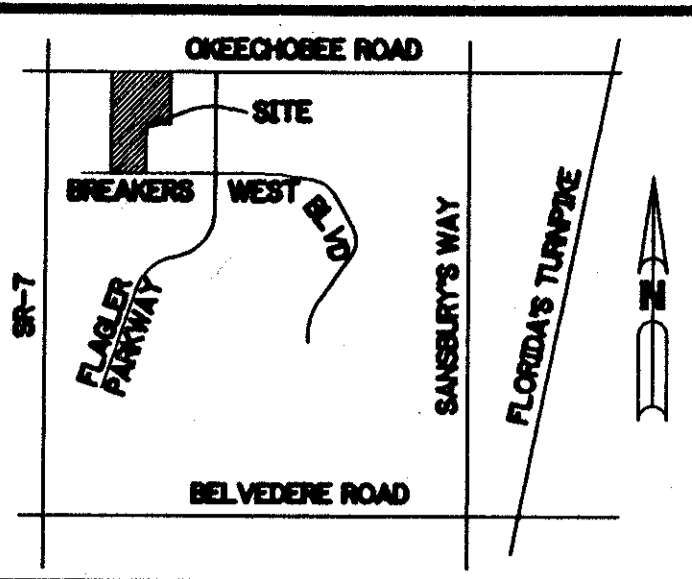


A PART OF A PLANNED UNIT DEVELOPMENT

# BREAKERS WEST PLAT NO. 18, TRACT M REPLAT 169

BEING A REPLAT OF ALL OF TRACT M, PARCEL 4 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. LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

SHEET 1 OF 2 FEBRUARY, 1997



LOCATION SKETCH NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND FLAGLER MANOR DEVELOPMENT COMPANY, INC., OWNERS OF THE LAND SHOWN HEREON AS "BREAKERS WEST PLAT NO. 18, TRACT M REPLAT", BEING A REPLAT OF ALL OF TRACT M, PARCEL 4, 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. LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 27.185 ACRES, MORE OR LESS.

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

1. TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED BY FLAGLER MANOR DEVELOPMENT COMPANY, INC., AND BREAKERS WEST DEVELOPMENT CORPORATION FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. 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.

IN WITNESS WHEREOF, BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, 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 23<sup>rd</sup> DAY OF May 1997.

ATTEST: Paul Leone BREAKERS WEST DEVELOPMENT CORPORATION  
PAUL LEONE, VICE PRESIDENT

BY: Gerald J. Wygant  
GERALD J. WYGANT, PRESIDENT

IN WITNESS WHEREOF, FLAGLER MANOR DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, 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 23<sup>rd</sup> DAY OF May 1997.

ATTEST: William E. Shannon FLAGLER MANOR DEVELOPMENT COMPANY, INC.  
WILLIAM E. SHANNON, SECRETARY

BY: Charles H. Hathaway  
CHARLES H. HATHAWAY, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD J. WYGANT AND PAUL LEONE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE BREAKERS WEST DEVELOPMENT CORPORATION, INC., A FLORIDA 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 23<sup>rd</sup> DAY OF May, 1997.

MY COMMISSION EXPIRES: 6/12/99

NOTARY PUBLIC: Barbara Davis  
PRINTED NAME: Barbara Davis  
COMMISSION NO.: 470964

### 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 HAVE PRODUCED 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 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 23<sup>rd</sup> DAY OF May, 1997.

MY COMMISSION EXPIRES: Aug 24, 1998

NOTARY PUBLIC: Christine Scalapardo  
PRINTED NAME: Christine Scalapardo  
COMMISSION NO.: 00404467

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION 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 9650 AT PAGE 1410 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23<sup>rd</sup> DAY OF May, 1997.

WITNESS: William E. Shannon  
WILLIAM E. SHANNON

BY: Gerald J. Wygant  
GERALD J. WYGANT, PRESIDENT

WITNESS: Barbara Davis  
Barbara Davis

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD J. WYGANT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 23<sup>rd</sup> DAY OF May, 1997.

MY COMMISSION EXPIRES: 6/12/99

NOTARY PUBLIC: 470964 Barbara Davis  
PRINTED NAME: Barbara Davis  
COMMISSION NO.: 470964

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, GUNSTER, YOAKLEY, VALDES-FAULI & 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 WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND FLAGLER MANOR DEVELOPMENT COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

GUNSTER, YOAKLEY, VALDES-FAULI & STEWART, P.A.

DATE: May 23, 1997

BY: H.W.P.  
HUGH W. PERRY  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.07(2) F.S., THIS 27 DAY OF June AD, 1997.

BY: George T. Webb  
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, 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: 5-27-97

Perry C. White  
PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 4213  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 87°45'50" EAST ALONG THE NORTH LINE OF TRACT M, PARCEL 4 ACCORDING TO THE PLAT OF BREAKERS WEST PLAT NO. 18 AS RECORDED IN PLAT BOOK 67, PAGES 187 THROUGH 194, 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:  
(NR) = NON-RADIAL  
(RF) = RADIAL TO FRONT LOT LINE  
(RL) = 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.
6. COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00002  
GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE  
S 87°45'58" E (PLAT BEARING) = S 88°46'47" E (GRID BEARING)  
BEARING ROTATION (PLAT TO GRID) = 01°00'49" COUNTERCLOCKWISE

### SITE PLAN DATA - PARCEL "0" (PHASE D)

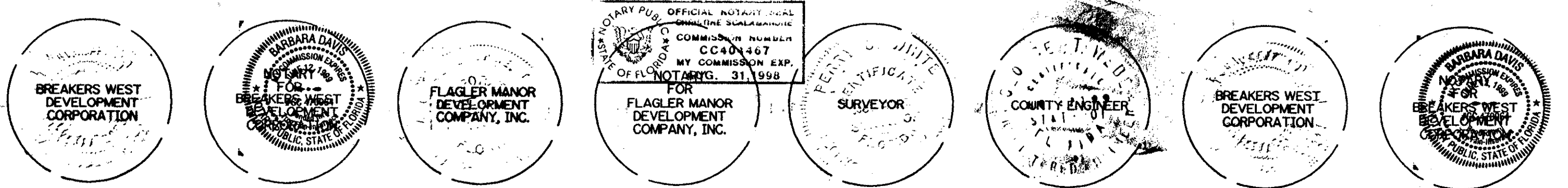
ZONING PETITION NO.	73-219
TOTAL AREA	27.185 ACRES
TRACT A	21.727 ACRES
TRACT B	5.458 ACRES

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

SUBDIVISION # 678-01-01  
BOOK 79  
FLOOD ZONE 150A FLOOD MAP # B  
ROAD # 4.0  
ZIP CODE 33411  
BE 73-219  
PLAT NAME BEING A REPLAT OF ALL OF TRACT M PARCEL 4

73-219  
5/2/2/G

Parcel CLR  
BREAKERS WEST PLAT



0217-024

79/1/69