

DRAWING NUMBER
51/167

"A PART OF A PLANNED UNIT DEVELOPMENT"
BREAKERS WEST PLAT NO. 8

PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2 SHEETS

JULY 1985

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS

WEST PALM BEACH

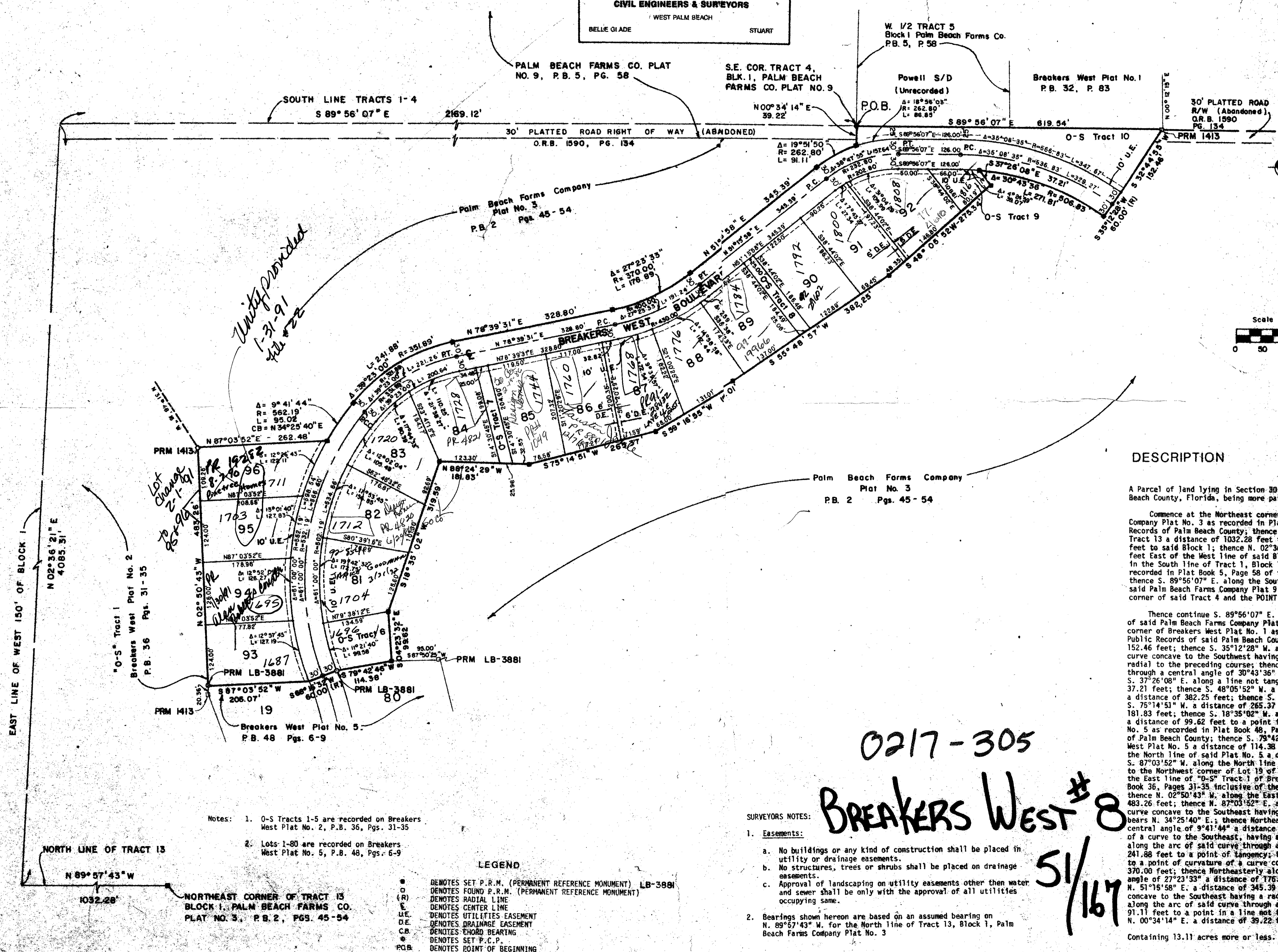
BELLE GLADE STUART

167
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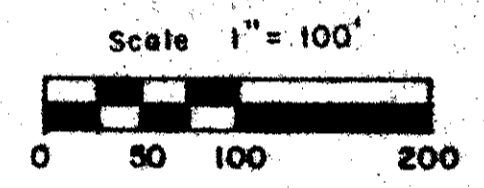
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Subdivision #
BOOK 51
FLOOD ZONE B
QUAD # 46
SE POD
PUD NAME Breakers West #8

PAGE 167
FLOOD MAP # 150A
ZONING RS
ZIP CODE 33411

dp 4/6/85



DESCRIPTION

A Parcel of land lying in Section 30, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract 13, Block 1 of Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County; thence N. 89°57'43" W. along the North line of said Tract 13 a distance of 1032.28 feet to a point in the East line of the West 150.00 feet to said Block 1; thence W. 02°36'21" E. along a line parallel to and 150.00 feet East of the West line of said Block 1 a distance of 4085.31 feet to a point in the South line of Tract 1, Block 1, Palm Beach Farms Company Plat No. 9 as recorded in Plat Book 5, Page 58 of the Public Records of Palm Beach County; thence S. 89°56'07" E. along the South line of Tracts 1, 2, 3 and 4 of Block 1 of said Palm Beach Farms Company Plat 9 a distance of 2169.12 feet to the Southeast corner of said Tract 4 and the POINT OF BEGINNING.

