

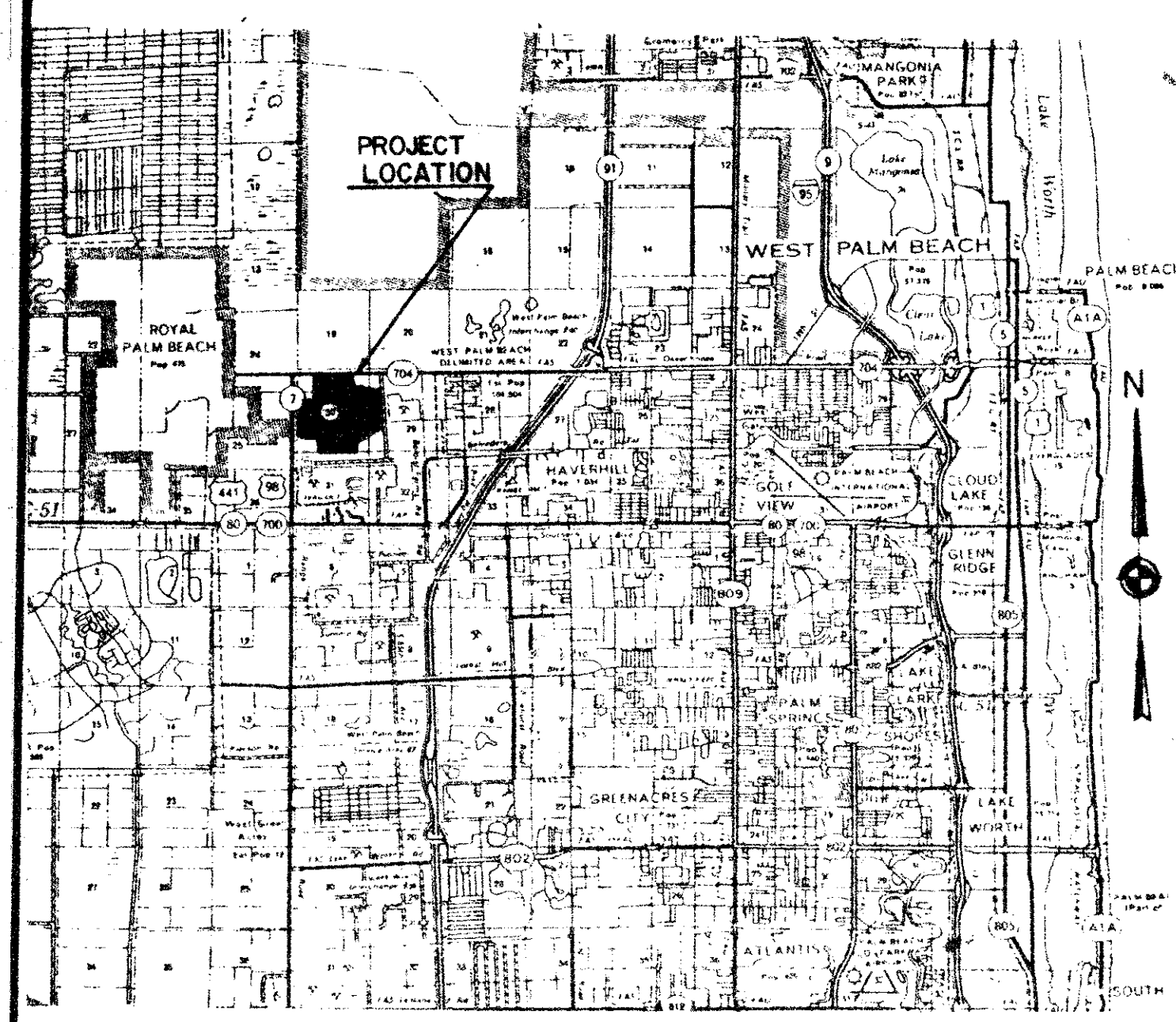
"A PART OF A PLANNED UNIT DEVELOPMENT"
BREAKERS WEST PLAT NO. 7
GULFSTREAM COTTAGES

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 BREAKERS WEST PLAT NO. 5 AS RECORDED IN
PLAT BOOK 48, PAGES 6-9 PALM BEACH COUNTY PUBLIC RECORDS.

AREA TABULATION
ROAD R/W 0.234 Ac
OPEN SPACE 0.050 Ac
SINGLE FAMILY 6.895 Ac
MULTI FAMILY 0 Ac
TOTAL 7.177 Ac

26 DWELLING UNITS / 7.177 Acres = 3.6 DU / Acre

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on this 16th day of APRIL 1984 and duly recorded in Plat Book No. 48 on page 11 & 13.
TOWN B. DUNKLE, Clerk, Circuit Court.
By: Dorothy Whelan



VICINITY MAP
1" = 2 MILES

HUTCHEON ENGINEERS
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH, FLORIDA

SHEET 1 OF 2 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that DRIFTSTREAM CONTRACTING, INC., 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. 7", the seventh 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:

- 1. Gulf Stream Way, the Access Tract A and the O.S. Tract, all as shown on the Plat, are hereby dedicated to Gulf Stream Cottages Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County, Florida.
2. 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 Gulf Stream Way and the Access Tract A, as shown on the Plat, without recourse to Palm Beach County, Florida.
3. 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.
4. Easements for construction, operation and use as public utilities are hereby reserved or granted over Gulf Stream Way and Access Tract A shown on the Plat and all rights of way.
5. The drainage easements shown on this Plat are hereby dedicated to Breakers West Association, Inc., a Florida not for profit corporation, its successors and assigns, and shall be the perpetual maintenance obligation of said Association, without recourse to Palm Beach County, Florida.

