

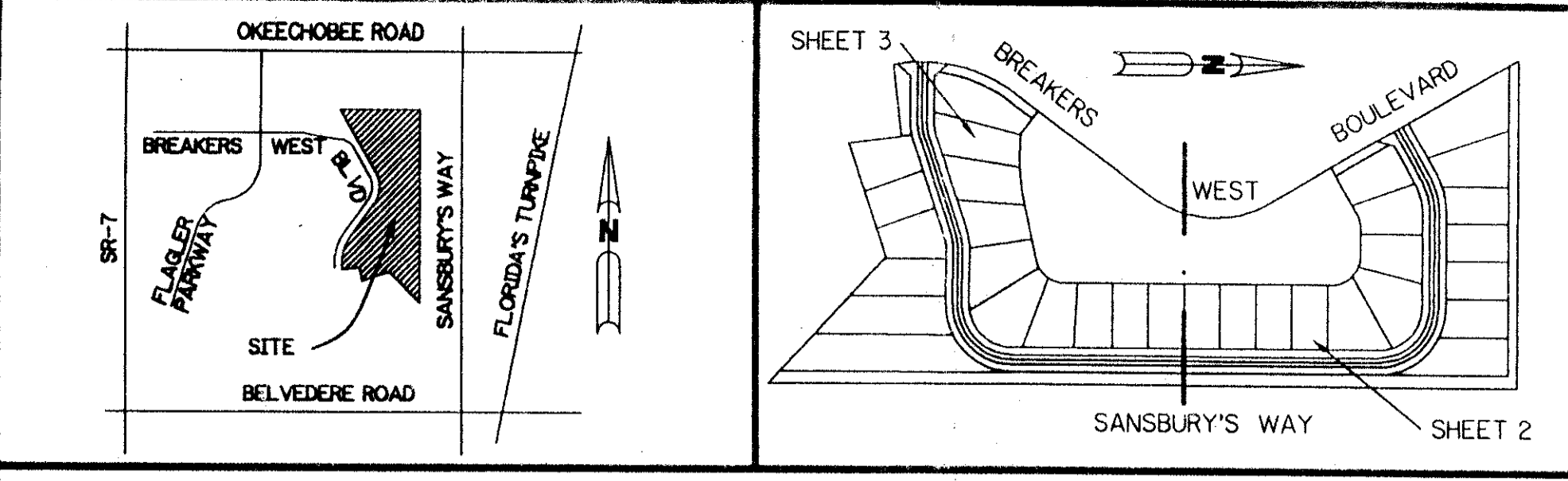
FLAGLER MANOR

A PARCEL OF LAND LYING IN SECTION 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID PARCEL ALSO BEING A REPLAT OF ALL OF TRACT F AND TRACT G OF PARCEL 3 AND A PORTION OF TRACT H OF PARCEL 3 ACCORDING TO THE PLAT OF BREAKERS WEST PLAT NO. 18, AS RECORDED IN PLAT BOOK 67, PAGES 187 THROUGH 194, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 FEBRUARY, 1994



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:00 P.M.
this 24 day of June 19 94
and duly recorded in Plat Book No. 72
on page 162-164
DOROTHY H. WILKEN, Clerk of Circuit Court
by Leigh A. Randall, D.



LOCATION SKETCH
N.T.S.

KEY MAP
N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FLAGLER MANOR DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FLAGLER MANOR BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID PARCEL ALSO BEING A REPLAT OF ALL OF TRACT F AND TRACT G OF PARCEL 3 AND A PORTION OF TRACT H OF PARCEL 3 ACCORDING TO THE PLAT OF BREAKERS WEST PLAT NO. 18, AS RECORDED IN PLAT BOOK 67, PAGES 187 THROUGH 194, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT G OF SAID PLAT; THENCE SOUTH 89°56'49" EAST ALONG THE NORTH LINE OF SAID TRACT G, A DISTANCE OF 672.05 FEET TO A POINT ON THE EAST LINE OF SAID TRACT G; THENCE SOUTH 00°02'11" WEST ALONG SAID EAST LINE, A DISTANCE OF 1574.31 FEET; THENCE NORTH 46°00'51" WEST ALONG THE SOUTH LINE OF TRACT G, A DISTANCE OF 355.82 FEET; THENCE SOUTH 71°12'00" WEST, A DISTANCE OF 246.38 FEET; THENCE NORTH 07°09'56" WEST, A DISTANCE OF 112.57 FEET; THENCE SOUTH 82°50'04" WEST, A DISTANCE OF 150.00 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY LINES OF SAID TRACT F); THENCE NORTH 07°09'56" WEST, A DISTANCE OF 19.72 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 334.49 FEET AND A CENTRAL ANGLE OF 43°27'10"; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 253.67 FEET; THENCE NORTH 36°17'14" EAST, A DISTANCE OF 350.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 66°14'03"; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 265.88 FEET; THENCE NORTH 29°56'49" WEST, A DISTANCE OF 258.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 23°38'39"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 94.91 FEET (THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF BREAKERS WEST BOULEVARD OF SAID PLAT); THENCE SOUTH 86°46'08" EAST, A DISTANCE OF 23.07 FEET TO A POINT ON THE WEST LINE OF SAID TRACT G; THENCE NORTH 29°56'49" WEST ALONG SAID WEST LINE, A DISTANCE OF 263.78 FEET TO THE POINT OF BEGINNING.

