

54/70

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"A PART OF A PLANNED UNIT DEVELOPMENT" BREAKERS WEST PLAT NO. 6 - REPLAT SAND DRIFT VILLAS PALM BEACH COUNTY FLORIDA

BEING A TRACT OF LAND LYING IN SECTIONS 30 & 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST
ALSO BEING A REPLAT OF BREAKERS WEST PLAT NO. 6 AS RECORDED IN
PLAT BOOK 49, PAGES 9 & 10, PALM BEACH COUNTY PUBLIC RECORDS.

1986
SHEET 1 OF 3 SHEETS

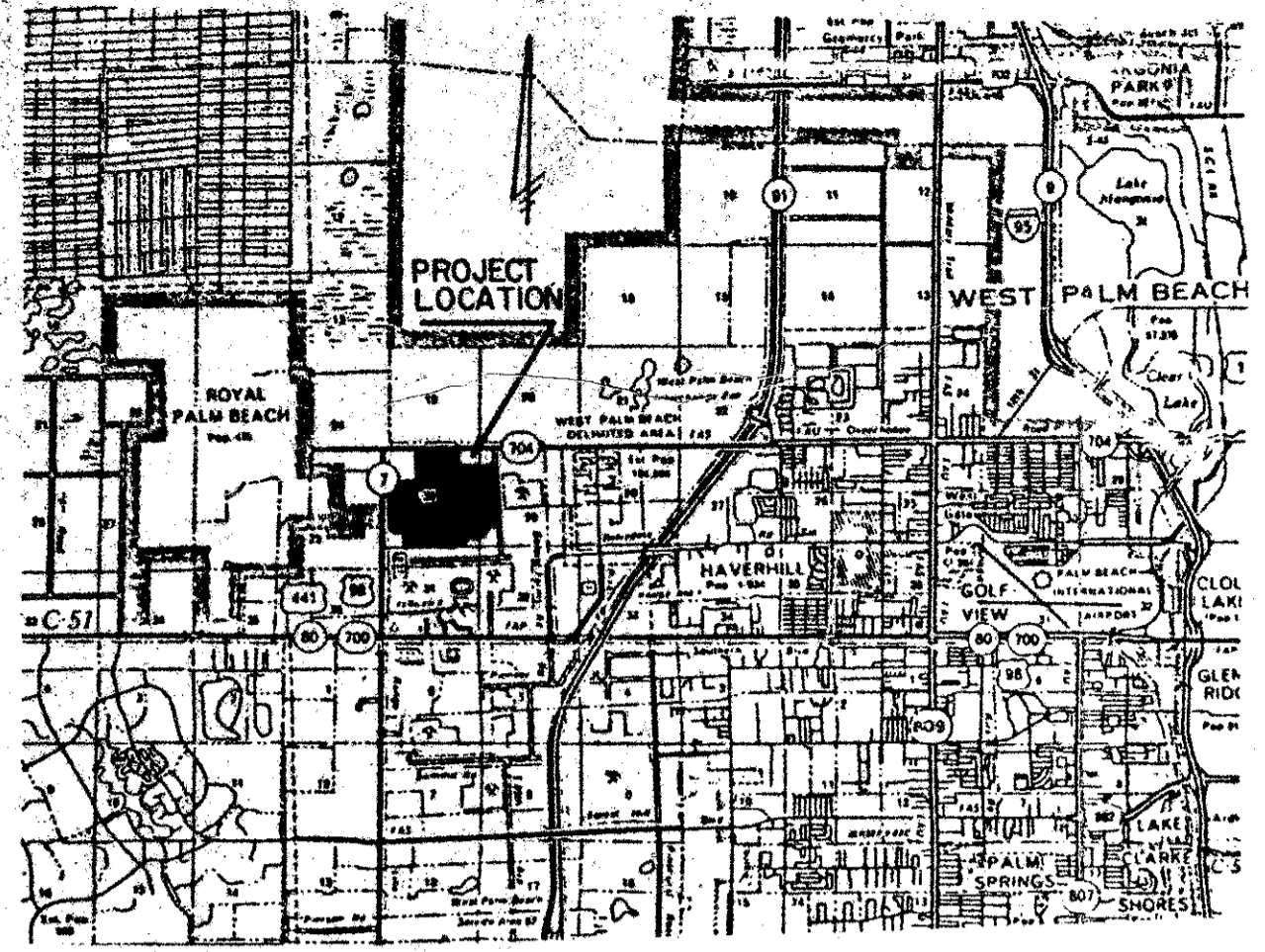
Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
BELLE GLADE WEST PALM BEACH STUART

Hutcheon Engineers
a division of Kinley-Horn and Associates, Inc.
4431 Embarcadero Drive, West Palm Beach, FL 33407
phone (305) 845-0666

