

A PART OF A PLANNED UNIT DEVELOPMENT BREAKERS WEST PLAT NO. 10

"FAIRWAY VILLAS"

LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PART OF BLOCK I OF PALM BEACH FARMS COMPANY
PLAT NO. 3 PALM BEACH COUNTY, FLORIDA.

DECEMBER 1985

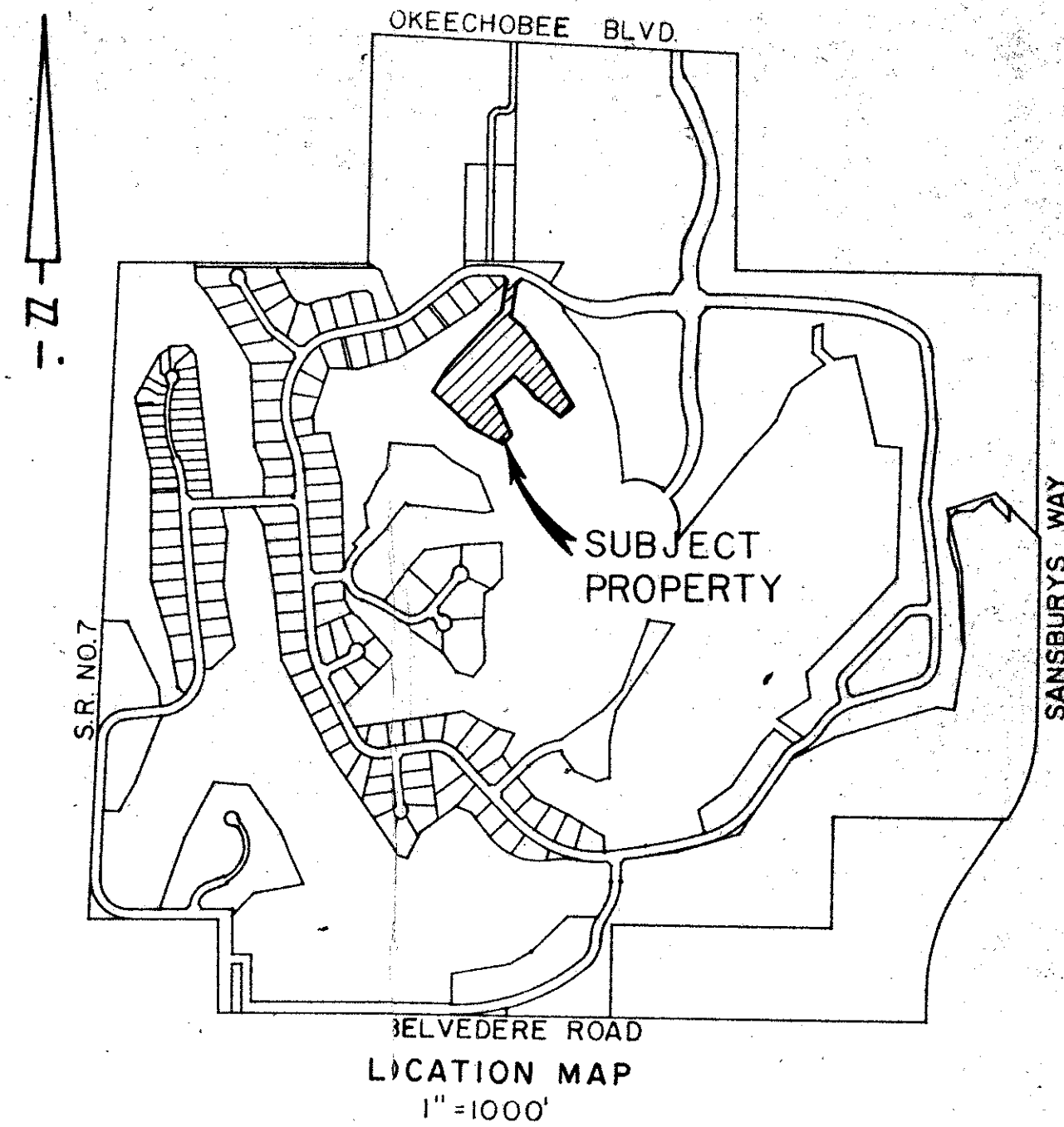
Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS