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

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 16.34 ACRES MORE OR LESS.

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FLAGLER MANOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT "L", AS SHOWN HEREON, IS HEREBY RESERVED FOR BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. (a) THE LAKE DRAINAGE EASEMENT AS SHOWN HEREIN IS DEDICATED TO THE BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

(b) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE FLAGLER MANOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

(c) BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE AN INGRESS AND EGRESS EASEMENT OVER ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF FULFILLING ITS MAINTENANCE OBLIGATIONS WITH RESPECT TO TRACT "L".

4. (a) THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREIN, IS HEREBY DEDICATED TO THE FLAGLER MANOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

(b) BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE ACCESS EASEMENT FOR THE PURPOSE OF FULFILLING ITS MAINTENANCE OBLIGATIONS WITH RESPECT TO TRACT "L".

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.

5. TRACTS "B" THROUGH "D", AS SHOWN HEREON, ARE RESERVED FOR THE FLAGLER MANOR 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. THE SECURITY FENCE LINE LYING EAST OF AND BEING ADJACENT TO TRACT "C" SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. ACCESS TO SAID FENCE LINE IS HEREBY RESERVED OVER TRACT "C" TO THE BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

6. TRACTS "E" & "F", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR FLAGLER MANOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

7. THE 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.

8. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

9. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FLAGLER MANOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, FLAGLER MANOR DEVELOPMENT COMPANY, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF June, 1994.

FLAGLER MANOR DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION

ATTEST: William E. Shannon BY: Charles H. Hathaway, Pres.
WILLIAM E. SHANNON CHARLES H. HATHAWAY

ITS: SECRETARY ITS: PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY AND WILLIAM E. SHANNON WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED u/a AS IDENTIFICATION AND DID/DID NOT

TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF THE FLAGLER MANOR DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 13th DAY OF June, 1994.

Feb 3 '97 Barbara W Wynne
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

FLAGLER MANOR HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF June, 1994.

FLAGLER MANOR HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Sealman BY: Charles H. Hathaway, Pres.
Sealman CHARLES H. HATHAWAY, PRESIDENT

WITNESS: B Wynne
B Wynne

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED u/a AS IDENTIFICATION AND DID/DID NOT

TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FLAGLER MANOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 13th DAY OF June, 1994.

Feb 3 '97 Barbara W Wynne
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BREAKERS WEST ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF June, 1994.

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

WITNESS: Sealman BY: Gerald J. Wygant, Pres.
Sealman GERALD J. WYGANT, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD J. WYGANT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED u/a AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BREAKERS WEST ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 13th DAY OF June, 1994.

5/27/95 Barbara W Wynne
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON 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 8244 AT PAGE 1382 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 ITS CORPORATE SEAL TO BE AFFIXED HEREOF AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF June, 1994.

BREAKERS WEST DEVELOPMENT CORPORATION A FLORIDA CORPORATION

WITNESS: Sealman BY: Gerald J. Wygant, Pres.
Sealman GERALD J. WYGANT, PRESIDENT

WITNESS: Patricia Giffey

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD J. WYGANT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED u/a AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 13th DAY OF June, 1994.

5/27/95 Barbara W Wynne
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO FLAGLER MANOR DEVELOPMENT COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES, LTD.

BY: FIRST SOUTHERN TITLE COMPANY, INC., ITS GENERAL PARTNER

BY: Harvey Scholl, Pres.
HARVEY SCHOLL, PRESIDENT

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF June, 1994.

BY: Mary McCarty
MARY MCCARTY, CHAIR OF COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK BY: Debra Powell
DEBRA POWELL, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF June, 1994.

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

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6-14-94
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213
STATE OF FLORIDA

SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 00°02'11" WEST ALONG THE EAST LINE OF THE PLAT OF BREAKERS WEST PLAT NO. 18 AS RECORDED IN PLAT BOOK 67, PAGES 187 THROUGH 194 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. 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 APPROVALS OR PERMITS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SITE PLAN DATA

ZONING PETITION NO (BREAKERS WEST PARCEL S).....73-219-D
TOTAL AREA.....16.34 ACRES
DENSITY.....1.96 LOTS/ACRE
NUMBER OF LOTS.....32
OPEN SPACE TRACTS.....1.47 ACRES
LITTORAL ZONE.....0.32 ACRES

Pet 73-219D
5/2/2/G

TRACT 5
BREAKERS WEST
PUD

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS, PLANNERS AND SURVEYORS
WEST PALM BEACH, FLORIDA

0217-020

FLAGLER MANOR

72/162

FLAGLER MANOR
BOOK 72 PAGE 162
FLOOD ZONE B
COUNTY 46
ZONING RS
8473-219(D)
ZIP CODE 33411
PUD NAME Breakers West
142-817