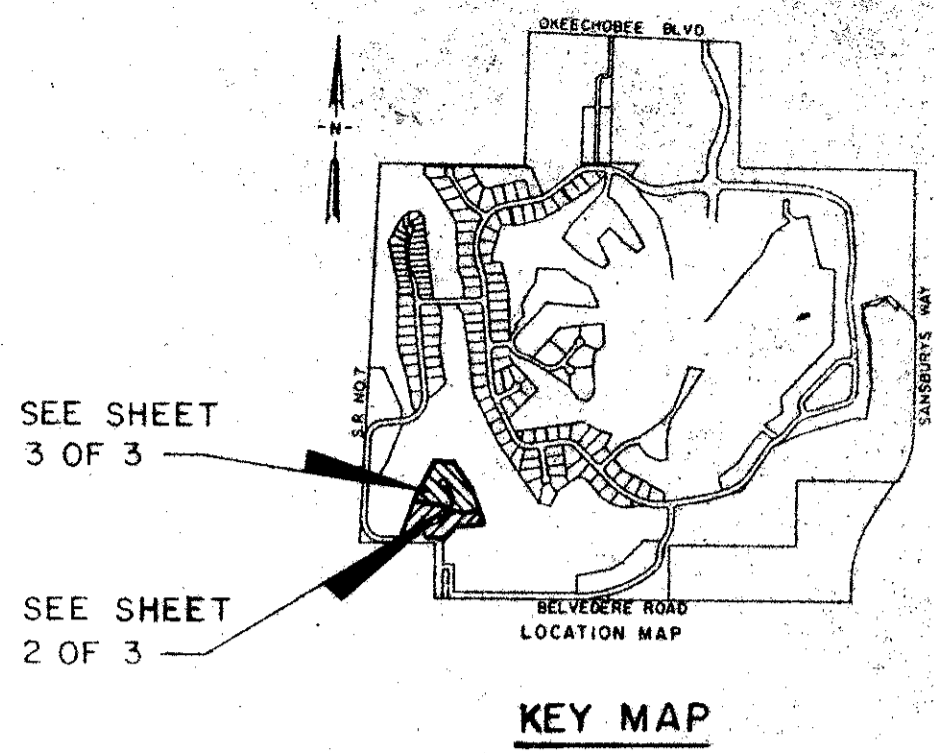
AREA TABULATION	
ROAD R/W	0.194 Ac.
ACCESS TRACT 'A'	0.515 Ac.
OPEN SPACE	0 Ac.
SINGLE FAMILY	0 Ac.
MULTI FAMILY	9.506 Ac.
TOTAL	10.215 Ac.

44 DWELLING UNITS
44 d.u. / 10.215 AC. = 4.31 d.u. / AC.

ALL UNITS ARE 2 STORY ATTACHED
SINGLE FAMILY DWELLINGS



VICINITY MAP
1" = 2 MILES



KEY MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11:27 a.m.
this 26th day of August
1986 and duly recorded in Plat Book No.
54 on page 70, 71, 72
JOHN B. DUNKLE, Clerk Circuit Court
by Maxwell K. Kusler S. 12

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BREAKERS WEST DEVELOPMENT CORPORATION, a Florida Corporation and L. W. McNAMARA & SONS, INC., a Florida Corporation are the owners of the land shown hereon, being in Sections 30 and 31, Township 43 South, Range 42 East, PLAT NO. 6 REPLAT, a part of a planned unit development, and being more particularly described on Sheet 2 of 3 which is attached hereto and made a part hereof, and do hereby dedicate as follows:

- All property shown on this Plat, with the exception of the Lots, the utility easements, the limited access easements and lift station easement dedicated to Palm Beach County, Florida, and the drainage easements dedicated to Breakers West Association, Inc., is hereby dedicated to Sand Drift Villas Homeowners Association, Inc., a Florida not for profit corporation, its successors and assigns, pursuant to the declaration of covenants and restrictions for Sand Drift Villas, which declaration is recorded in Official Record Book 4236, Page 662, Public Records of Palm Beach County, Florida, without recourse to Palm Beach County, Florida. The property dedicated to Sand Drift Villas Homeowners Association shall include, areas for open space, Sand Drift Way and the Access Tract A shown on the Plat.
- An easement for ingress and egress is hereby granted to Breakers West Association, Inc., a Florida, not for profit corporation, its successors and assigns, and its agents and employees over and across Sand Drift Way and Access Tract A, as shown on the Plat, without recourse to Palm Beach County, Florida.
- All utility easements shown on this Plat may be used for utility purposes, by any utility company, in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Palm Beach County, Florida and as approved by Breakers West Association, Inc., a Florida not for profit corporation, its successors and assigns.
- Easements for construction, operation and use as public utilities are hereby reserved or granted over Sand Drift Way, and over the Access Tract A shown on the Plat and all rights of way.
- The limited access easements shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.
- 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 perpetual maintenance obligation of said Association, without recourse to Palm Beach County, Florida.
- The lift station easement shown hereon is hereby dedicated in perpetuity to Palm Beach County, Florida, its successors and assigns, for lift station and related purposes.
- The access easement "B" shown on sheet 3 of 3 is hereby dedicated to MAYACOO LAKES COUNTRY CLUB, INC., its successors and assigns for ingress and egress without recourse to Palm Beach County, Florida.

