

OCTOBER 1997

# BREAKERS WEST PLAT 18C.R. RE-PLAT 1

SHEET 1 of 1

# 86

BEING A RE-PLAT OF LOTS 12 AND 13, BREAKERS WEST PLAT 18C.R., AS RECORDED IN PLAT BOOK 70, PAGE 150, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

### ZONING PETITION NUMBER 73-219(D)

#### DEDICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT DOUGLAS McMILLEN AND LILA McMILLEN, OWNERS OF THE LANDS SHOWN HEREON AS "BREAKERS WEST PLAT 18 C.R. RE-PLAT 1", SAID LAND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A RE-PLAT OF LOTS 12 AND 13, BREAKERS WEST PLAT 18 C.R., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 150, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 12 AND 13, BREAKERS WEST PLAT 18 C.R., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 150, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 0.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING RESERVATIONS:

LOT 1A, AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL PURPOSES.

IN WITNESS WHEREOF, WE DOUGLAS McMILLEN AND LILA McMILLEN DO HEREUNTO SET OUR HANDS AND SEALS THIS 31 DAY OF OCTOBER, 1997.

WITNESS: Sarah White Mahoney BY: Douglas McMillen  
Suzanne L. Gerhart

WITNESS: Sarah White Mahoney BY: Lila McMillen  
Suzanne L. Gerhart

#### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DOUGLAS McMILLEN AND LILA McMILLEN WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF Oct, 1997.

Burl George  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6/12/2000  
COMMISSION NO.: CC47094

#### TITLE CERTIFICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

I, BURL GEORGE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DOUGLAS McMILLEN AND LILA McMILLEN; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS 30 DAY OF October, 1997 BY: Burl George  
BURL GEORGE  
ATTORNEY-AT-LAW

#### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 10-30-97 BY: Wm. R. Van Campen  
WM. R. VAN CAMPEN, P.S.M. 2484

