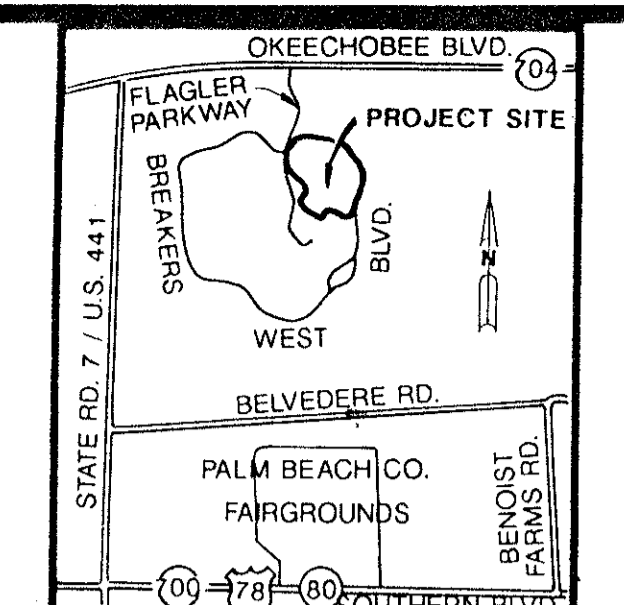
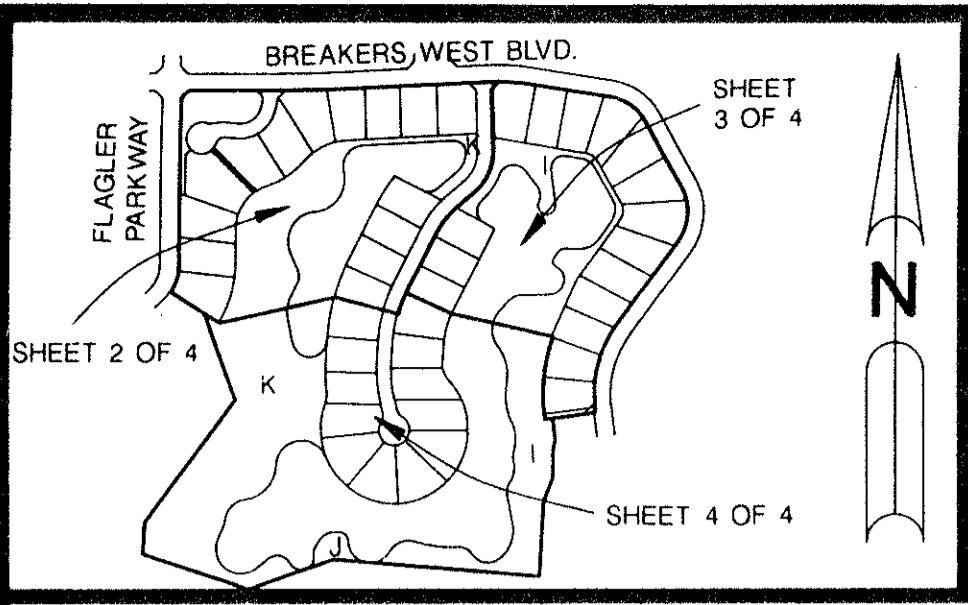


0217-019



BREAKERS WEST PLAT 18C.R.

"A PART OF A PLANNED UNIT DEVELOPMENT"

BEING A REPLAT OF A PORTION OF TRACT D AND ALL OF TRACT E, PARCEL 3, BREAKERS WEST PLAT NO. 18, AS RECORDED IN PLAT BOOK 67, PAGES 187 THROUGH 194 INCLUSIVE AND A PORTION OF TRACTS 2, 3 AND 4, BLOCK 2 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTIONS 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST SHEET 1 OF 4 FEBRUARY, 1993

PET. 73-219
5/2/93

150

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 12:21 P.M. on this 30 day of May 1993
and duly recorded in Plat Book No. 70 on page 150 thru 153
DOROTHY H. WILKEN, Clerk of Circuit Court
Barbara A. Platt



BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF MAY 1993.

BY: [Signature]
VICE CHAIR OF THE COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK
BY: [Signature]
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF MAY 1993.

BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 89°56'53" EAST, ALONG THE SOUTHERLY LINE OF TRACT "A" AND BREAKERS WEST BOULEVARD (BREAKERS WEST PLAT NO. 18 PLAT BOOK 67, PAGES 187 - 194).
- 2) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 3) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR LAKE MAINTENANCE ACCESS EASEMENTS, CARPENTRY AND OTHER GOLF COURSE ACCESSORIES SHALL BE PERMITTED IN DRAINAGE EASEMENTS WITHIN TRACTS I, J AND K.
- 4) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 5) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 7) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- 8) THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN THE ORDINANCES WITH OF PALM BEACH COUNTY, FLORIDA.

DATE: 3/28/93
LEO E. NOBLE
PROFESSIONAL LAND SURVEYOR NO. 3143
STATE OF FLORIDA

LEGEND

- S.B.T. - SOUTHERN BELL TELEPHONE
- L.A.E. - LIMITED ACCESS EASEMENT
- R. - RADIUS
- Δ - DELTA ANGLE
- Δ - ARC LENGTH
- P.B. - PLAT BOOK
- PGS. - PAGES
- O.R.B. - OFFICIAL RECORD BOOK
- N.R. - NOT RADIAL
- P.O.B. - POINT OF BEGINNING
- TR. - TRACT
- N.T.S. - NOT TO SCALE
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.O. - NUMBER
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- P.R.M. - PERMANENT REFERENCE MONUMENT
- - SET PK/PRM DISC # 3143
- - FOUND PERMANENT REFERENCE MONUMENT #3708
- - PERMANENT REFERENCE MONUMENT, P.L.S. # 3143
- - PERMANENT CONTROL POINT, P.L.S. # 3143
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- F.P.L. - FLORIDA POWER AND LIGHT COMPANY
- BLK. - BLOCK
- INC. - INCORPORATED
- BLVD. - BOULEVARD
- NO. - NUMBER
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- P.U.D. - PLANNED UNIT DEVELOPMENT

DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND THE BREAKERS PALM BEACH, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BREAKERS WEST PLAT 18 C.R., BEING A REPLAT OF A PORTION OF TRACT D AND ALL OF TRACT E, PARCEL 3, BREAKERS WEST PLAT NO. 18, AS RECORDED IN PLAT BOOK 67, PAGES 187 THROUGH 194 INCLUSIVE AND A PORTION OF TRACTS 2, 3 AND 4, BLOCK 2 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A AS SHOWN ON SAID BREAKERS WEST PLAT NO. 18, SAID CORNER BEING ALONG THE SOUTHERLY LINE OF A 60.00 FEET WIDE RIGHT-OF-WAY FOR BREAKERS WEST BOULEVARD AS SHOWN ON SAID PLAT; THENCE SOUTH 89°56'53" EAST, A DISTANCE OF 310.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4370.00 FEET AND A CENTRAL ANGLE OF 02°54'09"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.37 FEET; THENCE NORTH 87°08'58" EAST, A DISTANCE OF 496.67 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 12°01'34"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 161.62 FEET; THENCE SOUTH 80°49'28" EAST, A DISTANCE OF 262.11 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 50°52'39" (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT A AND BREAKERS WEST BOULEVARD AND THE NORTHERLY LINE OF SAID TRACTS D AND E, PARCEL 3, BREAKERS WEST PLAT NO. 18); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 150.96 FEET; THENCE SOUTH 29°56'49" EAST, A DISTANCE OF 258.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 66°14'03"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 196.52 FEET; THENCE SOUTH 36°17'14" WEST, A DISTANCE OF 350.89 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 394.98 FEET AND A CENTRAL ANGLE OF 43°27'10"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 299.18 FEET; THENCE SOUTH 07°09'56" EAST, A DISTANCE OF 19.72 FEET (THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT A AND BREAKERS WEST BOULEVARD AND THE EASTERLY LINE OF SAID TRACT E, PARCEL 3, BREAKERS WEST PLAT NO. 18); THENCE SOUTH 82°50'04" WEST, ALONG THE MOST SOUTHERLY LINE OF SAID TRACT E, PARCEL 3, BREAKERS WEST PLAT NO. 18 AND ALONG THE NORTHERLY BOUNDARY LINE OF LOT 21, AS SHOWN ON BREAKERS WEST PLAT NO. 16, RECORDED IN PLAT BOOK 63, PAGES 166 THROUGH 168 INCLUSIVE OF SAID PUBLIC RECORDS, A DISTANCE OF 150.00 FEET; THENCE SOUTH 07°09'56" EAST, A DISTANCE OF 74.55 FEET; THENCE SOUTH 14°49'46" WEST, A DISTANCE OF 26.57 FEET; THENCE SOUTH 00°49'42" WEST, A DISTANCE OF 105.44 FEET; THENCE SOUTH 21°10'08" WEST, A DISTANCE OF 88.93 FEET; THENCE SOUTH 03°17'47" WEST, A DISTANCE OF 252.75 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF LOTS 16 THROUGH 21 INCLUSIVE OF SAID BREAKERS WEST PLAT NO. 16); THENCE NORTH 85°09'30" WEST, A DISTANCE OF 709.10 FEET; THENCE SOUTH 70°33'36" WEST, A DISTANCE OF 310.87 FEET; THENCE NORTH 71°14'59" WEST, A DISTANCE OF 382.75 FEET (THE LAST THREE DESCRIBED COURSES LYING WITHIN SAID TRACTS 3 AND 4, BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF SAID PUBLIC RECORDS); THENCE NORTH 03°31'18" EAST, A DISTANCE OF 107.00 FEET; THENCE NORTH 36°41'32" EAST, A DISTANCE OF 523.52 FEET; THENCE NORTH 19°58'12" WEST, A DISTANCE OF 314.38 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF TRACT A AS SHOWN ON BREAKERS WEST PLAT NO. 15 AS RECORDED IN PLAT BOOK 59, PAGES 94 AND 95 OF SAID PUBLIC RECORDS); THENCE NORTH 57°46'05" WEST, A DISTANCE OF 137.12 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 32°10'48"; SAID POINT BEING ALONG THE EASTERLY LINE OF TRACT A AND A 60.00 FEET WIDE RIGHT-OF-WAY FOR FLAGLER PARKWAY AS SHOWN ON BREAKERS WEST PLAT NO. 17 AS RECORDED IN PLAT BOOK 65, PAGES 58 THROUGH 60 INCLUSIVE OF SAID PUBLIC RECORDS AND THE WESTERLY LINE OF SAID TRACT D, BREAKERS WEST PLAT NO. 18, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.10 FEET; THENCE NORTH 00°03'07" EAST, A DISTANCE OF 561.58 FEET; THENCE NORTH 45°03'07" EAST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING. (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT A AND FLAGLER PARKWAY, BREAKERS WEST PLAT NO. 17 AND THE WESTERLY LINE OF SAID TRACT D, PARCEL 3, BREAKERS WEST PLAT NO. 18)

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA CONTAINING 55.07 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1.) TRACTS A AND P - AS SHOWN HEREON, ARE HEREBY DEDICATED TO CYPRESS ISLE ESTATES AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2.) DRAINAGE EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO BREAKERS WEST ASSOCIATION, INC. AND THE BREAKERS PALM BEACH, INC. IN THE PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3.) UTILITY EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 4.) LAKE MAINTENANCE ACCESS EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. BREAKERS WEST ASSOCIATION, INC. SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN LAKE MAINTENANCE ACCESS EASEMENTS ADJACENT TO TRACTS I, J AND K, SUCH RIGHTS TO BE EXERCISED IN ACCORDANCE WITH SECTION 4.1.3 OF THE BREAKERS WEST DECLARATION OF COVENANTS AND RESTRICTIONS.
- 5.) OPEN SPACE TRACTS - TRACTS B, C, L THROUGH O AS SHOWN HEREON ARE HEREBY DEDICATED TO CYPRESS ISLE ESTATES AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6.) WATER MANAGEMENT TRACTS - WATER MANAGEMENT TRACTS 1 AND 2 AS SHOWN HEREON ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. BREAKERS WEST ASSOCIATION, INC. IS HEREBY DEDICATED A DRAINAGE EASEMENT OVER, ACROSS AND THROUGH WATER MANAGEMENT TRACTS 1 AND 2 FOR DRAINAGE PURPOSES. BREAKERS WEST ASSOCIATION, INC. SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN WATER MANAGEMENT TRACTS 1 AND 2, SUCH RIGHTS TO BE EXERCISED IN ACCORDANCE WITH SECTION 4.1.3 OF THE BREAKERS WEST DECLARATION OF COVENANTS AND RESTRICTIONS.
- 7.) LAKE MAINTENANCE EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. BREAKERS WEST ASSOCIATION, INC. SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN LAKE MAINTENANCE EASEMENTS ADJACENT TO TRACTS I, J AND K, SUCH RIGHTS TO BE EXERCISED IN ACCORDANCE WITH SECTION 4.1.3 OF THE BREAKERS WEST DECLARATION OF COVENANTS AND RESTRICTIONS.
- 8.) PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 9.) LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS - TRACTS D THROUGH H, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR BREAKERS PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGERMENTS.
- 10.) OPEN SPACE - GOLF COURSE - TRACT I, TRACT J AND TRACT K AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BREAKERS PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS FOR GOLF COURSE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 11.) PEDESTRIAN EASEMENT - AS SHOWN HEREON IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION AND THE BREAKERS PALM BEACH, INC., A FLORIDA CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS AND ATTESTED BY THEIR SECRETARY AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 18 DAY OF March 1993.

BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION
ATTEST: [Signature] BY: [Signature]
PAUL LEONE VICE PRESIDENT GERALD WYGANT PRESIDENT

THE BREAKERS PALM BEACH, INC., A FLORIDA CORPORATION
ATTEST: [Signature] BY: [Signature]
PAUL LEONE VICE PRESIDENT GERALD WYGANT VICE PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED GERALD WYGANT AND PAUL LEONE, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, 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 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 15th DAY OF March 1993.
MY COMMISSION EXPIRES May 19, 1996
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED Gerald Wygant and Paul N. Leone, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V. President and V. President, RESPECTIVELY, OF THE BREAKERS PALM BEACH, INC., 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 TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 15th DAY OF March 1993.
MY COMMISSION EXPIRES May 17, 1996
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, GUNSTER, YOAKLEY, & 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; AND WE FIND THAT TITLE TO THE PROPERTY IS VESTED IN BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION AND THE BREAKERS PALM BEACH, INC., A FLORIDA CORPORATION; THAT THE REAL ESTATE TAXES FOR 1992 AND ALL PRIOR YEARS HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH DO NOT PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED ON THIS PLAT.

GUNSTER, YOAKLEY, & STEWART, P.A.
DATE: 3/17/93 BY: [Signature]
HUGH W. PERMY ATTORNEY-AT-LAW LICENSED IN FLORIDA

BREAKERS WEST ASSOCIATION, INC.)
A FLORIDA NOT-FOR-PROFIT CORPORATION)

ATTEST: [Signature] BY: [Signature]
PAUL LEONE VICE PRESIDENT GERALD WYGANT VICE PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED Gerald Wygant and Paul N. Leone, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and V. President, RESPECTIVELY, OF BREAKERS WEST ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 15th DAY OF March 1993.
MY COMMISSION EXPIRES May 17, 1996
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED Gerald Wygant and Paul N. Leone, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and V. President, RESPECTIVELY, OF CYPRESS ISLE ESTATES AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 15th DAY OF March 1993.
MY COMMISSION EXPIRES May 17, 1996
NOTARY PUBLIC - STATE OF FLORIDA

SITE PLAN DATA

ZONING PETITION NO.	73-219(D)
EXHIBIT NO.	147
TOTAL AREA	55.07 ACRES
DENSITY	78 LOTS PER ACRE
NUMBER OF LOTS	43
OPEN SPACE TRACTS	1.54 ACRES
WATER MANAGEMENT TRACTS	13.35 ACRES
TRACT A AND TRACT P	2.18 ACRES
LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS	1.47 ACRES
OPEN SPACE - GOLF COURSE	14.76 ACRES

THE BREAKERS PALM BEACH, INC. NOTARY BREAKERS WEST DEVELOPMENT CORPORATION NOTARY CYPRESS ISLE ESTATES AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC. NOTARY BREAKERS WEST ASSOCIATION, INC. NOTARY

THIS INSTRUMENT PREPARED BY LEO E. NOBLE, P.L.S. 3143 STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA

0217-019

Duplicate 7/15/98

70/150