

94

# BREAKERS WEST PLAT NO. 15

## "THE CLUBS"

SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 3 & 10,  
BLOCK 2, "PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2 PGS. 45 - 54)  
"A PART OF A PLANNED UNIT DEVELOPMENT"

1988 SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD IN PLAT BOOK 15, PAGE 94  
ON THE 12th DAY OF APRIL  
AD, 1988 AND DAY RECORDED  
IN PLAT BOOK 15, ON PAGES  
92 AND 93  
JOHN B. DUNN, CLERK  
P.O. Box 1000, Palm Beach, Fla., D.C.



### DEDICATION

NOW ALL MEN BY THESE PRESENTS THAT FLABLER SYSTEM INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BREAKERS WEST PLAT NO. 15, BEING A REPLAT OF A PORTION OF TRACTS 3 AND 10, BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2 PGS. 45 - 54), SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERNMOST CORNER OF LOT 3 OF "BREAKERS WEST PLAT NO. 12, AS RECORDED IN PLAT BOOK 35 AT PAGES 142 THROUGH 144 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA; THENCE S01°59'43"E, ALONG THE EAST PROPERTY LINE OF SAID LOT 3, A DISTANCE OF 127.10 FEET; THENCE N88°00'17"E, A DISTANCE OF 203.94 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING; THENCE N42°11'11"E, A DISTANCE OF 864.08 FEET; THENCE S47°49'49"E, A DISTANCE OF 244.40 FEET; THENCE N42°11'11"E, A DISTANCE OF 47.87 FEET TO A POINT ON THE ARC OF A CURVE HAVING A RADIUS OF 178.00 FEET FROM WHICH A RADIAL LINE BEARS N47°49'49"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 25°51'25", A DISTANCE OF 78.58 FEET; THENCE N45°19'45"E, A DISTANCE OF 298.39 FEET; THENCE N70°01'48"E, A DISTANCE OF 314.84 FEET; THENCE S19°58'12"E, A DISTANCE OF 314.38 FEET; THENCE S36°41'38"W, A DISTANCE OF 503.58 FEET; THENCE S03°31'19"W, A DISTANCE OF 107.00 FEET; THENCE S42°11'11"E, A DISTANCE OF 607.54 FEET; THENCE N47°48'48"W, A DISTANCE OF 840.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.188 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR SOLE AND EXCLUSIVE USE AND TO BE MAINTAINED BY FLABLER SYSTEM INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, PARKING, UTILITY, DRAINAGE, RECREATION AND OTHER PROPER PURPOSES, INCLUDING CABLE TELEVISION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- EASEMENTS FOR CONSTRUCTION, OPERATION AND USE AS PUBLIC UTILITIES ARE HEREBY RESERVED OR GRANTED OVER TRACT A, AS SHOWN HEREON, AND ALL RIGHTS OF WAY TO 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 WITHOUT RECOURSE TO PALM BEACH COUNTY.

THIS PLAT IS FILED BY FLABLER SYSTEM INC., A FLORIDA CORPORATION, PURSUANT TO PALM BEACH COUNTY APPROVAL PLAN FOR PLANNED UNIT DEVELOPMENT, AND THE PLAT DEDICATIONS ON THIS PLAT ARE SUBJECT TO THE CONDITIONS SET FORTH THEREIN. ANY REVISIONS TO THE BREAKERS WEST PLANNED UNIT DEVELOPMENT SHALL BE PURSUANT TO THE PROCEDURES REQUIRED UNDER THE LAWS AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. FLABLER SYSTEM INC. MAY TRANSFER, SELL, CONVEY OR OTHERWISE ASSIGN THE PROPERTY, TO ANY PERSON WHOEVER, INCLUDING WITHOUT LIMITATION AN EQUITY CLUB, ON TERMS AND CONDITIONS ACCEPTABLE TO FLABLER SYSTEM INC. IN ITS SOLE AND ABSOLUTE DISCRETION. THE PLATTING OF THE PROPERTY SHALL NOT DELIBERATE FLABLER SYSTEM INC. OR ANY SUBSEQUENT OWNER OF THE PROPERTY, TO DEVELOP THE PROPERTY FOR ANY SPECIFIC USE, OR TO OPERATE ANY FACILITIES CONSTRUCTED THEREON, NOR SHALL IT CONFER OR CONVEY ANY VESTED OR PRESUMPTIVE RIGHT OR AN EASEMENT TO USE THE PROPERTY ON ANY PERSON, OTHER THAN AS SPECIFICALLY INDICATED HEREON. FLABLER SYSTEM INC. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, ANY PRIVILEGE TO USE THE PROPERTY WILL BE IN ACCORDANCE WITH THE TERMS AND CONDITIONS ESTABLISHED FROM TIME TO TIME BY THE OWNER OF THE PROPERTY, INCLUDING BY WAY OF EXAMPLE, CONDITIONS THAT TERMINATE USE PRIVILEGES, LIMIT THE TOTAL NUMBER OF USE PRIVILEGES, ESTABLISH ELIGIBILITY REQUIREMENTS, AND REQUIRE THE PAYMENT OF A PURCHASE PRICE, INITIATION FEE, MEMBERSHIP CONTRIBUTION, DUES AND OTHER CHARGES FOR THE PRIVILEGE TO USE THE PROPERTY. OWNERS OF RESIDENTIAL PROPERTY IN THE BREAKERS WEST PLANNED UNIT DEVELOPMENT WILL BE PROVIDED THE OPPORTUNITY TO ACQUIRE AVAILABLE PRIVILEGES TO USE THE PROPERTY, SUBJECT TO ANY USE PRIVILEGES GRANTED TO OTHERS FROM TIME TO TIME BY THE OWNER OF THE PROPERTY, AND ALL TERMS AND CONDITIONS ESTABLISHED BY THE OWNER OF THE PROPERTY.

