

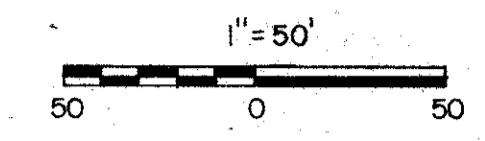
52/168

168

BREAKERS WEST PLAT NO. 10 "FAIRWAY VILLAS"

LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF PART OF PALM BEACH FARMS COMPANY, PLAT NO. 3
PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 3 SHEETS

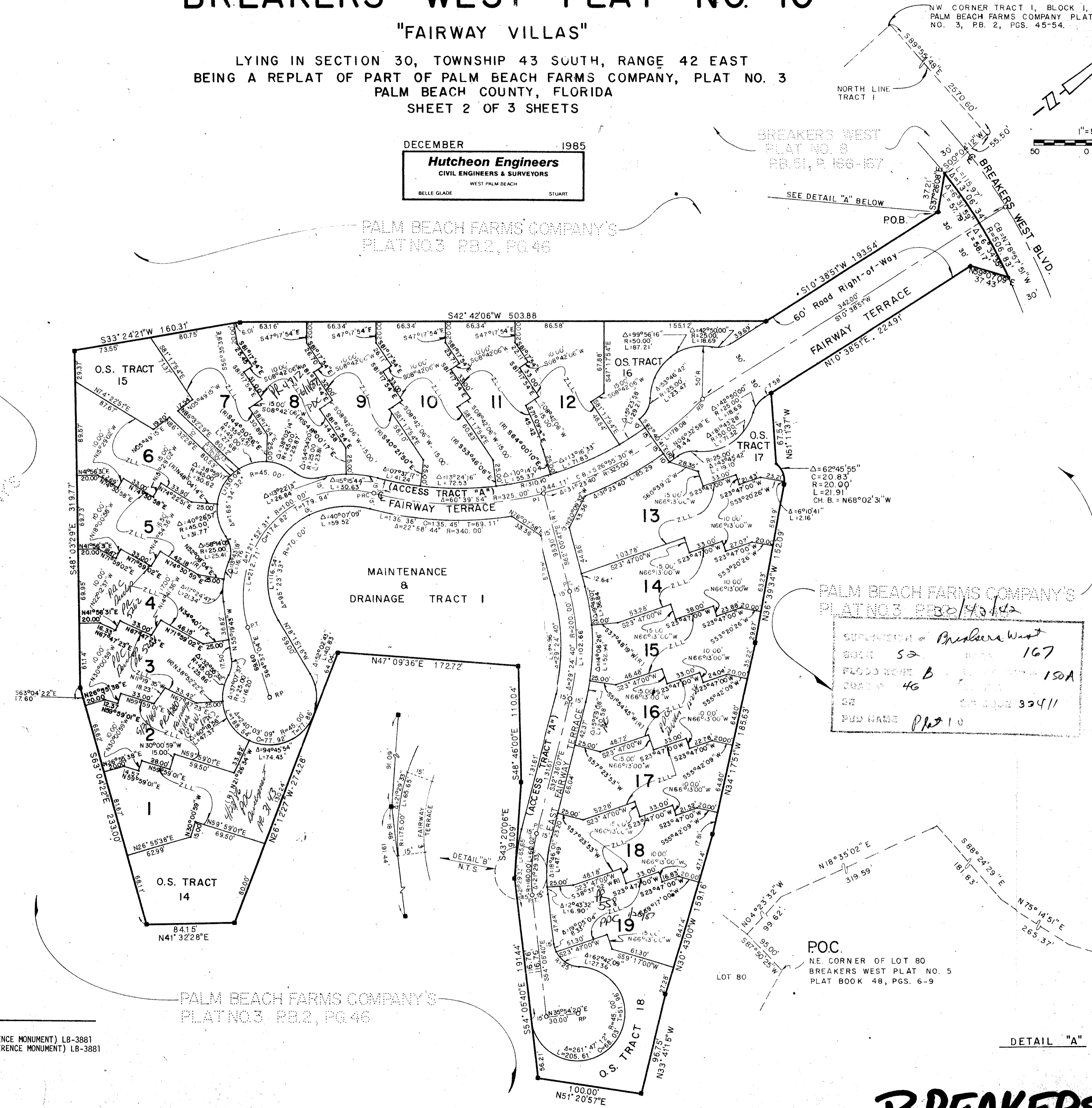
DECEMBER 1985
Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH
BELLE GLADE STUART



DRAWING NUMBER

DRAWING NUMBER

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LEGAL DESCRIPTION

A parcel of land in Section 30, Township 43 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:
Commence at the Northeast corner of Lot 80, Breakers West Plat No. 5 as recorded in Plat Book 48, Pages 6-9 of the Public Records of said Palm Beach County; thence S. 87°50'25" W. along the North line of said Lot 80 a distance of 95.00 feet; thence N. 04°23'32" W. departing from the North line of said Lot 80 a distance of 99.62 feet; thence N. 18°35'02" E. a distance of 319.59 feet;
thence S. 88°24'29" E. a distance of 181.83 feet;
thence N. 75°14'51" E. a distance of 265.37 feet;
thence N. 59°16'55" E. a distance of 199.01 feet;
thence N. 55°48'57" E. a distance of 382.25 feet;
thence N. 48°05'52" E. a distance of 275.34 feet;

TO THE POINT OF BEGINNING:
thence S. 10°38'51" W. a distance of 193.54 feet;
thence S. 42°42'06" W. a distance of 503.88 feet;
thence S. 33°24'21" W. a distance of 160.31 feet;
thence S. 48°03'29" E. a distance of 319.77 feet;
thence S. 63°04'22" E. a distance of 233.00 feet;
thence N. 41°32'28" E. a distance of 84.15 feet;
thence N. 26°12'27" W. a distance of 274.28 feet;
thence N. 47°09'36" E. a distance of 172.72 feet;
thence S. 48°46'00" E. a distance of 110.04 feet;
thence S. 43°20'06" E. a distance of 91.09 feet;
thence S. 54°05'40" E. a distance of 191.44 feet;
thence N. 51°20'57" E. a distance of 100.00 feet;
thence N. 33°41'15" W. a distance of 96.75 feet;
thence N. 30°43'00" W. a distance of 159.16 feet;
thence N. 34°17'51" W. a distance of 185.63 feet;
thence N. 36°39'34" W. a distance of 152.09 feet;

to a point of curvature of a curve concave Southwesterly, having a radius of 20.00 feet, the chord of which bears N. 68°02'31" W; thence Northwesterly along the arc of said curve thru a central angle of 62°45'55" a distance of 21.91 feet to the end of said curve; thence N. 51°11'37" W. along a line not tangent to the preceding curve a distance of 67.54 feet; thence N. 10°38'51" E. a distance of 224.91 feet; thence N. 59°07'09" E. a distance of 37.43 feet to a point on a non-tangent curve concave Southerly, having a radius of 506.83 feet the chord of which bears N. 78°57'51" W; thence Westerly along the arc of said curve through a central angle of 137°06'34" a distance of 115.97 feet to the end of said curve; thence S. 37°26'08" E. a distance of 37.21 feet to the POINT OF BEGINNING.

NOTES: 1. All lots and tracts shown hereon are subject to the easements as shown on sheet #3 of this Plat.
2. The bearings shown hereon are based on the North line of Lot 80, BREAKERS WEST PLAT NO. 5 being S. 87°50'25" W.

SUBDIVISION Breakers West
BOOK 52 PAGE 167
PLAT NO. 10
PAGE 46
PUB. NAME Plat 10

LEGEND

- DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT) LB-3881
- (R) DENOTES FOUND P.R.M. (PERMANENT REFERENCE MONUMENT) LB-3881
- DENOTES RADIAL LINE
- DENOTES CENTER LINE
- C.B. DENOTES CHORD BEARING
- DENOTES P.C.P.
- Z.L.L. DENOTES ZERO LOT LINE
- O.S. DENOTES OPEN SPACE
- RP DENOTES RADIUS POINT
- PRC DENOTES POINT OF REVERSE CURVATURE
- PT DENOTES POINT OF TANGENCY
- PI DENOTES POINT OF INTERSECTION

DETAIL "A"

52/168

BREAKERS WEST PLAT #10

0217-009

P.O.B.