BELLE GLADE WEST PALM BEACH STUART

SHEET 1 OF 3 SHEETS

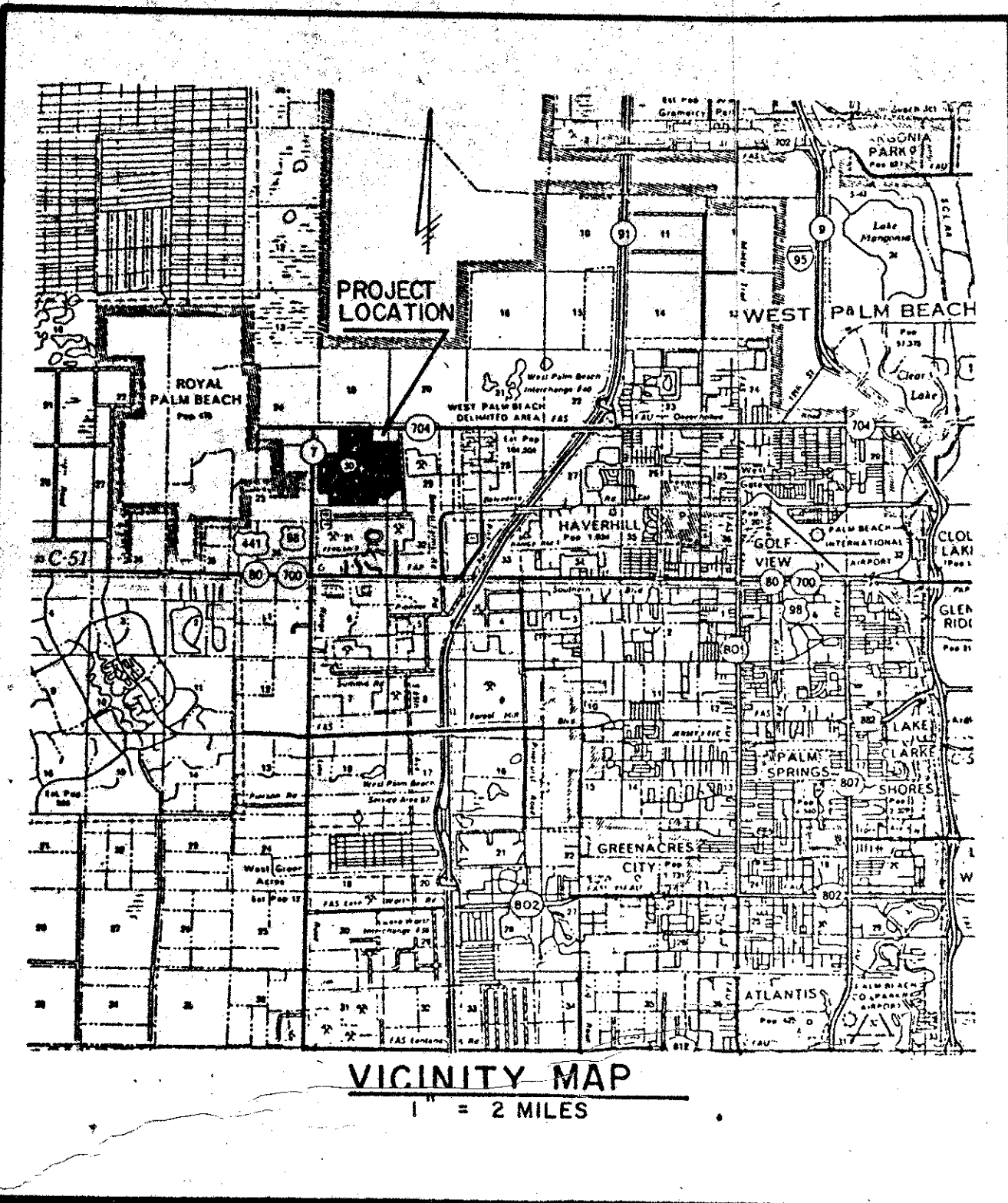
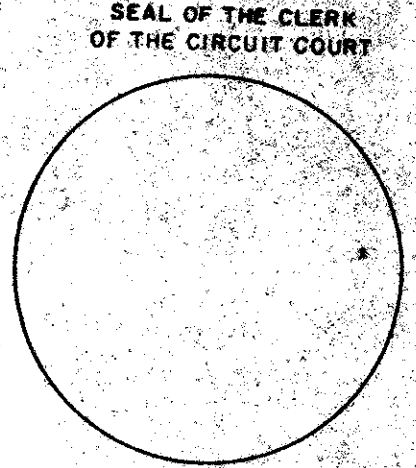
AREA TABULATION

ROAD R/W	0.58 Ac.
OPEN SPACE	0.81 Ac.
SINGLE FAMILY	4.30 Ac.
ACCESS TRACT "A"	1.09 Ac.
MAINTENANCE AND UTILITY TRACT	0.91 Ac.
TOTAL	7.69 Ac.
DWELLING UNITS	19 Single Family
DENSITY	$\frac{19 \text{ du's}}{7.69 \text{ Acs}} = 2.5 \text{ du/Ac.}$



167

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:17 AM
this 12th day of February
1986, and duly recorded in Plat Book No.
52 on page 167
JOHN B. DUNKLE, Clerk Circuit Court



VICINITY MAP
1" = 2 MILES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BREAKERS WEST DEVELOPMENT CORPORATION, a Florida corporation, the owner of the land shown hereon, being in Section 30, Township 43 South, Range 42 East, has caused the same to be surveyed and platted as shown hereon as "BREAKERS WEST PLAT NO. 10, the tenth Plat of a planned unit development, and being more particularly described on Sheet 2 of 3 which is attached hereto and made a part hereof, and do hereby dedicate as follows:

