

REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 6 - REPLAT

0217-004

163

PART OF BREAKERS WEST P. U. D.

BEING A REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 6 - REPLAT AS RECORDED IN PLAT BOOK 54, PAGES 70-72, ALSO BEING A REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 3 AS RECORDED IN PLAT BOOK 45, PAGES 25-26, OF THE PALM BEACH COUNTY RECORDS, SITUATE IN SECTION 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record as Bill
on the 06 day of March
1992, and duly recorded in Plat Book No.
68 on page 163-164
Class County Clerk
Richard D. Platt D. C.



DEDICATION:

OCTOBER, 1991

SHEET 1 OF 2

Know all men by these presents, that Breakers West Development Corp., a Florida corporation, owner of the land shown hereon as the REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 6 - REPLAT as recorded in Plat Book 54, pages 70 through 72 of the Public Records of Palm Beach County, Florida, situate in Sections 30 and 31, Township 43 South, Range 42 East, Palm Beach County, Florida, have caused a portion of the same to be surveyed and replatted as shown hereon as "REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 6 - REPLAT" and being more particularly described as follows:

Commencing at the Southeast Corner of said BREAKERS WEST PLAT NO. 6 - REPLAT; thence South 79°27'58" West along the south line of said REPLAT a distance of 192.54 feet to the POINT OF BEGINNING; thence North 22°00'32" West a distance of 161.70 feet; thence North 66°50'37" West a distance of 55.40 feet; thence South 87°07'17" West a distance of 60.44 feet to a point on a non-tangent curve and the southeasterly right of way line of Sand Drift Way (a private road) shown on said Breakers West Plat No. 6 - Replat, having a radius of 290.00 feet and from which a radial line bears North 63°46'56" West; thence southwesterly along the arc of said curve subtending a central angle of 43°19'14" a distance of 219.27 feet; thence South 69°32'19" West along aforesaid right of way line a distance of 67.50 feet to a point of curvature of a curve concave to the southeast, having a radius of 135.00 feet and a central angle of 10°18'49"; thence southwesterly along the arc of said curve and along aforesaid right of way line a distance of 24.30 feet to a point in a radial line; thence South 30°51'55" East along said radial line a distance of 10.00 feet to a point on a curve concave to the southeast, having a radius of 125.00 feet and a central angle of 44°42'52"; thence southwesterly along the arc of said curve and along aforesaid right of way line a distance of 97.55 feet; thence South 37°43'23" East along a non-tangent line and aforesaid right of way line a distance of 39.53 feet to a point on the northerly right of way line of Mayaco Lakes Boulevard (a private road) as shown on BREAKERS WEST PLAT NO. 3, as recorded in Plat Book 45, pages 25 and 26; thence South 89°57'43" East along said right of way line a distance of 96.82 feet to a point of curvature of a curve concave to the southwest, having a radius of 90.01 feet and a central angle of 60°56'43"; thence southeasterly along the arc of said curve and said right of way line a distance of 95.74 feet; thence North 45°02'07" East along a non-tangent line a distance of 211.37 feet; thence North 79°27'58" East a distance of 120.61 feet to the Point of Beginning.

Containing in all 1.724 acres.

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 the drainage easements dedicated to Breakers West Association, Inc., a Florida not-for-profit corporation, is hereby dedicated to Sand Drift Villas Homeowners Association, Inc., a Florida not-for-profit corporation, its successors and assigns, pursuant to the declaration as 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, Inc., a Florida not-for-profit corporation, shall be areas for open space.
- Tract B as shown hereon, was previously dedicated to Breakers West Association, Inc., a Florida not-for-profit corporation, for private road purposes by Breakers West Plat No. 3, Plat Book 45, pages 25 and 26, Public Records of Palm Beach County, Florida. This prior dedication is hereby abandoned and Tract B is hereby rededicated to Sand Drift Villas Homeowners Association, Inc., a Florida not-for-profit corporation, its successors and assigns, for open space and other proper purposes, pursuant to the declaration as recorded in Official Record Book 4236, page 662, Public Records of Palm Beach County, Florida, and shall be the perpetual maintenance obligation of Sand Drift Villas Homeowners Association, Inc., a Florida not-for-profit corporation, without recourse to Palm Beach County, Florida.
- The utility easements, as shown hereon, are hereby dedicated in perpetuity to the construction, operation and maintenance of utility facilities by any utility company (including cable television systems) 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.
- The drainage easements, as shown hereon, are hereby dedicated to Breakers West Association, Inc., a Florida not-for-profit corporation, its successors and assigns, for the construction, operation and maintenance of drainage facilities and are the perpetual maintenance obligation of said association without recourse to Palm Beach County. Palm Beach County has the right; but not the obligation, to maintain those portions of the drainage system which drains the public right of way.
- The lake maintenance easement, (L.M.E.) as shown hereon, is hereby dedicated to and shall be the perpetual maintenance obligation of the Breakers West Association, Inc., a Florida not-for-profit corporation, its successors and assigns, for lake maintenance and other proper purposes without recourse to Palm Beach County.
- The limited access easement (L.A.E.) shown hereon is hereby dedicated to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named 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 day of _____, 1992.

