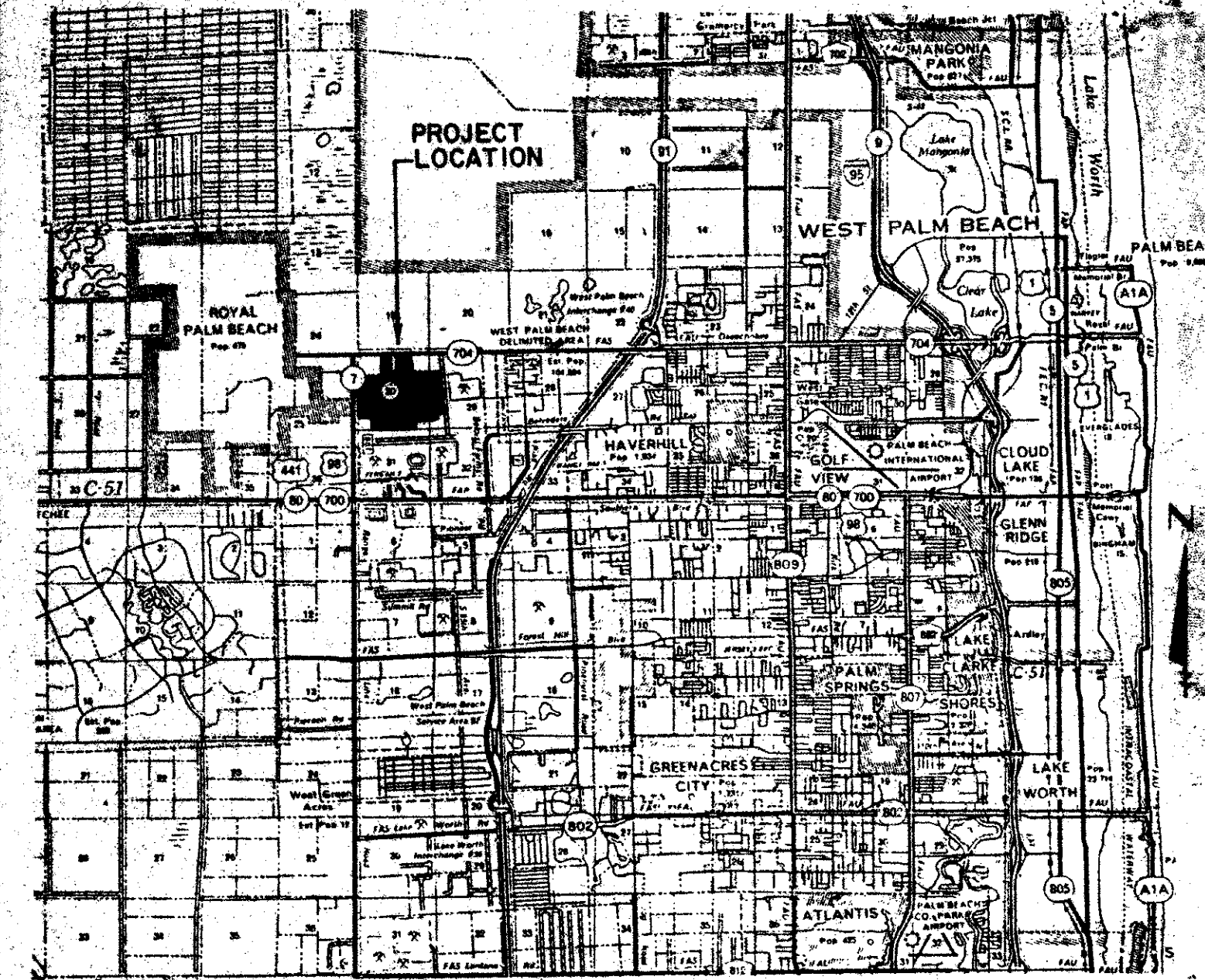
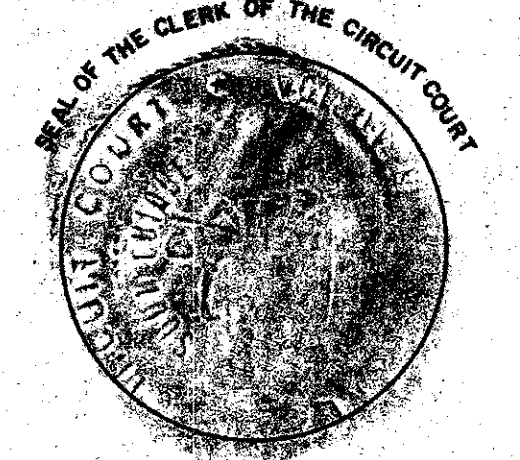
BEING A TRACT OF LAND LYING IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST;
ALSO BEING A REPLAT OF PART OF BLOCKS 1 AND 2 OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45:

