

DRAWING NUMBER 52/78

A PART OF A PLANNED UNIT DEVELOPMENT BREAKERS WEST PLAT NO. 9 "SPRAY COTTAGES"

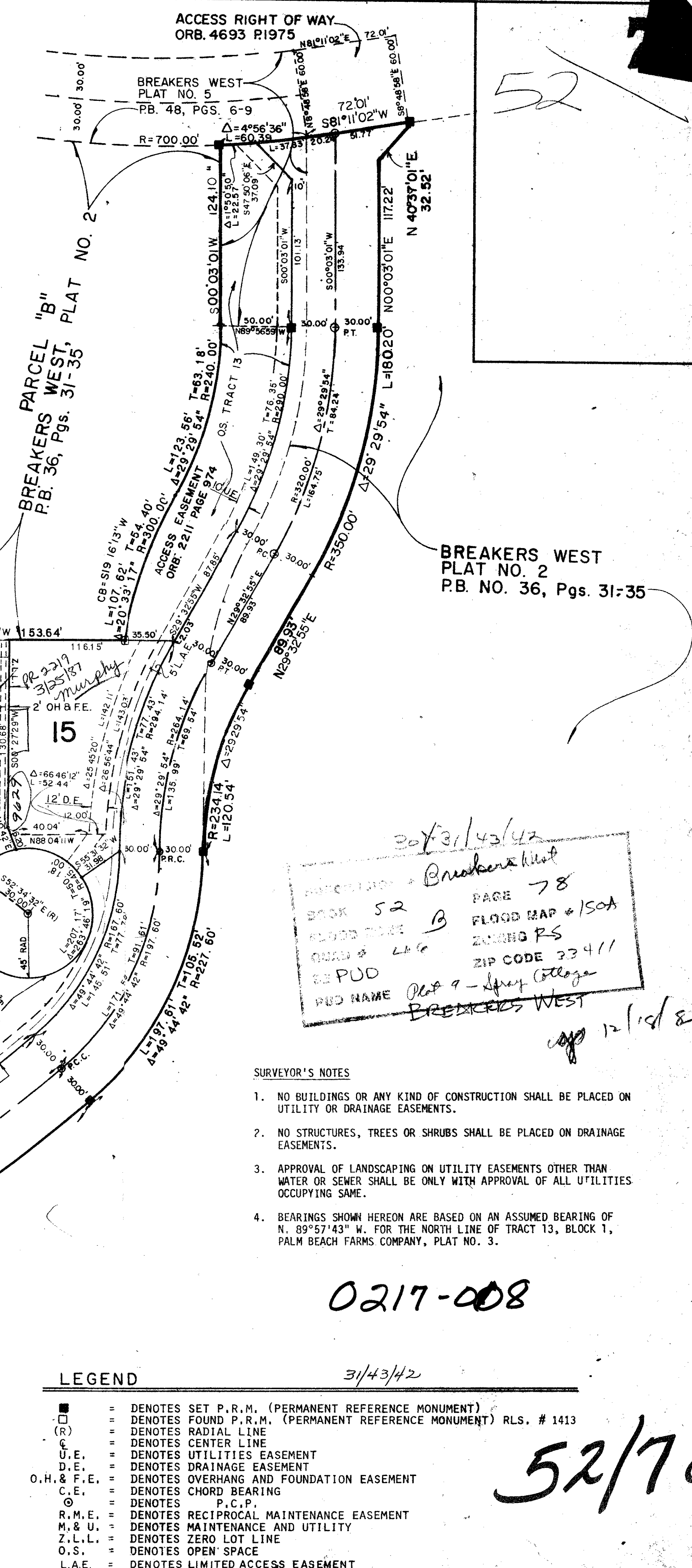
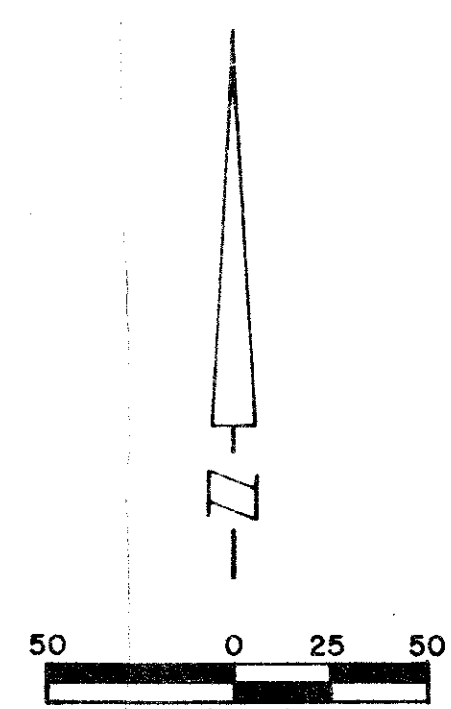
LYING IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF ALL OF BREAKERS WEST, PLAT NO. 4 AND
PART OF BREAKERS WEST, PLAT NO. 2 AND PART OF BREAKERS WEST, PLAT NO. 5
PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2 SHEETS