This Plat is filed by the Owner, DRIFTSTREAM CONTRACTING, INC., 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 President and attested to by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 15th day of April, 1984.

DRIFTSTREAM CONTRACTING, INC.,
a corporation of the State of Florida.
By: [Signature] President

ATTEST: [Signature] Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared [Signature] and [Signature] to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of DRIFTSTREAM CONTRACTING, INC., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that 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 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 15th day of April, 1984.
My Commission expires: [Date]
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4242 at page 1485 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 15th day of April, 1984.

BREAKERS WEST DEVELOPMENT CORPORATION
a Florida Corporation

ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared [Signature] and [Signature] to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of 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 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 15th day of April, 1984.

[Signature]
Notary Public
My Commission Expires: [Date]

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4242 at page 1505 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 15th day of April, 1984.

FIDELITY FEDERAL SAVINGS BANK OF FLORIDA,
a corporation organized and existing under the laws of the United States of America.

ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared [Signature] and [Signature] to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, a corporation organized and existing under the laws of the United States of America, 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 15th day of April, 1984.

[Signature]
Notary Public
My Commission Expires: [Date]

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 [Date] we find record title to the hereon described property is in DRIFTSTREAM CONTRACTING, INC., a Florida Corporation; that the real estate taxes for 1983 and all prior years have been paid, and that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

GUNSTER, YOAKLEY, CRISER & STEWART
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 Points 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: JUNE 30, 1984
[Signature]
Normal H. Gimpel
Registered Land Surveyor No. 1413
State of Florida

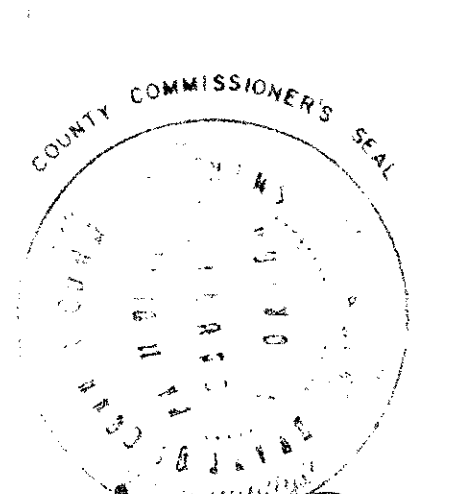
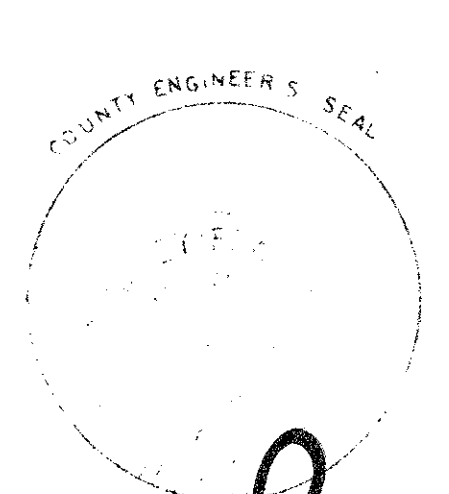
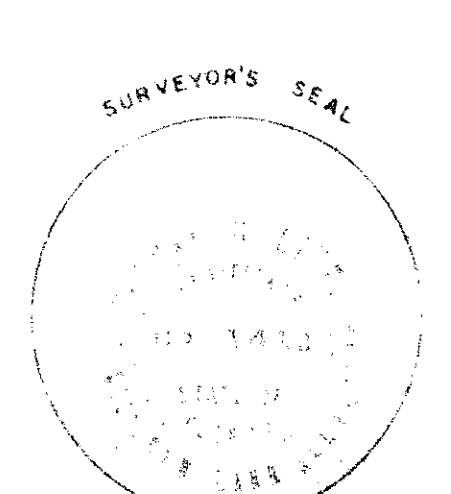
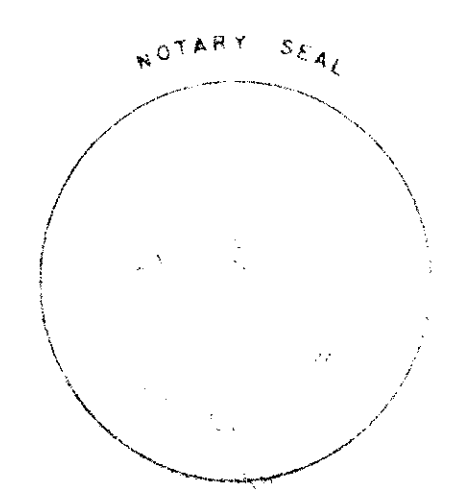
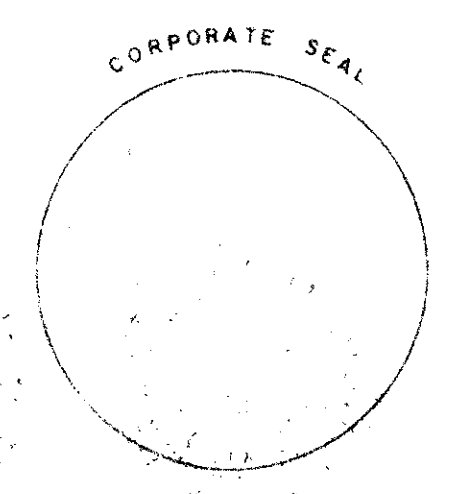
APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
This Plat is hereby approved for record, this 15th day of April, 1984.
By: [Signature] Chairman

COUNTY ENGINEER
This Plat is hereby approved for record, this 15th day of April, 1984.
By: [Signature] County Engineer

John B. Dunkle
Board of County Commissioners
By: [Signature]

0217-300



BREAKERS WEST #7 49/11

DRAWING NUMBER 49/11

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER