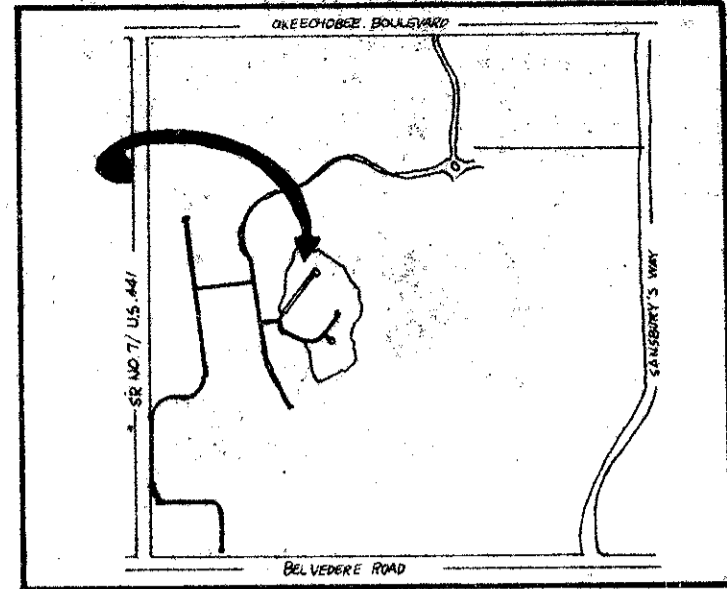


55/142



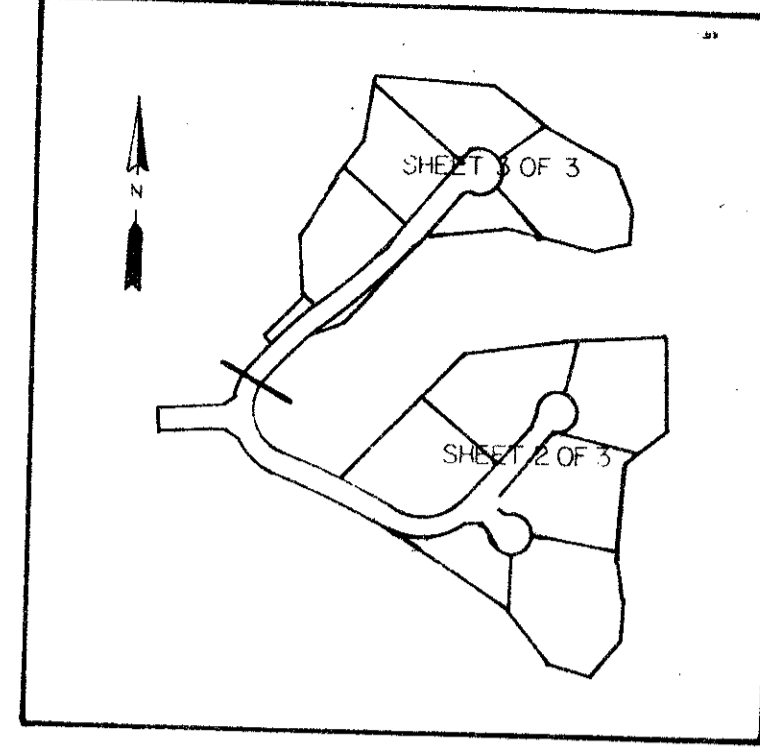
VICINITY MAP

# BREAKERS WEST PLAT NO. 12

SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, P. 45 - 54).

"A PART OF A PLANNED UNIT DEVELOPMENT"