#### COUNTY APPROVAL:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

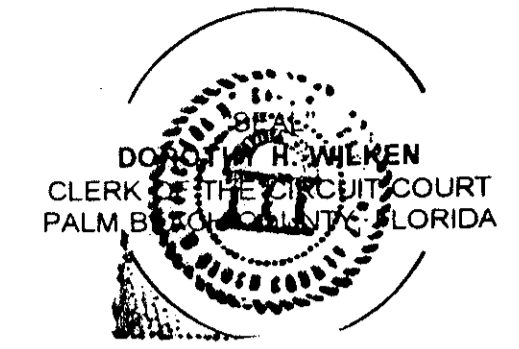
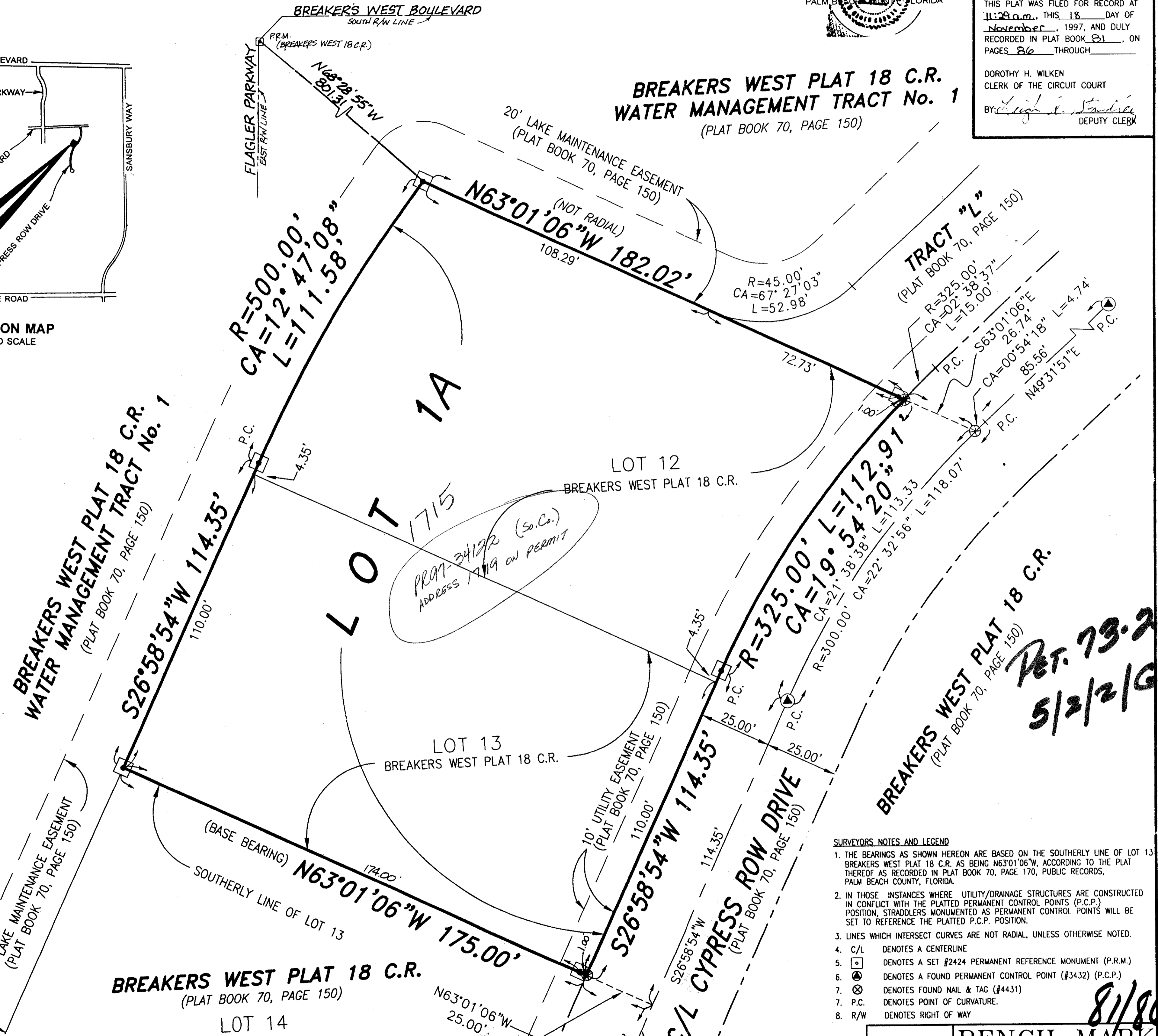
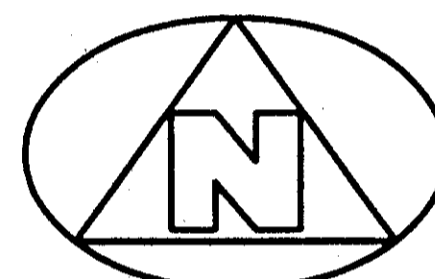
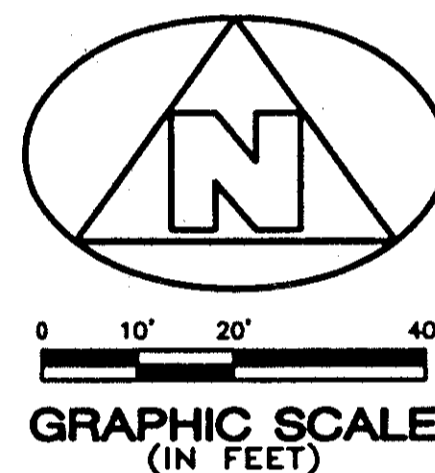
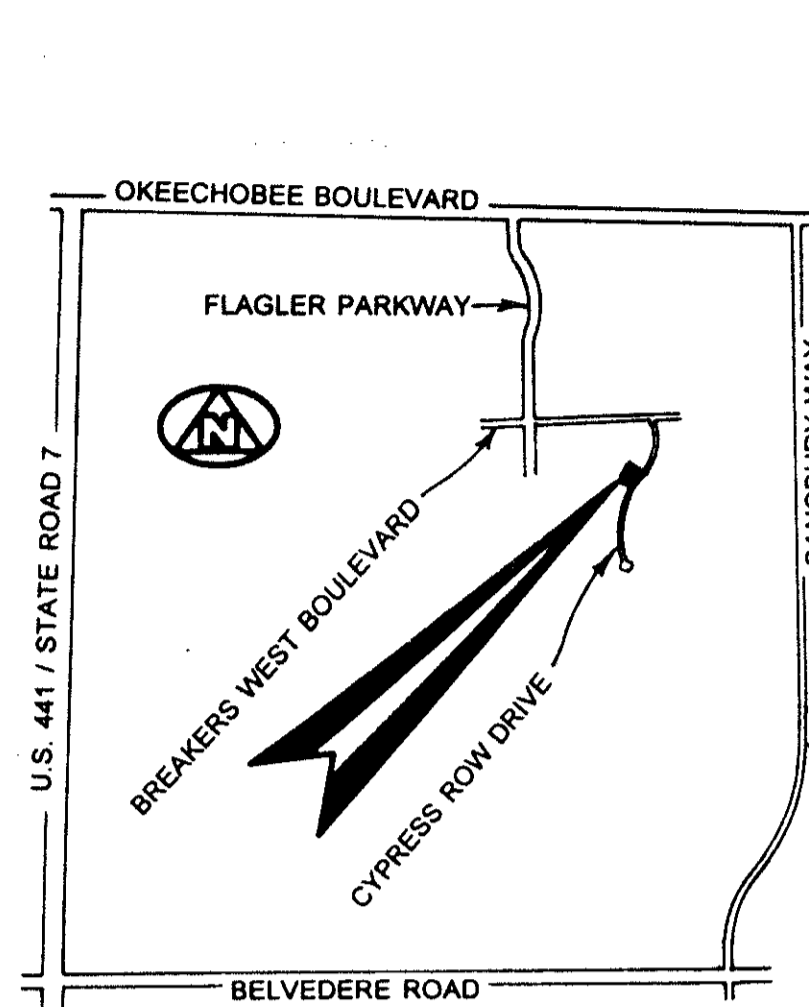
#### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 17 DAY OF November, 1997.