IN WITNESS WHEREOF, FLABLER SYSTEM INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF February, 1988.

FLABLER SYSTEM INC.  
A CORPORATION OF THE STATE OF FLORIDA  
BY: James G. Kennan, III  
PRESIDENT  
ATTEST: Henry H. Barnes  
SECRETARY

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, James G. Kennan, III  
BEFORE ME PERSONALLY APPEARED Henry H. Barnes AND James G. Kennan, III, WHO IDENTIFIED THEMSELVES TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF FLABLER SYSTEM INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESSED MY HAND AND OFFICIAL SEAL THIS 8th DAY OF February, 1988.

MY COMMISSION EXPIRES: April 9, 1988  
Herbert F. Kahler, P.E. NOTARY PUBLIC

TITLE CERTIFICATION  
WE, Stanley Yankley, Crisler and Stewart, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT AS OF February 8, 1988 WE FIND THE TITLE TO THE PROPERTY IS VESTED TO FLABLER SYSTEM INC., A FLORIDA CORPORATION; THAT THE REAL ESTATE TAXES FOR 1987 AND ALL PRIOR YEARS HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES OR OTHER ENCUMBRANCES OF RECORD.

Stanley Yankley, Crisler and Stewart, P.A.  
BY: Mark E. Hummel  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE  
I HEREBY 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 COMPLIES WITH CHAPTER 214-8 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
THIS 15th DAY OF March, 1988.

Wesley B. Haas  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

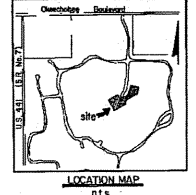
APPROVALS  
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF APRIL, 1988.  
BY: Carl Elquist  
CHAIRMAN  
BY: Carl Elquist  
VICE CHAIR  
ATTEST: John B. Dunn  
CLERK OF THE CIRCUIT COURT  
BY: Herbert F. Kahler, P.E.  
COUNTY ENGINEER  
THIS PLAT WAS FILED FOR RECORD THIS 14th DAY OF APRIL, 1988.  
BY: Herbert F. Kahler, P.E.  
COUNTY ENGINEER

- SURVEYOR'S NOTES:
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE SHOWN ON THE PLAT OF BREAKERS WEST PLAT NO. 15, P.U.D., AS RECORDED IN PLAT BOOK 48, PAGES 8 THROUGH 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE SPECIFICALLY, THE WEST LINE OF PARCEL "H" IS N02°36'20"E.
  - U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET AND THEY ARE SHOWN THIS: —
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS AND WHERE SUCH EASEMENTS CROSS MAINTENANCE EASEMENTS NO ABOVE GROUND APPURTENANCES ARE PERMITTED.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
  - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
  - ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
  - THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

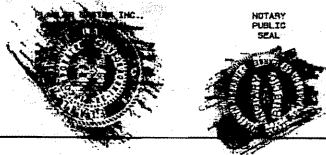
THIS INSTRUMENT WAS PREPARED BY MARK E. HUMMEL, IN THE OFFICE OF STANLEY/MERIDIAN SURVEYING AND MAPPING, INC., 3000 LONGSHAW STREET, WEST PALM BEACH, FLORIDA 33407.

P.U.D. TABLE

TOTAL ACREAGE	15.188 AC.
DENSITY	0.00 DU/AC.
BUILDING COVERAGE	0.438 DU
OPEN SPACE	12.050 AC.
ROADS	2.85 AC.



00217-014



Meridion Surveying and mapping inc.

1006 LONGSHAW STREET  
WEST PALM BEACH, FL.

OWNER	M.H.C.	DATE	JULY, 1987
DESIGNED	SCALE		
DRAWN BY	DATE		
REVISION NO.			

BREAKERS WEST PLAT NO. 15  
"THE CLUBS"