55/95

DRAWING NUMBER

95

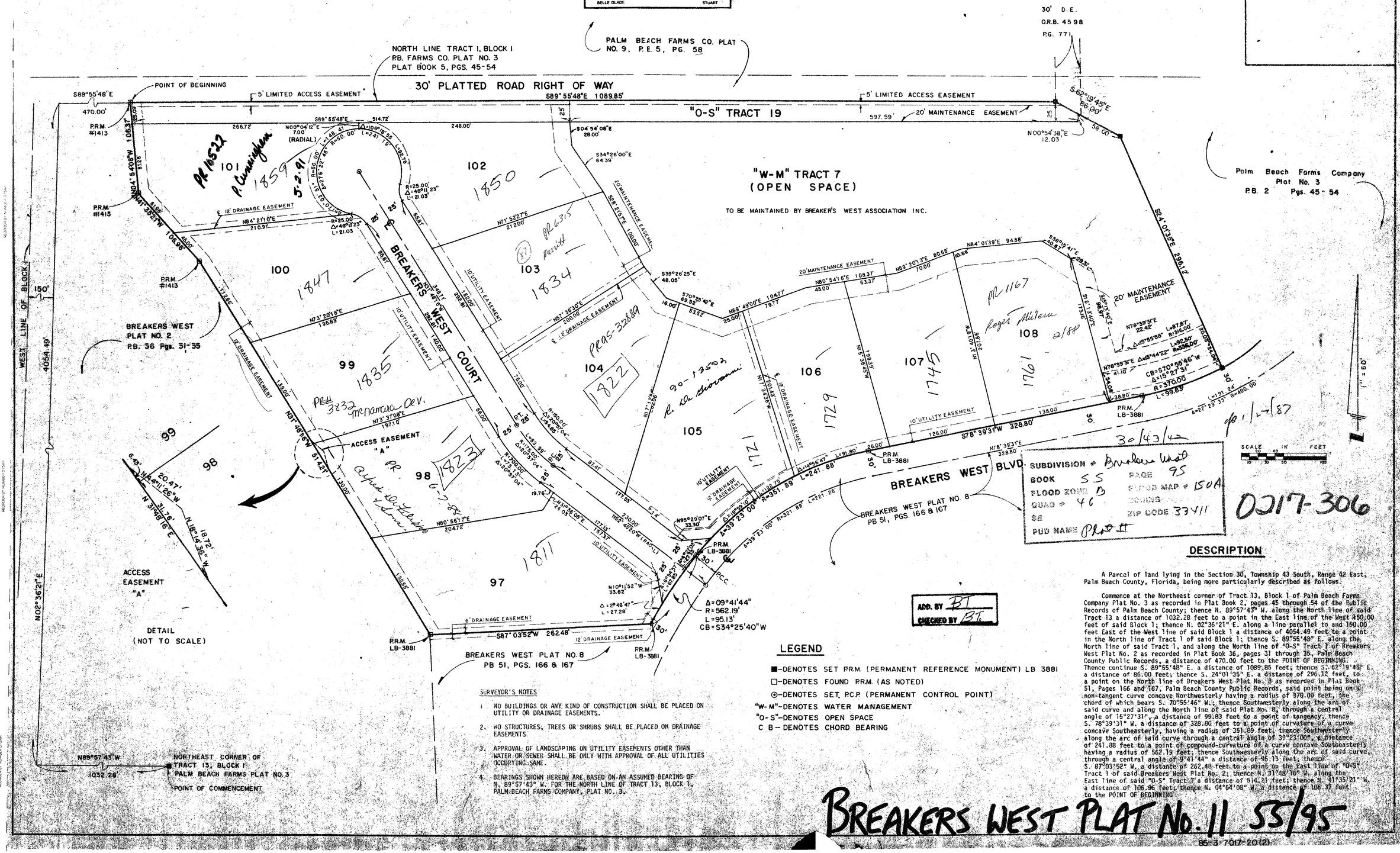
A PART OF A PLANNED UNIT DEVELOPMENT

BREAKERS WEST PLAT NO. II

PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2 SHEETS

SEPTEMBER 1986

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



DESCRIPTION

A Parcel of land lying in the 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 450.00 feet of said Block 1; thence N. 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 4054.49 feet to a point in the North line of Tract 1 of said Block 1; thence S. 89°55'48" E. along the North line of said Tract 1, and along the North line of "O-S" Tract 1 of Breakers West Plat No. 2 as recorded in Plat Book 36, pages 31 through 35, Palm Beach County Public Records, a distance of 470.00 feet to the POINT OF BEGINNING. Thence continue S. 89°55'48" E. a distance of 1089.85 feet; thence S. 62°19'45" E. a distance of 86.00 feet; thence S. 24°01'35" E. a distance of 296.12 feet, to a point on the North line of Breakers West Plat No. 8 as recorded in Plat Book 51, Pages 166 and 167, Palm Beach County Public Records, said point being on a non-tangent curve concave Northwesterly having a radius of 370.00 feet, the chord of which bears S. 70°55'46" W.; thence Southwesterly along the arc of said curve and along the North line of said Plat No. 8, through a central angle of 15°27'31", a distance of 99.83 feet to a point of tangency; thence S. 78°39'31" W. a distance of 328.80 feet to a point of curvature of a curve concave Southeasterly, having a radius of 351.89 feet; thence Southwesterly along the arc of said curve through a central angle of 39°23'00", a distance of 241.88 feet to a point of compound-curvature of a curve concave Southeasterly having a radius of 562.19 feet; thence Southwesterly along the arc of said curve, through a central angle of 9°41'44" a distance of 95.13 feet; thence S. 87°03'52" W. a distance of 262.48 feet to a point on the East line of "O-S" Tract 1 of said Breakers West Plat No. 2; thence N. 31°48'16" W. along the East line of said "O-S" Tract 1 a distance of 514.21 feet; thence N. 81°35'21" W. a distance of 106.96 feet; thence N. 04°04'08" W. a distance of 106.37 feet to the POINT OF BEGINNING.

LEGEND

■-DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT) LB 3881
□-DENOTES FOUND P.R.M. (AS NOTED)
⊙-DENOTES SET, P.C.P. (PERMANENT CONTROL POINT)
"W-M"-DENOTES WATER MANAGEMENT
"O-S"-DENOTES OPEN SPACE
C B-DENOTES CHORD BEARING

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.

BREAKERS WEST PLAT No. 11 55/95

85-3-7017-20(2).

DRAWING NUMBER

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED IN NUMBER 01548