This Plat is filed by the owners, BREAKERS WEST DEVELOPMENT CORPORATION, a Florida Corporation and L. W. McNAMARA & SONS, INC., a Florida Corporation, pursuant to Palm Beach County approval plan for Planned Unit Development, and the Plat Dedication on this Plat are subject to the conditions set forth therein. The Owners have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 23rd day of July, 1986.

BREAKERS WEST DEVELOPMENT CORPORATION
a corporation of the State of Florida
BY: Henry H. Barnes
THOMAS W. SANSBURY

ATTEST: Henry H. Barnes
HENRY H. BARNES

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by its Pres. and attested by its Sec. and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 23rd day of July, 1986.

L. W. McNAMARA & SONS, INC.
a corporation of the State of Florida
BY: L. W. McNamara

ATTEST: L. W. McNamara

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Thomas W. Sansbury and Henry H. Barnes to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of BREAKERS WEST DEVELOPMENT CORPORATION, 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 said instrument 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 day of July, 1986
My Commission Expires: 7-13-88
Candy M. Spira
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared L. W. McNamara and James R. McNamara to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Pres. and Sec. of L. W. McNAMARA & SONS, 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 said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 23 day of July, 1986
My Commission Expires: Aug. 21, 1987
Michael Winkler
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of two mortgages 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 mortgages which are recorded in Official Record Book 4891 at page 47, and Official Record Book 4891 at page 35, 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 Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 23rd day of July, 1986.

BREAKERS WEST DEVELOPMENT CORPORATION
a Florida Corporation
BY: Henry H. Barnes
Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Thomas W. Sansbury and Henry H. Barnes to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of Breakers West Development Corporation, 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 said instrument 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 day of July, 1986.
Candy M. Spira
Notary Public

My Commission Expires: 7-13-88

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of mortgages 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 4891 at page 73, Official Record Book 4891 at page 81, Official Record Book 4891 at page 89, Official Record Book 4891 at page 97, Official Record Book 4891 at page 108, Official Record Book 4891 at page 119, Official Record Book 4891 at page 127, and Official Record Book 4891 at page 135 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 Vice President and attested to by its Asst. Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 23 day of JULY, 1986.

Glenale Federal Savings and Loan Association
a corporation organized and existing under the laws of the United States of America
BY: Barbara A. Price

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Edmond Thomas Sansbury to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Vice President and Sec. of Glenale Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, 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 said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 23 day of July, 1986.
James E. Loring
Notary Public

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 4242 at Page 1497, as modified in Official Record Book 4617 at Page 699, Official Record Book 4617 at Page 714, Official Record Book 4891, at Page 70 and Official Record Book 4943 at Page 1078, all being recorded in 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 Vice President and attested to by its Asst. Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 23rd day of July, 1986.

Fidelity Federal Savings Bank of Florida
a corporation organized and existing under the laws of the United States of America
BY: Patricia C. Clager

ATTEST: Patricia C. Clager
PATRICIA C. CLAGER, ASST. SECT.

BY: Debra K. Jeffries
DEBRA K. JEFFRIES, VICE PRESIDENT

30x31/43/42

SUBDIVISION	Breakers West Plat 6
BOOK	54
FLOOD ZONE	70-2
QUAD #	46
BE	150A
PUB NAME	33411

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared John K. Jeffries and Patricia C. Clager to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. Secretary of Fidelity Federal Savings Bank of Florida, a corporation organized and existing under the laws of the United States of America, 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 26 day of July, 1986.
Oliver M. Williams
Notary Public
My Commission Expires: July 31, 1989

TITLE CERTIFICATION

We, Gunster, Yoakley, Criser and 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 JULY 18, 1986, we find record title to the property is in BREAKERS WEST DEVELOPMENT CORPORATION, a Florida Corporation and L. W. McNAMARA & SONS, INC., a Florida Corporation, that the real estate taxes for 1985 and all prior years have been paid, and that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
BY: Robert G. Criser
Attorney-at-law licensed in Florida

SURVEYOR'S CERTIFICATION

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 in compliance with Chapter 177 Florida Statutes and the (P.C.P.'s) Permanent Control Points will be set under direction and supervision of the Surveyor, under guarantees posted with Palm Beach County, Florida for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, Chapter 21HH-6, Florida Administrative Code and ordinances of Palm Beach County, Florida.

DATE OF SURVEY: July 18, 1986
Dillon D. Jones
Attorney F. DIVING
Registered Land Surveyor
Florida Certificate No. 4190

APPROVAL- PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 26 day of August, 1986.
Karen L. Marcus
Clerk

ATTEST: John B. Dunkle, Clerk
BY: Kathryn L. Miller
Deputy Clerk

COUNTY ENGINEER:
This plat is hereby approved for record this 26 day of August, 1986.
H.F. Kohler
H.F. Kohler P.E. County Engineer

0217-301



BREAKERS WEST PLAT NO. 6 - REPLAT SAND DRIFT VILLAS