Thence continue S. 89°56'07" E. along the South line of Tract 5 of Block 1 of said Palm Beach Farms Company Plat 9 a distance of 619.54 feet to the Southeast corner of Breakers West Plat No. 1 as recorded in Plat Book 32, Page 83 of the Public Records of said Palm Beach County; thence S. 32°44'55" W. a distance of 152.46 feet; thence S. 35°12'28" W. a distance of 60.00 feet to a point in a curve concave to the Southwest having a radius of 506.83 feet; said curve being radial to the preceding course; thence Northwesterly along the arc of said curve through a central angle of 30°43'36" a distance of 271.81 feet to a point; thence S. 37°26'08" E. along a line not tangent with the preceding curve a distance of 37.21 feet; thence S. 48°05'52" W. a distance of 275.34 feet; thence S. 55°48'57" W. a distance of 382.25 feet; thence S. 59°16'55" W. a distance of 199.01 feet; thence S. 75°14'51" W. a distance of 265.37 feet; thence N. 89°24'29" W. a distance of 181.83 feet; thence S. 18°35'02" W. a distance of 319.59 feet; thence S. 04°23'32" E. a distance of 99.62 feet to a point in the North line of Lot 80, Breakers West Plat No. 5 as recorded in Plat Book 48, Pages 6 thru 9 inclusive of the Public Records of Palm Beach County; thence S. 79°42'46" W. along the North line of said Breakers West Plat No. 5 a distance of 114.38 feet; thence continue S. 68°16'32" W. along the North line of said Plat No. 5 a distance of 60.00 feet; thence continue S. 87°03'52" W. along the North line of said Plat No. 5 a distance of 205.07 feet to the Northwest corner of Lot 19 of said Plat No. 5, said corner being a point on the East line of "O-S" Tract 1 of Breakers West Plat No. 2 as recorded in Plat Book 36, Pages 31-35 inclusive of the Public Records of said Palm Beach County; thence N. 02°50'43" W. along the East line of said "O-S" Tract 1 a distance of 483.26 feet; thence N. 87°03'52" E. a distance of 262.48 feet to a point in a curve concave to the Southeast having a radius of 562.19 feet, the chord of which bears N. 34°25'40" E.; thence Northeasterly along the arc of said curve through a central angle of 9°41'44" a distance of 95.02 feet to a point of compound curvature of a curve to the Southeast, having a radius of 351.83 feet; thence Northeasterly along the arc of said curve through a central angle of 39°23'00" a distance of 241.88 feet to a point of tangency; thence N. 28°39'31" E. a distance of 328.80 feet, to a point of curvature of a curve concave to the Northwest, having a radius of 370.00 feet; thence Northeasterly along the arc of said curve through a central angle of 27°23'33" a distance of 176.83 feet to a point of tangency; thence N. 51°15'58" E. a distance of 345.39 feet, to a point of curvature of a curve concave to the Southeast having a radius of 262.80 feet; thence Northeasterly along the arc of said curve through a central angle of 19°51'50" a distance of 91.11 feet to a point in a line not tangent to the aforementioned curve; thence N. 00°34'14" E. a distance of 39.22 feet to the POINT OF BEGINNING.

Containing 13.11 acres more or less.

- Notes:
1. O-S Tracts 1-5 are recorded on Breakers West Plat No. 2, P.B. 36, Pgs. 31-35
 2. Lots 1-80 are recorded on Breakers West Plat No. 5, P.B. 48, Pgs. 6-9

- LEGEND**
- DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT) LB-3881
 - DENOTES FOUND P.R.M. (PERMANENT REFERENCE MONUMENT)
 - (R) DENOTES RADIAL LINE
 - DENOTES CENTER LINE
 - U.E. DENOTES UTILITIES EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - C.B. DENOTES CHORD BEARING
 - DENOTES SET P.C.P.
 - P.O.B. DENOTES POINT OF BEGINNING

SURVEYORS NOTES:

1. Easements:
 - a. No buildings or any kind of construction shall be placed in utility or drainage easements.
 - b. No structures, trees or shrubs shall be placed on drainage easements.
 - c. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
2. Bearings shown hereon are based on an assumed bearing on N. 89°57'43" W. for the North line of Tract 13, Block 1, Palm Beach Farms Company Plat No. 3

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