- Fairway Terrace Road right-of-way and Access Tract A as shown on the Plat, are hereby dedicated to Fairway Villas at Breakers West Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for the construction and maintenance of private roadways, without recourse to Palm Beach County, Florida.
- 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 Fairway Terrace and Access Tract A, as shown on the Plat.
- O.S. Tracts 14 thru 18 inclusive, as shown on the Plat, are hereby dedicated to Fairway Villas at Breakers West Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space, without recourse to Palm Beach County, Florida.
- 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.
- Easements for construction, operation and use as public utilities are hereby reserved or granted over Fairway Terrace and Access Tract A shown on the Plat and all rights of way to 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.
- 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 maintenance obligation of said Association, without recourse to Palm Beach County, Florida.
- Maintenance and drainage Tract No. 1 shown on the Plat is hereby dedicated to Breakers West Association, Inc., a Florida not for profit corporation, its successors and assigns, and shall be the maintenance obligation of said Association, without recourse to Palm Beach County, Florida.
- The 10' access/easement shown hereon is dedicated to Fairway Villas at Breakers West Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for access purposes, without recourse to Palm Beach County, Florida.
- The limited access easements shown hereon are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the purpose of Control and Jurisdiction over Access Rights.
- The reciprocal maintenance easements shown on this Plat are hereby dedicated to the appropriate adjacent record fee simple owner(s) of Lot(s) shown on this Plat, excluding, however, any mortgagee, unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding or deed in lieu of foreclosure, to have access on the servient Lot(s) for the purpose of maintaining and repairing the cottage constructed on such Lot(s).
- The overhang and foundation easements shown on this Plat are hereby dedicated to the appropriate adjacent record fee simple owner(s) of Lot(s) shown on this Plat, excluding, however, any mortgagee, unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding or deed in lieu of foreclosure, so that no technical encroachments will be created on the servient Lot(s).

DEDICATION CONT.

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 herein. The Owner has caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, BREAKERS WEST DEVELOPMENT 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 24th day of January.

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

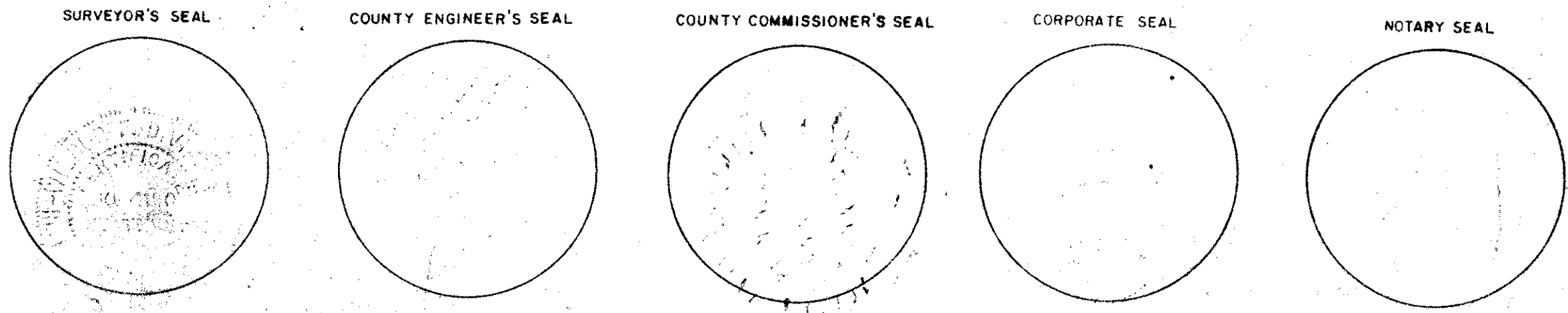
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day, before me personally appeared THOMAS W. SANBURY, Vice President and HENRY H. BARNES, Assistant Secretary, 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 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 on said instrument by due and regular corporate authority and that said instrument is a free act and deed of said corporation.

WITNESS my hand and official seal on this 24th day of January, 1986.

Michael W. Wauson
Notary Public
My Commission Expires: May 17, 1988



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 heron described property that we find the title to the property is vested to BREAKERS WEST DEVELOPMENT CORPORATION; that the current taxes have been paid; and that we find that the property is free of encumbrances.

GUNSTER, YOAKLEY, CRISER & STEWART
BY: *Jerry E. Aron* 1/16/86
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, under guarantees posted with Palm Beach County, for the required improvements 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:

William J. Diinno
William J. Diinno
Registered Land Surveyor
Florida Certificate No. 4190

36/43/42

SUBDIVISION	Breakers West
BOOK	52
PAGE	167
FLOOD ZONE	B
FLOOD MAP	#150A
CORD #	4C
CORD	
SS	
FOR BOOK	334/1
PLAT NAME	Plat 10

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 11th day of February 1986.

BY: *Karen V. Marcus*
Karen V. Marcus, Chair

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

BY: *H. F. Kahert*
H. F. KAHLERT, County Engineer

ATTEST: John B. Dinkle
Clerk

BY: *Kathryn S. Miller*
DEPUTY CLERK

52/167
0217-009

BREAKERS WEST