SHEET 1 OF 4 SHEETS

APRIL 1984

HUTCHEON ENGINEERS
INCORPORATED
CIVIL ENGINEERS & SURVEYORS
BELLE GLADE WEST PALM BEACH STUART

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 1:40 P.M.
this 7TH day of MAY
1984 and duly recorded in Plat Book No.
48 on page 678-9
JOHN B. DUNKLE, Clerk Circuit Court
By: Barry W. White D.C.



VICINITY MAP
1" = 2 MILES

AREA TABULATION

ROAD R/W	12.140 Ac.
OPEN SPACE	0.0 Ac.
MAINTENANCE UTILITY TRACTS	0.796 Ac.
SINGLE FAMILY	49.233 Ac.
MULTI-FAMILY	6.739 Ac.
TOTAL	68.908 Ac.

DWELLING UNITS — M.F. 28 + S.F. 106 = 134 TOTAL
DENSITY 134 du/s = 1.9 du/Ac.
68.908 Ac.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, THOMAS W. SANBURY, Vice President of BREAKERS WEST DEVELOPMENT CORPORATION, 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. 5", the fifth Plat of a planned unit development, and being more particularly described on Sheet 2 of 4 which is attached hereto and made a part hereof, and do hereby dedicate as follows:

- The streets and rights of way, shown on this Plat are hereby dedicated, as follows: Breakers West Boulevard and Mayaco Lakes Boulevard are hereby dedicated to BREAKERS WEST ASSOCIATION, INC., a Florida corporation not-for-profit, its successors and assigns, and all other streets and rights of way shown on this Plat are hereby dedicated to the Estates at BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, its successors and assigns, and shall be the perpetual maintenance obligation of the applicable Association without recourse to Palm Beach County.
- An easement for ingress and egress, is hereby granted to BREAKERS WEST ASSOCIATION, INC., a Florida corporation not-for-profit, its successors and assigns and its agents and employees, over and across all streets and rights of way dedicated to the Estates at BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., in Paragraph 1 above, without recourse to Palm Beach County.
- Parcels G, H and M are reserved by BREAKERS WEST DEVELOPMENT CORPORATION or its successors or assigns, for future residential development and shall be perpetual maintenance of the title holder without recourse to Palm Beach County.
- All Maintenance and Utility tracts shown on this Plat are hereby 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.
- All utility easements shown on this Plat may be used for utility purposes, by an 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.
- Easements for construction, operation and use as public utilities are hereby reserved or granted over all streets and rights of way.
- The limited access easements shown hereon 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 drainage easements shown on this Plat are hereby 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.
- The lift station easement shown hereon is hereby dedicated in perpetuity to PALM BEACH COUNTY, its successors and assigns for Lift Station and related purposes.

This Plat is filed by the Owner, BREAKERS WEST DEVELOPMENT 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 10 day of April, 1984.

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
BEFORE ME personally appeared THOMAS W. SANBURY 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 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 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 23 day of April, 1984.
My commission expires: April 6, 1986
Jerry E. Aron
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 April 9, 1984, we find record title to the property is in Breakers West Development Corporation, a Florida Corporation; that the real estate taxes for 1983 and all prior years have been paid, and that there are no encumbrances of record.