SHEET 1 OF 3



SHEET INDEX MAP

142

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD 11:42 A.M. THIS 15 DAY OF JANUARY AD, 1987 AND DULY RECORDED IN PLAT BOOK 87 ON PAGES 142 AND 143, 144.  
JOHN B. DUNKLE, CLERK  
BY: *Carolina G. Hall*, D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BREAKERS WEST PLAT NO. 12, BEING A REPLAT OF A PORTION OF PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, P. 45 - 54), SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERMOST CORNER OF LOT 72 OF BREAKERS WEST PLAT NO. 5, AS RECORDED AT PLAT BOOK 48 PAGES 8 THROUGH 9, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE N04°12'30"W A DISTANCE OF 80.00 FEET TO INTERSECT THE SOUTH LINE OF LOT 73 OF SAID BREAKERS WEST PLAT NO. 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 73, N05°47'21"E A DISTANCE OF 155.28 FEET; THENCE N50°34'01"E A DISTANCE OF 32.66 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 165.00 FEET FROM WHICH A RADIAL LINE BEARS S78°02'53"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 19°46'05", A DISTANCE OF 56.93 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 552.00 FEET FROM WHICH A RADIAL LINE BEARS S58°16'48"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 10°02'04", A DISTANCE OF 96.67 FEET; THENCE N48°14'48"W A DISTANCE OF 32.34 FEET; THENCE N43°12'28"E A DISTANCE OF 136.87 FEET; THENCE N07°57'32"W A DISTANCE OF 141.35 FEET; THENCE N47°11'43"E A DISTANCE OF 22.34 FEET; THENCE N26°51'59"E A DISTANCE OF 142.35 FEET; THENCE N36°53'10"E A DISTANCE OF 103.34 FEET; THENCE N06°52'56"E A DISTANCE OF 160.37 FEET; THENCE S07°27'36"E A DISTANCE OF 289.07 FEET; THENCE S52°01'11"E A DISTANCE OF 149.73 FEET; THENCE S61°20'36"E A DISTANCE OF 190.80 FEET; THENCE S23°17'47"E A DISTANCE OF 115.31 FEET; THENCE S02°30'51"W A DISTANCE OF 80.90 FEET; THENCE S75°03'11"W A DISTANCE OF 85.02 FEET; THENCE N77°03'09"W A DISTANCE OF 222.25 FEET; THENCE S82°06'12"W A DISTANCE OF 187.94 FEET; THENCE S39°38'49"W A DISTANCE OF 266.28 FEET; THENCE S63°11'49"W A DISTANCE OF 95.92 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 502.00 FEET FROM WHICH A RADIAL LINE BEARS S40°11'23"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°05'25", A DISTANCE OF 158.50 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 115.00 FEET FROM WHICH A RADIAL LINE BEARS S58°16'48"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 104°15'35", A DISTANCE OF 209.26 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 860.00 FEET FROM WHICH A RADIAL LINE BEARS S17°27'37"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 8°54'02", A DISTANCE OF 133.80 FEET; THENCE N41°51'58"E A DISTANCE OF 417.77 FEET; THENCE N80°55'15"E A DISTANCE OF 237.96 FEET; THENCE N85°41'12"E A DISTANCE OF 247.28 FEET; THENCE S01°59'43"E A DISTANCE OF 219.19 FEET; THENCE S45°00'00"W A DISTANCE OF 84.85 FEET; THENCE S56°48'36"W A DISTANCE OF 58.14 FEET; THENCE S01°30'09"W A DISTANCE OF 249.57 FEET; THENCE S09°27'44"E A DISTANCE OF 80.48 FEET; THENCE S00°00'00"W A DISTANCE OF 100.00 FEET; THENCE S37°52'30"W A DISTANCE OF 114.02 FEET; THENCE N74°38'30"W A DISTANCE OF 109.62 FEET; THENCE N35°50'38"W A DISTANCE OF 147.99 FEET; THENCE N55°57'57"W A DISTANCE OF 340.16 FEET; THENCE N61°51'45"W A DISTANCE OF 140.16 FEET TO A NON-TANGENT POINT ON THE ARC OF A CURVE HAVING A RADIUS OF 810.00 FEET FROM WHICH A RADIAL LINE BEARS S28°08'20"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 10°40'43", A DISTANCE OF 150.97 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 165.00 FEET FROM WHICH A RADIAL LINE BEARS N17°27'37"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 49°50'49", A DISTANCE OF 143.55 FEET; THENCE N57°23'49"W A DISTANCE OF 38.88 FEET TO INTERSECT THE NORTH LINE OF AFOREMENTIONED LOT 72; THENCE ALONG THE NORTH LINE OF SAID LOT 72, S85°47'21"W A DISTANCE OF 155.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 15.52913 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ENCLAVE AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 TRACT A, AS SHOWN HEREON.
- TRACTS 20, 21 AND 22 AS SHOWN HEREON ARE HEREBY DEDICATED TO BREAKERS WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSOR AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES 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 WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT 8, AND THE MAINTENANCE EASEMENTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- EASEMENTS FOR CONSTRUCTION, OPERATION AND USE AS PUBLIC UTILITIES ARE HEREBY RESERVED OR GRANTED OVER TRACT A SHOWN HEREON, 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 WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO BREAKERS WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

THIS PLAT IS FILED BY BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA 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 THEREIN. BREAKERS WEST DEVELOPMENT CORPORATION HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF JANUARY 5<sup>th</sup> 1987.

BREAKERS WEST DEVELOPMENT CORPORATION,  
A CORPORATION OF THE STATE OF FLORIDA  
ATTEST: *Henry H. Barnes*  
HENRY H. BARNES, ASSISTANT SECRETARY  
BY: *Thomas W. Sansbury*  
THOMAS W. SANSBURY, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED THOMAS W. SANSBURY AND HENRY H. BARNES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AD 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 SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 5<sup>th</sup> DAY OF January, 1987.

MY COMMISSION EXPIRES: 7-13-88  
*Judy M. Sproune*  
NOTARY PUBLIC

### 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 WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID AID THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: DECEMBER 16, 1986 AT 7:00 P.M.  
BY: *Robert M. Graham*  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Jan 1987.

BY: *Carol A. Roberts*  
CHAIR *Carol A. Roberts*

ATTEST:  
JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT

SEAL BOARD OF COUNTY COMMISSIONERS

BY: *Kathryn Miller*  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Jan 1987.

BY: *Herbert F. Kahlert*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 24HH-8 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 21<sup>st</sup> DAY OF DECEMBER, 1986.

*Wesley B. Haas*  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N89°57'43"W ALONG THE NORTH LINE OF TRACT 13, BLOCK 4, PALM BEACH FARMS COMPANY, PLAT NO. 3 (P.B. 2, PGS. 45-54).  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND AND THEY ARE SHOWN THUS:  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS AND WHERE SUCH EASEMENTS CROSS MAINTENANCE EASEMENTS NO ABOVE GRAUND APPURTENANCES ARE PERMITTED.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND AS REQUIRED BY THE BREAKERS WEST DECLARATION OF COVENANTS AND RESTRICTIONS AND BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ENCLAVE AT BREAKERS WEST.

THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

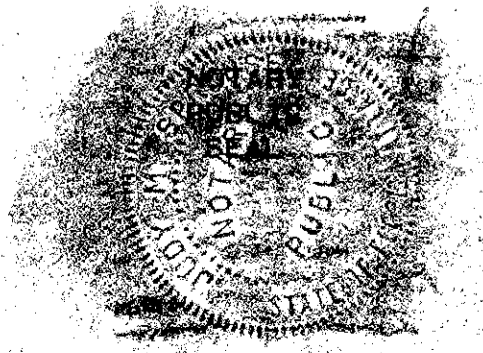
30/43/42

QUAD	SS	PLAT	142
FLOOD ZONE	B	FLOOD MAP	1504
QUAD #	46	ZONING	
SE		ZIP CODE	33411
PUD NAME	Plat 12		

P.U.D. TABLE	
TOTAL ACREAGE	15.529 AC.
DENSITY	0.58 DU/AC.
TOTAL DWELLING UNITS	9 DU
OPEN SPACE	1.12 AC.
ROADS	2.79 AC.

0217-005

CORPORATE SEAL



PROFESSIONAL LAND SURVEYOR'S SEAL



COUNTY ENGINEER'S SEAL

COUNTY COMMISSIONERS SEAL

Meridian Surveying and Mapping Inc.  
2000 LOMBARD STREET, WEST PALM BEACH, FL.

DRAWN	D.M.W.	DATE	12-29-86
CHECKED	W.B.H.	SCALE	none
DRAWING NO.	86-070PL		

BREAKERS WEST PLAT NO. 12

55/142

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL SURVEYOR