

"A PLANNED UNIT DEVELOPMENT"
BREAKERS WEST PLAT NO. 2

PALM BEACH COUNTY, FLORIDA

BEING A TRACT OF LAND LYING IN SECTIONS 29, 30, 31 AND 32 TOWNSHIP 43 SOUTH, RANGE 42 EAST;
 ALSO BEING A REPLAT OF PART OF, BLOCK 1, THE PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 5,
 AND PART OF BLOCKS 1 AND 2, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 46

SHEET 1 OF 5 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that John F. Clifford, as President, and Paul F. Richardson, as Assistant Secretary of FLAGLER SYSTEM, INC., a Florida corporation, and Donald L. Warren, as President, and Thomas R. Pledger, as Assistant Secretary of MAYACOO LAKES COUNTRY CLUB, INC., the owners of the land shown hereon, being in Sections 29, 30, 31 and 32, Township 43 South, Range 42 East have caused the same to be surveyed and platted as shown hereon as "BREAKERS WEST PLAT NO. 2", the second plat of a planned unit development, and being more particularly described on Sheets 4 and 5 of 5 which are attached hereto and made a part hereof, and do hereby dedicate as follows:

1. The water management tracts as shown are hereby dedicated to BREAKERS WEST ASSOCIATION, INC. for the proper purposes and are the perpetual maintenance obligation of said Association.
2. The drainage and drainage maintenance easements as shown are hereby dedicated in perpetuity to BREAKERS WEST ASSOCIATION, INC. for the proper purposes and for the maintenance hereof and are the perpetual maintenance obligation of said Association.
3. The tracts reserved for private road purposes as shown are hereby reserved for the construction and maintenance of private roads.
4. Easements for public utilities are hereby reserved or granted over all private roads and any portion of the areas that depicted in the plat as designated "open space" and any other areas designated as easements.

This plat is filed by the Owners, FLAGLER SYSTEM, INC. and MAYACOO LAKES COUNTRY CLUB, INC. pursuant to Palm Beach County approved plan for Planned Unit Development, and this plat dedication is subject to the conditions therein set forth. The owner has caused the same to be surveyed and platted as shown hereon and does hereby designate all of the lands identified on said plat as "O-S tracts" as 'open space' and designate all of the lands identified on said Plat as "G-M tract" as 'ground maintenance tracts', and designate all of the lands identified on said plat as "W-M tracts" as 'water management tracts', PROVIDED, HOWEVER, this designation does not give any person the right to use "The O-S tracts" and the "G-M tracts" except as specifically permitted by the owners, their successors or assigns.

WITNESS WHEREOF we have hereunto set our hand and seal this 6th day of October, 1978.



SURVEYOR'S 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 and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

DATE OF SURVEY July and August, 1978

Norman H. Simpson
 Norman H. Simpson
 Registered Land Surveyor No. 1413
 State of Florida

TITLE CERTIFICATION

I, Peter Van Andel, duly licensed attorney in the state of Florida, do hereby certify that I have examined the title to the hereon described property; that as of September 18, 1978, I find record title to the property is in Flagler System, Inc. and Mayacoo Lakes Country Club, Inc.; that the current taxes have been paid, that all mortgages of record are as shown hereon and that all recorded mortgages not satisfied or released of record, are shown and are true and correct; and that the only recorded easements encumbering the property are as follows:

- Easement from Mayacoo Lakes Country Club, Inc. to Florida Power and Light Company dated April 9, 1975 and recorded in O.R. Book 2427, Page 317.
- Easement from Mayacoo Lakes Country Club, Inc. to Florida Power and Light Company dated December 19, 1972 and recorded in O.R. Book 2109, Page 1079.
- Easement from Flagler System, Inc. to Mayacoo Lakes Country Club, Inc. dated November 18, 1974 and recorded in O.R. Book 2368, Page 1686.
- Easement from Flagler System, Inc. to Florida Power and Light Company dated February 1, 1977 and recorded in O.R. Book 2647, Page 1374.

GUNSPER, YOAKLEY, CRISER
 STEWART & HERSEY, P.A.
Peter Van Andel
 Peter Van Andel
 Attorney-at-Law Licensed in Florida

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for records, this 18 day of November, 1978 A.D.

Eugene B. Best
 Eugene B. Best
 Chairman

COUNTY ENGINEER

This plat is hereby approved for records, this 28 day of Nov, 1978 A.D.