GUNSTER, YOAKLEY, CRISER & STEWART
By: Jerry E. Aron
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) Permanent Control Points will be set under 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: APRIL 3, 1984
Norman H. Gimpe 4-10-84
Norman H. Gimpe
Registered Land Surveyor No. 1413
State of Florida

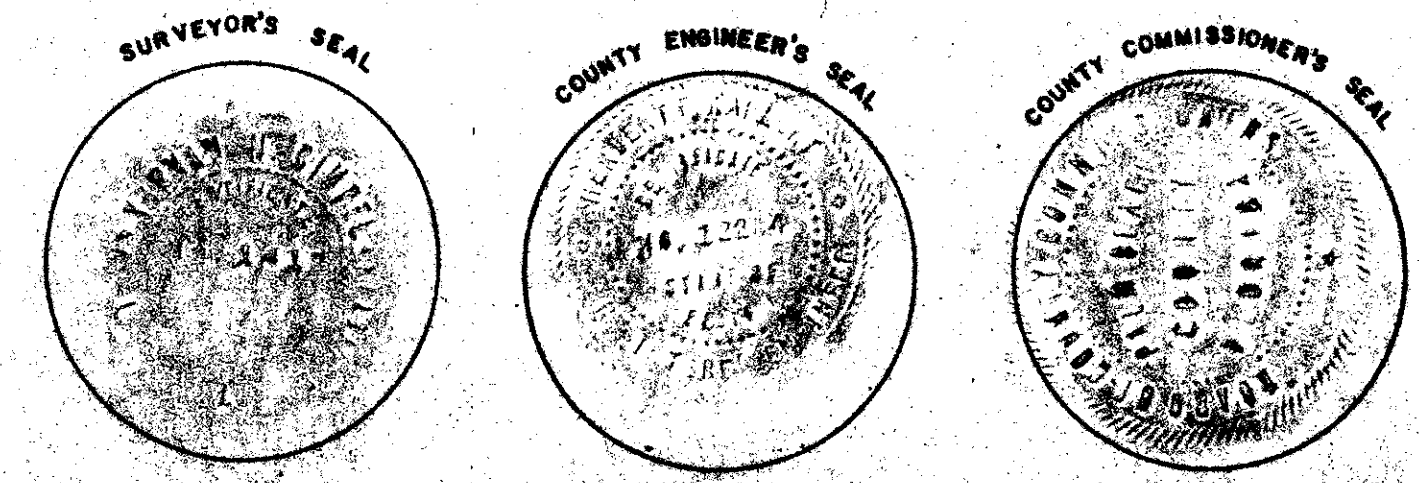
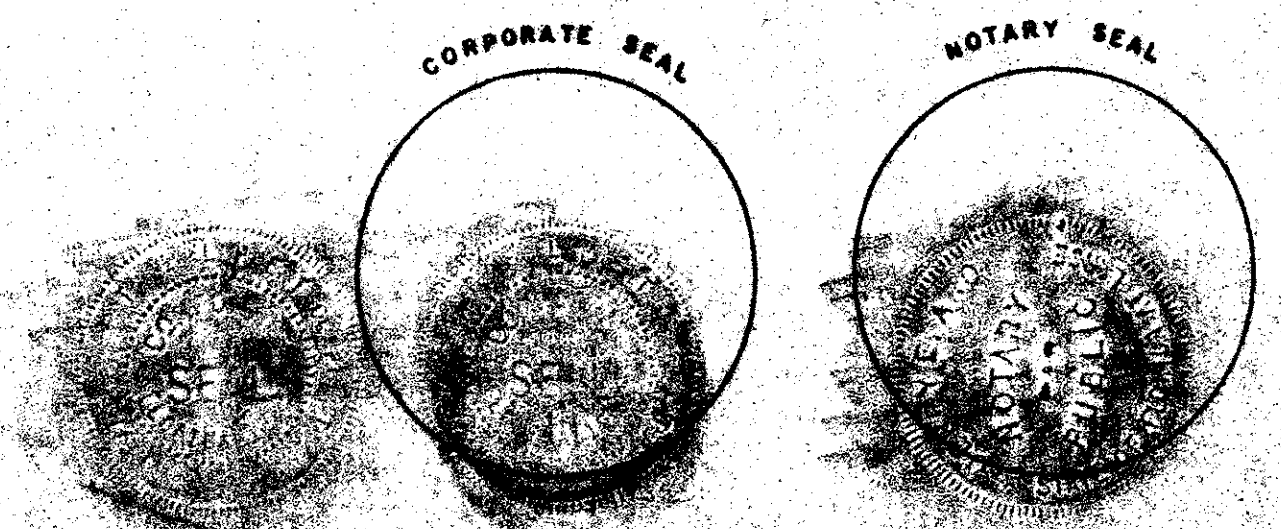
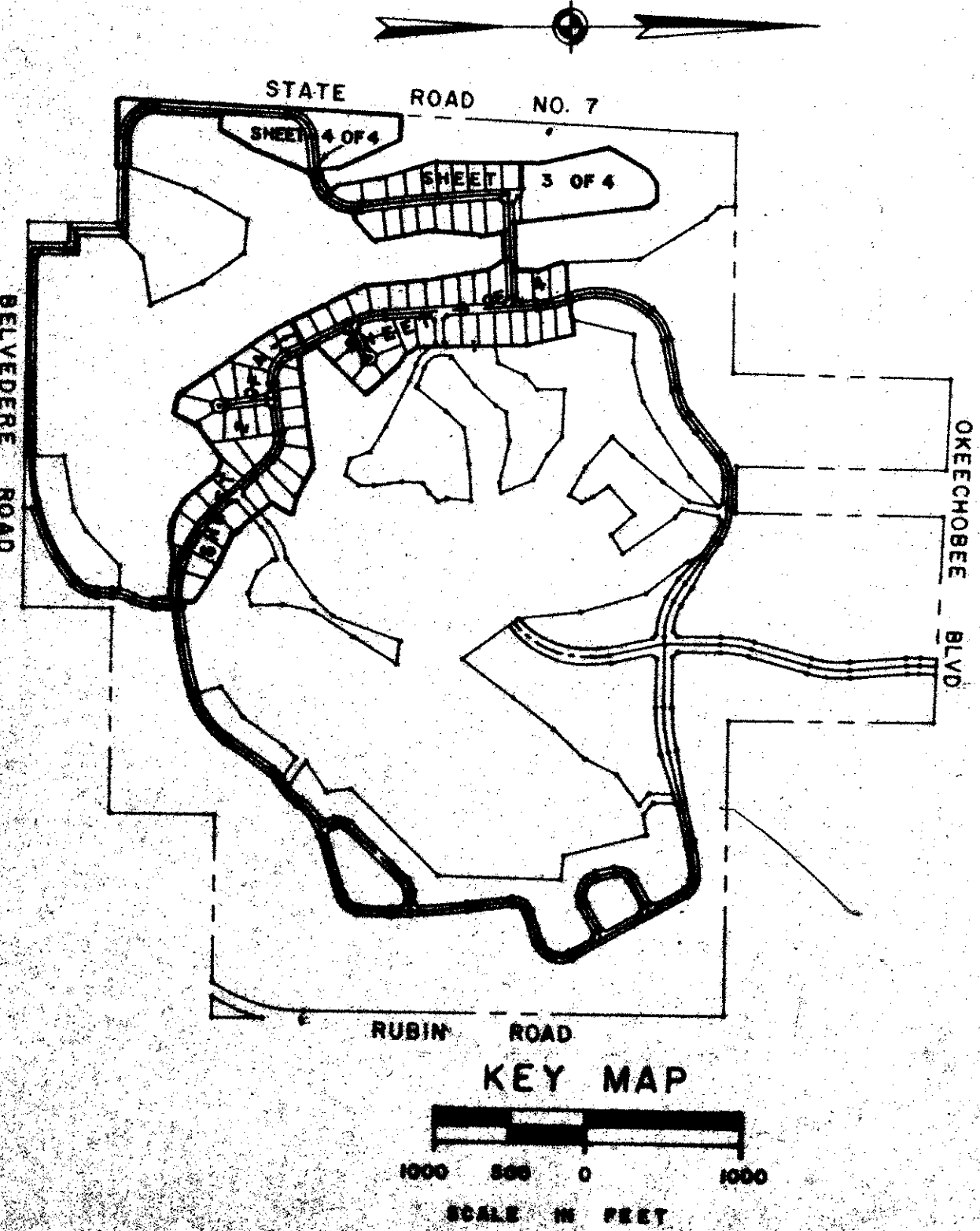
APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 27 day of April, 1984.

COUNTY ENGINEER
This plat is hereby approved for record, this 27 day of April, 1984.

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

By: Ken Spillies
Ken Spillies Chairman
By: H.F. Kahler
H.F. Kahler County Engineer



BREAKERS WEST #5

48/6

0217-307

DRAWING NUMBER
48/6

DRAWING NUMBER

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DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA