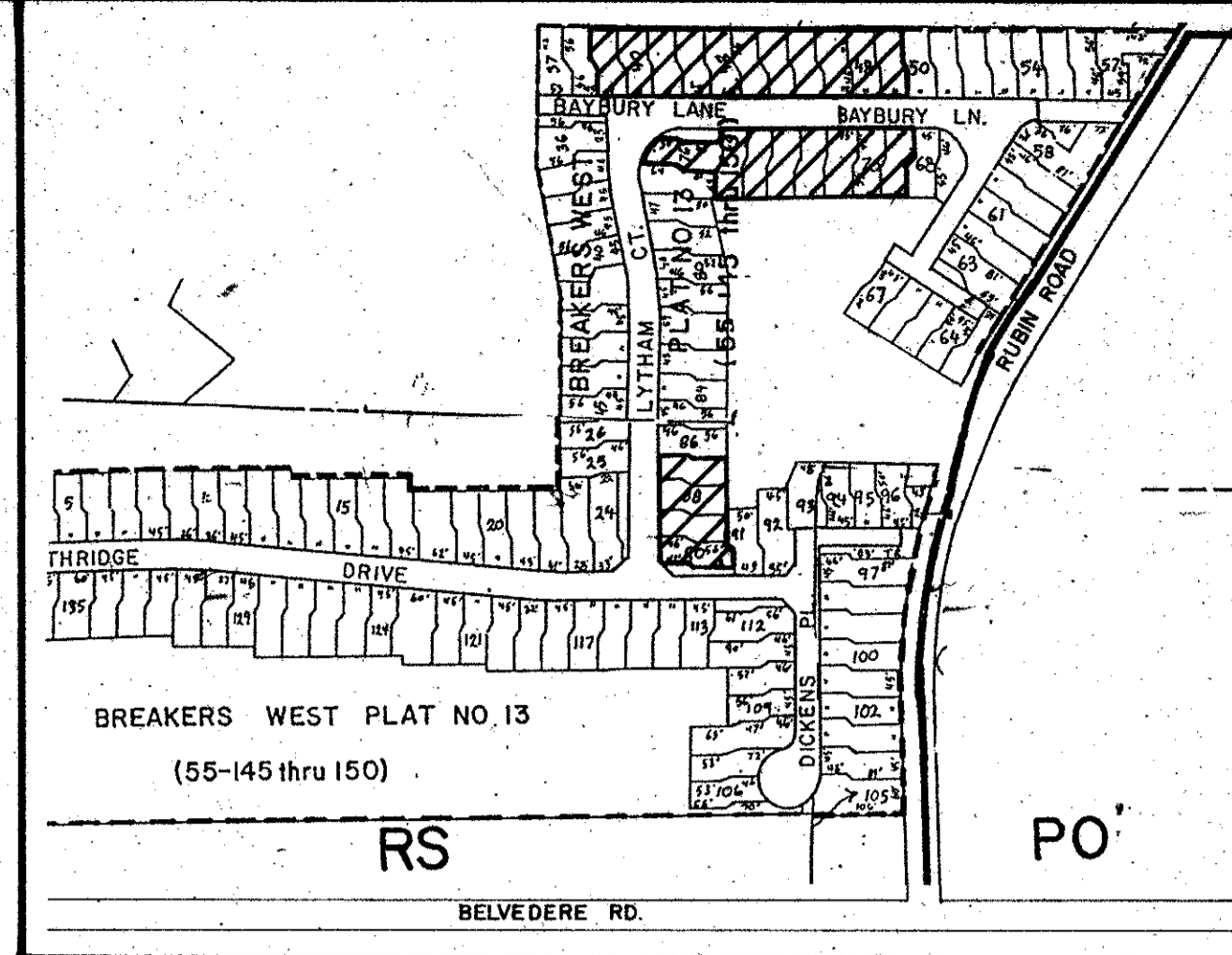


0217-016
199
 COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 10:41 A.M.
 this 24th day of Oct.
 1990, and duly recorded in Plat Book
 66 on pages 199+200
 JOHN B. DUNKLE, Clerk Circuit Court
 By: *John B. Dunkle*



PLAT OF
THE COLONY II
 A PART OF A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF LOTS 39 THROUGH 49, 69 THROUGH 76, 87 THROUGH 90, AND O.S. TRACT 27
 BREAKERS WEST PLAT NO. 13, RECORDED IN PLAT BOOK 55, PAGES 145 THROUGH
 150, PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTIONS 30 AND 31,
 TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

MARCH 1990
 KNOW ALL MEN BY THESE PRESENTS, THAT THE BIG FIRST INC., A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS "THE COLONY II", BEING IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING A REPLAT OF:

LOTS 39-49, 69-76, 87-90 AND "O-S" TRACT 27, OF BREAKERS WEST PLAT NO. 13, PLAT BOOK 55, PAGES 145-150, PALM BEACH COUNTY PUBLIC RECORDS,

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UNDERGROUND UTILITIES AND CABLE TELEVISION SERVICES.
- 2) 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. PALM BEACH COUNTY HAS THE RIGHT BUT NOT OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- 3) 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), WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- 4) 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), WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- 5) THE "O-S" TRACT 27 AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COLONY AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE BIG FIRST, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF June, 1990.

THE BIG FIRST, INC., A CORPORATION OF THE STATE OF FLORIDA
 BY: *John M. Ahrenholz*
 JOHN M. AHRENHOLZ, PRESIDENT

ATTEST:
F. Devoe Bassford
 F. DEVOE BASSFORD,
 VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN M. AHRENHOLZ AND F. DEVOE BASSFORD, 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, RESPECTIVELY, OF THE BIG FIRST, INC., A CORPORATION OF THE STATE OF FLORIDA, 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 22 DAY OF June, 1990.
Robert H. Hagedorn
 NOTARY

MY COMMISSION EXPIRES: 4-5-93

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 10/24/90, WE FIND RECORD TITLE TO THE PROPERTY IS VESTED IN THE BIG FIRST, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
 BY: *H.M. Pen*
 ATTORNEY-AT-LAW LICENSED IN FLORIDA
 777 SOUTH FLAGLER DRIVE
 SUITE 500
 WEST PALM BEACH, FLORIDA

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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Mark D. Brooks
 MARK D. BROOKS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 3426

APPROVAL - PALM BEACH COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF OCTOBER, 1990.

Carol Elmqvist
 BY: CAROL ELMQUIST, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK
John B. Dunkle
 DEPUTY CLERK

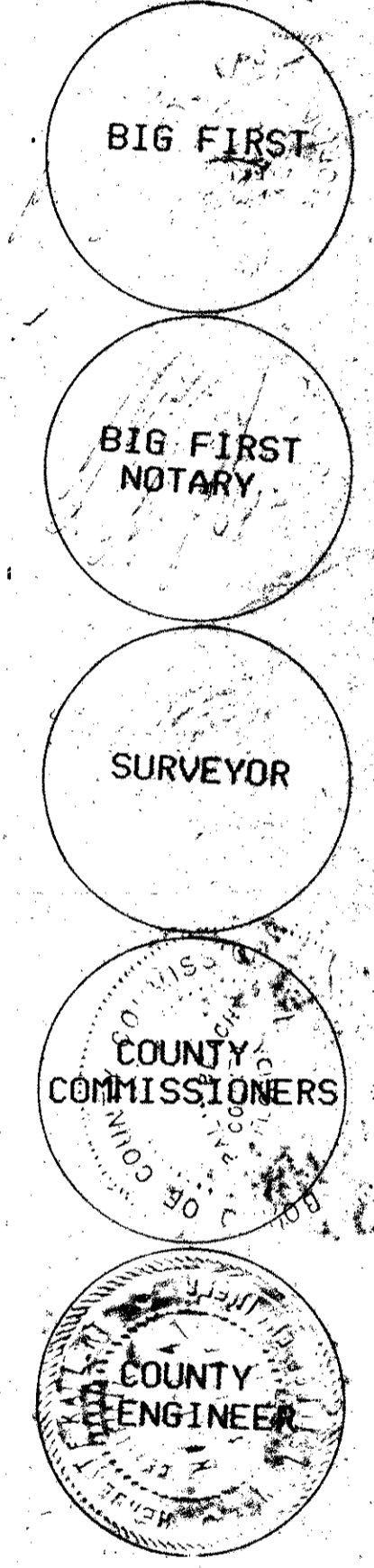
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF OCTOBER, 1990.

Herbert F. Kahlert
 HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ZONING DATA

- TOTAL ACREAGE 2.821 ACRES.
- OPEN SPACE ACREAGE 0.017 ACRES.
- NUMBER/TYPE OF DWELLING UNITS 17 SINGLE FAMILY "Z" LOTS.
- DWELLING UNIT DENSITY 6.03 DU/AC.
- MINIMUM LOT SIZE: 4500 SQUARE FEET
 MINIMUM FRONTAGE: 45'
 MINIMUM WIDTH: 45'
 MINIMUM DEPTH: 75'
- BREAKERS WEST PETITION NO. 73-2198



0217-016
 Pet. 73-219

THIS INSTRUMENT WAS PREPARED BY:
 MARK D. BROOKS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 3426
 FOR: TIMOTHY J. MESSLER, INC.
 600 SANDTREE DRIVE
 SUITE 301
 PALM BEACH GARDENS, FLA. 33403

SUBDIVISION - THE COLONY II
 BOOK 60
 PAGE 199
 FLOOD MAP # 150A
 QUAD # 46
 ZONING RS
 SE 73-219
 PUD NAME 13/42 SOUTH

TAZ 817

DESIGN	5				
DRAWN	4				
CHECKED	2				
O.C.	NO	DATE	REVISION	APP'D BY	

Timothy J. Messler, Inc.
 CONSULTING ENGINEERS
 600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

66/199

THE COLONY II
 AT BREAKERS WEST