BY: George T. Webb  
GEORGE T. WEBB P.E., COUNTY ENGINEER

#### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION, OR TREES OR SHRUBS, SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY OR GOVERNMENT AGENCY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 11:20 a.m. THIS 18 DAY OF November, 1997, AND DULY RECORDED IN PLAT BOOK 81, ON PAGES 86 THROUGH

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: Debra J. Stovall  
DEPUTY CLERK

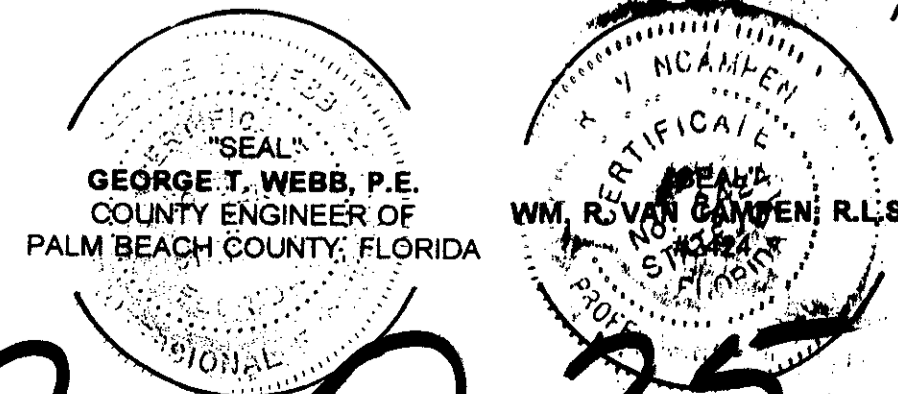
- #### SURVEYOR'S NOTES AND LEGEND
- THE BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 13 BREAKERS WEST PLAT 18 C.R., AS BEING N63°01'06"W, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 170, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
  - IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
  - LINE WHICH INTERSECT CURVES ARE NOT RADIAL, UNLESS OTHERWISE NOTED.
  - C/L DENOTES A CENTERLINE
  - DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
  - DENOTES A FOUND PERMANENT CONTROL POINT (#3432) (P.C.P.)
  - ⊗ DENOTES FOUND NAIL & TAG (#4431)
  - P.C. DENOTES POINT OF CURVATURE.
  - R/W DENOTES RIGHT OF WAY

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, FL 33404  
Fax (561) 844-9659 Phone (561) 848-2102

RECORD PLAT  
BREAKERS WEST PLAT 18 C.R.  
RE-PLAT 1

DWN	D.J.M.	FB	DATE	8-1-97	WO.#	R97-0085
CKD			FILE	R97-0085.org	SCALE	1" = 20'
						SHEET 1 OF 1

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA



0217-025

PET. 73-219  
5/2/2/9

8/1/86

SUBDIVISION # PLAT 18C.R. REPLAT 1  
 BOOK 81 PAGE 86  
 FLOOD ZONE B  
 QUAD # 44  
 SE 73-219  
 ZIP CODE 33411  
 PUD NAME BREAKERS WEST