SEPTEMBER 1985
Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH
BELLE GLADE STUART

DESCRIPTION

Being a parcel of land lying in Sections 30 and 31, Township 43 South, Range 42 East, Palm Beach County, Florida. More particularly described as follows:

Commencing at the Northeast corner of Tract 13, Block 1, of Palm Beach Farms Company, Plat No. 3, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County; thence S. 00° 02' 21" W. along the East line of said Tract 13 for a distance of 585.78 feet to a point on the North Right of Way Line for Lake Worth Drainage District L-3; thence S. 89° 57' 57" E. along the said North Right of Way Line for a distance of 1310.01 feet to the POINT OF BEGINNING of the following described parcel; thence continue S. 89° 57' 57" E. along said North Right of Way Line a distance of 349.90 feet to the Southwest corner of Parcel "C" of Breakers West Plat No. 2 as recorded in Plat Book 36, Pages 31-35 of the Public Records of Palm Beach County; thence North-easterly and Northerly along the Westerly line of said Parcel "C" through the following courses: N. 00° 02' 03" E. a distance of 47.41 feet to a point on a curve concave to the Northwest, having a radius of 1315.00 feet, the chord of which bears N. 62° 11' 56" E.; thence Northeasterly along the arc of said curve through a central angle of 24° 48' 27" a distance of 569.36 feet to a point of compound curvature of a curve concave to the Northwest having a radius of 227.60 feet; thence Northeasterly and Northerly along the arc of said curve through a central angle of 49° 44' 42" a distance of 197.61 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 234.14 feet; thence Northeasterly departing from the Westerly line of said Parcel "C"; along the arc of said curve, through a central angle of 29° 29' 54", a distance of 120.54 feet to a point of tangency; thence N. 29° 32' 55" E. a distance of 89.93 feet to a point of curvature of a curve concave Northwesterly having a radius of 350.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 29° 29' 54", a distance of 180.20 feet to a point of tangency; thence N. 00° 03' 01" E. a distance of 117.22 feet; thence N. 40° 37' 01" E. a distance of 32.52 feet; thence S. 81° 11' 02" W. a distance of 72.01 feet to a point of curvature of a curve concave Northerly, having a radius of 700.00 feet; thence Westerly along the arc of said curve, through a central angle of 4° 56' 36", a distance of 60.39 feet to the Northeast corner of Parcel "B" of Breakers West Plat No. 2; thence Southwesterly along the East line of said Parcel "B" through the following courses S. 00° 03' 01" W. a distance of 124.10 feet to a point of curvature of a curve concave Northwesterly, having a radius of 240.00 feet; thence Southerly along the arc of said curve, through a central angle of 29° 29' 54", a distance of 123.56 feet to a point of reverse curvature of a curve concave to the Southeast having a radius of 300.00 feet; the chord of which bears S. 19° 16' 13" W.; thence Southerly along the arc of said curve through a central angle of 20° 33' 17", a distance of 107.62 feet; thence N. 89° 56' 57" W. a distance of 153.64 feet; thence S. 45° 06' 04" W. a distance of 316.13 feet; thence S. 59° 13' 21" W. a distance of 158.29 feet; thence S. 79° 28' 16" W. a distance of 366.55 feet; thence S. 0° 02' 03" W. a distance of 260.00 feet to the POINT OF BEGINNING



30/31/42/42
REVISION = Breakers West
BOOK 52 PAGE 78
FLOOD MAP #150A
ZONING PS
ZIP CODE 33411
DUD NAME Plat 9 - Spray Cottages
BREAKERS WEST
app 12/15/85

- SURVEYOR'S NOTES
1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
 3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N. 89°57'43" W. FOR THE NORTH LINE OF TRACT 13, BLOCK 1, PALM BEACH FARMS COMPANY, PLAT NO. 3.

LEGEND

■	= DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT)
(R)	= DENOTES FOUND P.R.M. (PERMANENT REFERENCE MONUMENT) RLS. # 1413
○	= DENOTES RADIAL LINE
—	= DENOTES CENTER LINE
U.E.	= DENOTES UTILITIES EASEMENT
D.E.	= DENOTES DRAINAGE EASEMENT
O.H. & F.E.	= DENOTES OVERHANG AND FOUNDATION EASEMENT
C.E.	= DENOTES CHORD BEARING
⊙	= DENOTES P.C.P.
R.M.E.	= DENOTES RECIPROCAL MAINTENANCE EASEMENT
M. & U.	= DENOTES MAINTENANCE AND UTILITY
Z.L.L.	= DENOTES ZERO LOT LINE
O.S.	= DENOTES OPEN SPACE
L.A.E.	= DENOTES LIMITED ACCESS EASEMENT

BREAKERS WEST PLAT 9