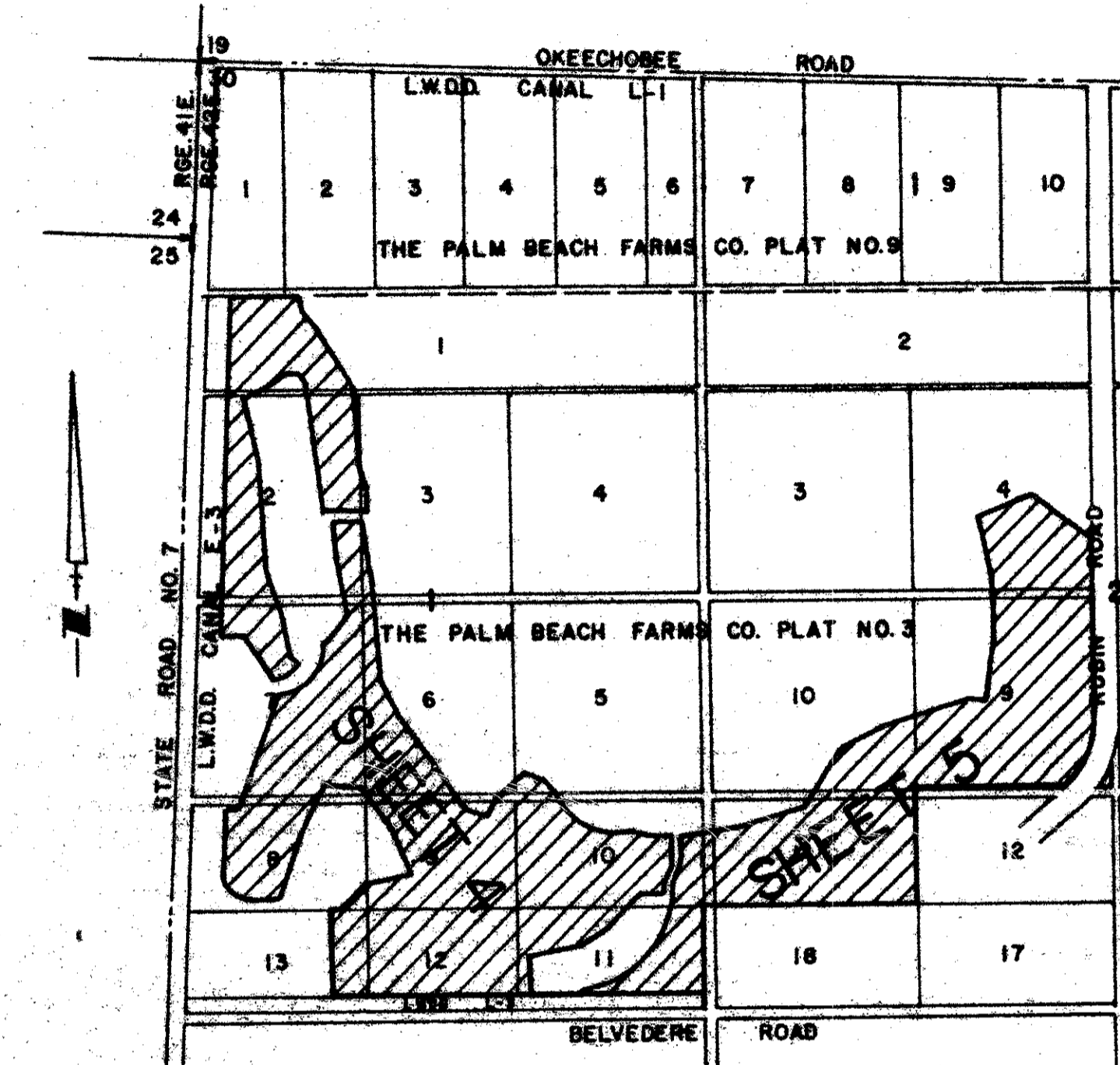
Ed Walker
 Ed Walker
 County Engineer

ATTEST: John B. Dunkle
 Board of County Commissioners

By: *Marion B. Jennings*
 Marion B. Jennings
 Deputy Clerk

SEAL COUNTY COMMISSIONERS

SEAL COUNTY ENGINEER



LOCATION MAP
 SCALE 1" = 1000'

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 of 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 President and attested by its Vice President and Cashier and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 18 day of Oct, 1978.

ATTEST:
Edward C. Appleton
 Edward C. Appleton
 Vice President and Cashier

CENTRAL BANK OF PALM BEACH
 COUNTY, a banking corporation
 of the State of Florida

By: *Eugene G. Kidder*
 Eugene G. Kidder
 President

ACKNOWLEDGEMENT

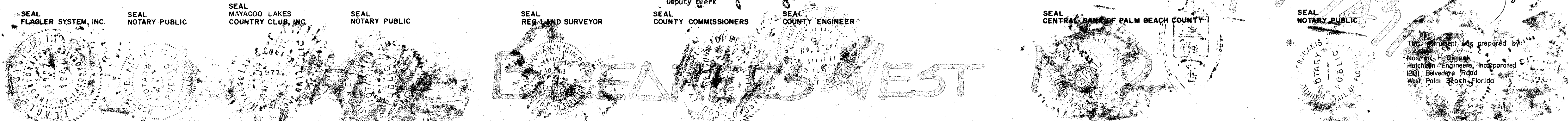
STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared Eugene G. Kidder and Edward C. Appleton, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President and Cashier of CENTRAL BANK OF PALM BEACH COUNTY, a banking 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 18 day of Oct, 1978.

Laurie W. Fragnolo
 Laurie W. Fragnolo
 Notary Public
 My Commission Expires: Aug. 23, 1981

0217-003



31
 COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 10:08 A.M.
 this 30 day of November
 1978, and duly recorded in Plat Book No.
 36 on page 31-35
 JOHN B. DUNKLE, Clerk Circuit Court
 By: *John B. Dunkle*



This instrument was prepared by:
 Norman H. Simpson
 Hutchison Engineers, Incorporated
 1201 Belvedere Road
 West Palm Beach, Florida