

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BREAKERS WEST DEVELOPMENT CORPORATION, a Florida corporation, the owner of the land shown hereon, being in Sections 30, 31, Township 43 South, Range 42 East, has caused the same to be surveyed and platted as shown hereon as "BREAKERS WEST PLAT NO. 13, the thirteenth Plat of a planned unit development, and being more particularly described on Sheet hereon, and do hereby dedicate as follows:

- 1. All road rights of way as shown on the Plat, are hereby dedicated to The Colony 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.
2. All access tracts as shown on the Plat, are hereby dedicated to The Colony 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.
3. 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 all rights of way and access tracts as shown on the Plat.
4. O.S. Tracts 23 thru 37 inclusive, as shown on the Plat, are hereby dedicated to The Colony 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.
5. 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.
6. Easements for construction, operation and use as public utilities are hereby reserved or granted over all private roads and access tracts 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.
7. 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.
8. Maintenance easements shown on the 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.
9. The landscape easements shown hereon is dedicated to The Colony at Breakers West Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space and landscape purposes, without recourse to Palm Beach County, Florida.
10. The limited access easements shown on this Plat are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the purpose of Control and Jurisdiction over Access Rights.
11. 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, to have access on the servient Lot(s) for the purpose of maintaining and repairing the cottage constructed on such Lot(s).
12. 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).
13. The "W-M" (water management) tracts shown on the Plat are hereby dedicated to Breakers West Associations, 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.
14. The lift station easement shown hereon is hereby dedicated in perpetuity to Palm Beach County, Florida, its successors and assigns, for lift station and related purposes.
15. Palm Beach County is hereby granted an easement over and across all drainage easements and Water Management Tracts, shown on this Plat, for drainage of Sansbury's Way.
16. Palm Beach County shall have the right but not the obligation to maintain any portion of the privately dedicated drainage system that serves to drain surface waters from any public lands.
17. The 8 foot access easement shown on sheet 2 of 6 is hereby dedicated to The Colony At Breakers West Homeowners Association, Inc. for construction and maintenance of a bike path and shall be the perpetual maintenance obligation of said association without recourse to Palm Beach County, Florida.

This Plat is filed by the Owner, 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. The Owner has caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, the above-named 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 7th day of January, 1987.

BREAKERS WEST DEVELOPMENT CORPORATION, A Corporation of the State of Florida. BY: Thomas M. Sansbury, Vice President

ATTEST: Henry H. Barnes, Assistant Secretary

"A PART OF A PLANNED UNIT DEVELOPMENT" BREAKERS WEST PLAT NO. 13 "THE COLONY"

LYING IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST BEING A REPLAT OF PART OF BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO. 3 AND PART OF O.S. TRACTS 3 AND 4, BREAKERS WEST PLAT NO. 2

PALM BEACH COUNTY, FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day, 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 and who executed the foregoing instrument as Vice President and Assistant Secretary of the 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 7th day of January, 1987

Notary Public My Commission Expires:

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon part of the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2710 at Page 1513 and as amended and modified in the Public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its VICE PRESIDENT and attested to by its VICE PRESIDENT and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 7th day of January, 1987.

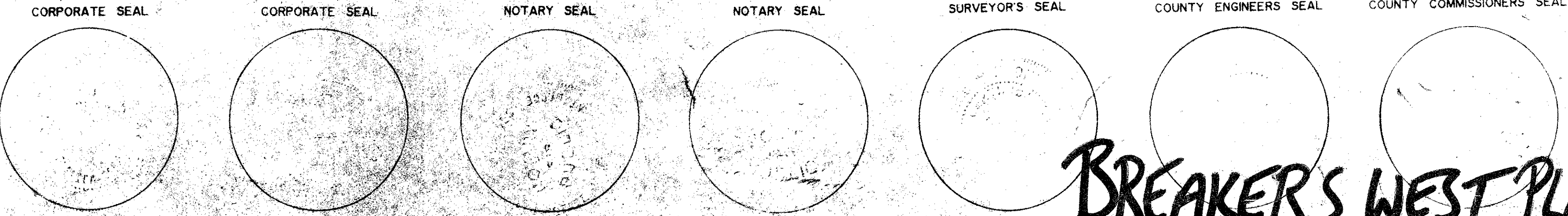
NCNB NATIONAL BANK OF FLORIDA A NATIONAL BANK BY: R. K. K... Attorney-at-law Licensed in Florida

ATTEST: [Signature]

DESCRIPTION

Being a part of Block 2, Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2 at page 45 and, part of Breakers West Plat No. 2 as recorded in Plat Book 36 at page 31 all in Public Records of Palm Beach County, Florida, more particularly described as follows:

Commence at the Southeast corner of "G-M" Tract 1 of said Breakers West Plat No. 2, thence S. 89°57'58" E., along the North line of the South 75.00 feet of Tract 17 of said Block 2 of Palm Beach Farms Company Plat No. 3, a distance of 25.00 feet to the POINT OF BEGINNING; thence continue S. 89°57'58" E., along the North line of the South 75.00 feet of Tracts 17 and 18 of said Block 2, a distance of 1946.82 feet to a point on the Westerly right-of-way line of Sansbury's Way as recorded in Official Records Book 4723 at Page 1638; thence along the Westerly right-of-way line of said Sansbury's Way, through the following courses; N. 00°03'34" E. a distance of 202.88 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1205.92 feet, thence Northeasterly along the arc of said curve, through a central angle of 33°07'27", a distance of 697.18 feet, thence N. 33°11'01" E. along a line tangent to the preceding curve, a distance of 502.91 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1085.92 feet; thence Northeasterly along the arc of said curve, through a central angle of 00°19'49", a distance of 6.26 feet; thence N. 89°28'53" W. a distance of 1076.44 feet to a point on the Northerly extension of the East line of "O-S" Tract 3 of said Breakers West Plat No. 2, thence S. 00°03'22" W. along the East line of said "O-S" Tract 3 and its Northerly extension a distance of 242.58 feet; thence S. 11°15'14" E. departing from the East line of said "O-S" Tract 3 a distance of 203.96 feet; thence S. 00°03'22" W. along a line 40.00 feet East of and parallel with the East line of said "O-S" Tract 3, a distance of 310.00 feet; thence N. 89°57'04" W. along a line 40.00 feet South of and parallel with the South line of said "O-S" Tract 3, a distance of 255.00 feet; thence N. 00°02'56" E. a distance of 25.00 feet; thence N. 89°57'04" W. along a line 15.00 feet South of and parallel with the South line of said "O-S" Tract 3, a distance of 190.00 feet; thence N. 00°02'56" E. a distance of 15.00 feet to a point on the South line of said "O-S" Tract 3; thence N. 89°57'04" W. along the South line of said "O-S" Tract 3, a distance of 939.75 feet; thence S. 00°03'01" W. along a line 25.00 feet East of and parallel with the East line of said "G-M" Tract 1, a distance of 584.86 feet to the POINT OF BEGINNING.



ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared [Signature] and [Signature] 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 the 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 the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument 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 7th day of January, 1987.

Notary Public My Commission Expires:

TITLE CERTIFICATION

We, Gunster, Yoakley, Criser & 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 as of Dec 20 1986 we find record title to the property is in BREAKERS WEST DEVELOPMENT CORPORATION, a Florida Corporation, and that the real estate taxes for 1986 and all prior years have been paid, and that there are no encumbrances of record, except as set forth in the Mortgagee's Consent shown hereon.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A. BY: [Signature] Attorney-at-law Licensed in Florida

SURVEYORS 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, Chapter 21HH-6 of the Florida Administrative Code and ordinance of Palm Beach County, Florida.

DATE OF SURVEY: OCTOBER 1986 BY: Wilbur F. Divine Registered Land Surveyor Florida Certificate No. 4109

APPROVAL - PALM BEACH COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

This Plat is hereby approved for record this 3 day of January, 1987

BY: Karen T. Marcus Chair Carol A. Roberts

ATTEST: JOHN B. DUNKLE, Clerk

BY: [Signature] Deputy Clerk

COUNTY ENGINEER:

This Plat is hereby approved for record this day of January, 1987

Handwritten notes and stamps: SUBDIVISION Breakers West, BOOK SS, PAGES 145, FLOOR HOME B, LOAD 46, R51PUD, 304/11, #14, H. F. Kahert County Engineer, FS2 to 15, PARCEL U.

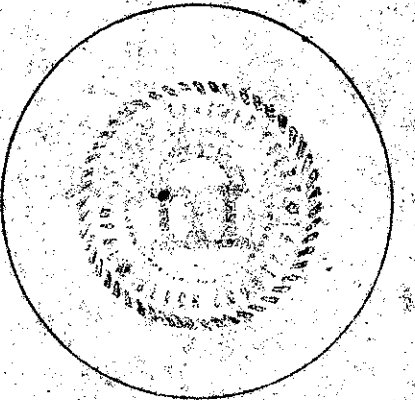
Hutcheon Engineers CIVIL ENGINEERS & SURVEYORS BELLE GLADE WEST PALM BEACH STUART SHEET 1 OF 6 SHEETS

145

Table with 2 columns: ROAD R/W, ACCESS TRACTS, OPEN SPACE, WATER MANAGEMENT TRACTS, SINGLE FAMILY LOTS, TOTAL, DWELLING UNITS, DENSITY. Values include 3.79 AC, 1.62 AC, 1.02 AC, 13.57 AC, 19.56 AC, 39.56 AC, 150 SINGLE FAMILY, 150 du's = 3.8 du/AC, 39.56 ACS.

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 11:41 AM, 15 day of JANUARY, 1987 by 55 on page 145 thru 150 JOHN B. DUNKLE, Clerk of Circuit Court Barbara Q. Platt D-3

SEAL OF THE CLERK OF THE CIRCUIT COURT

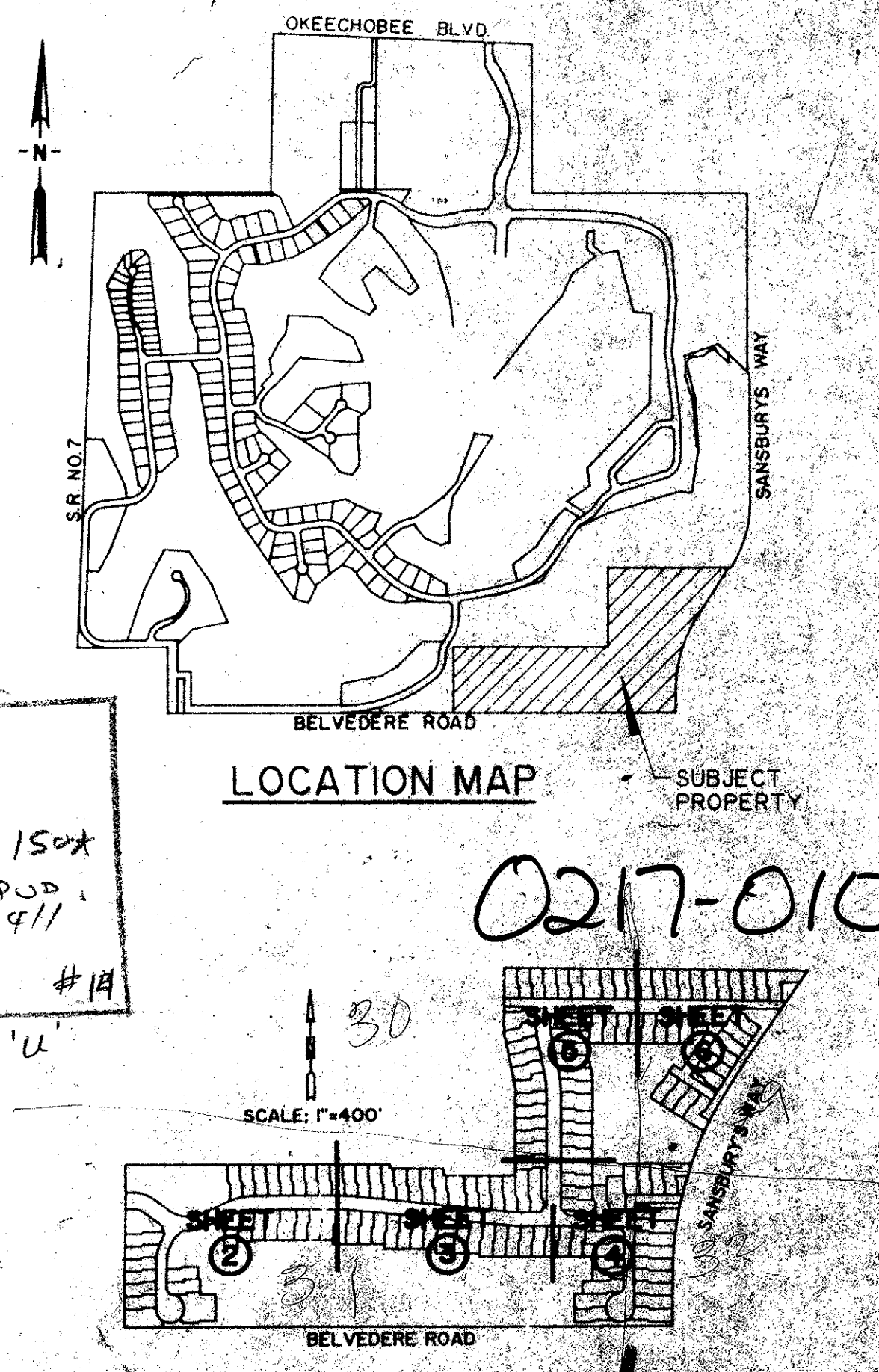


THIS INSTRUMENT WAS PREPARED BY JOHN ADLER

Hutcheon Engineers a division of Kimley-Horn and Associates, Inc. 4431 Embarcadero Drive, West Palm Beach, FL 33407 phone (305) 845-0666

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. d. Where a drainage easement and any other type of easement cross, any and all uses for drainage purposes shall take precedence.
2. Bearings shown hereon are consistent with the bearings shown on BREAKERS WEST PLAT NO. 2, Plat Book 36, Pages 31 thru 35.



BREAKERS WEST PLAT No. 13 KEY MAP 55/145

55/145

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION IRVINE, CALIFORNIA REGISTERED BY NUMBER 02548