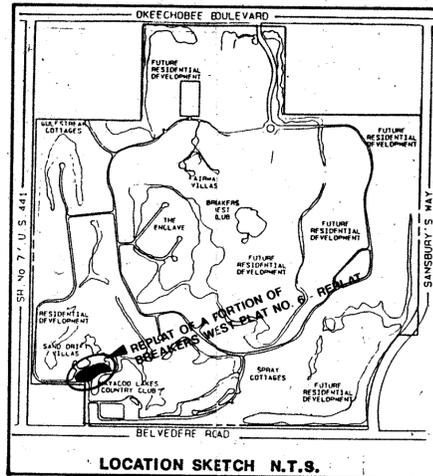
BREAKERS WEST DEVELOPMENT CORPORATION
A Florida Corporation

ATTEST: Henry H. Barnes BY: Gerald Wygant
Henry H. Barnes, Secretary Gerald Wygant, President

Breakers West Association, Inc., a Florida not-for-profit corporation does hereby consent to the dedication of Tract "B", as described in dedication No. 2.

BREAKERS WEST ASSOCIATION, INC.
A Florida not-for-profit corporation

ATTEST: Henry H. Barnes BY: Gerald Wygant
Henry H. Barnes, Secretary Gerald Wygant, President



ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Gerald Wygant 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 President and Secretary of Breakers West Development Corp., a Florida Corporation, and Breakers West Association, Inc., a Florida not-for-profit 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 13 day of JANUARY, 1992.

My commission expires: Notary Public

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Hugh W. Perry, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that as of January 5, 1992, I find the title to the property is vested to Breakers West Development Corp., a Florida Corporation and to Breakers West Association, Inc., a Florida not-for-profit corporation; that the real estate taxes for 1991 and all prior years have been paid; that there are no mortgages or other encumbrances of record which would affect the subdivision of the property, except as shown hereon.

Gunster, Yoakley, & Stewart, PA

DATE: 1/13/92 BY: HWP
Hugh W. Perry
For the Firm

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; 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.

David C. Lidberg
Registered Surveyor No. 3613
State of Florida

This instrument was prepared by David C. Lidberg, in the office of Lidberg Land Surveying, Inc., 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458.

SURVEYORS NOTES:

- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
- L.S.E. DENOTES LIFT STATION EASEMENT
- DENOTES PERMANENT REFERENCE MONUMENT
PLS NO. 3613 SET (P.R.M.)
- DENOTES PERMANENT REFERENCE MONUMENT FOUND L.B. #3881
- A DENOTES ARC LENGTH
- △ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- N R DENOTES NON-RADIAL LINE
- R/W DENOTES RIGHT-OF-WAY

15. All bearings shown hereon are relative to those shown on BREAKERS WEST PLAT NO. 6 - REPLAT, as recorded in Plat Book 54, pages 70, 71 and 72 of the Public Records of Palm Beach County, Florida; the South line of said Plat having a bearing of North 89°57'43" West.

16. There shall be no buildings or any kind of construction placed on drainage or utility easements. Construction upon maintenance or maintenance access easements must be in conformance with ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County.

17. There shall be no structures, trees, or shrubs placed on drainage or utility easements for water or sewer. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.

18. 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. All other easements shall be subordinate to these with their priorities being determined by the use rights granted.

19. All lines which intersect curves are radial to those curves unless otherwise noted.

20. Building setbacks shall be as required by current Palm Beach County zoning regulations, and as required by the Breakers West Declaration of Covenants and restrictions for Sand Drift Villas Homeowners Association, Inc., a Florida not for profit corporation.

21. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Record of the County.

22. Zoning Petition No. 73-219(C)

P.U.D. TABLE:	Total Acreage	1.72 Acres
Density	0.29 D.U. Per Acre	
Units	6 Units	
Building Coverage	0.51 Acre	

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 3 day of March, 1992.

Rosen T. Marcus BY: _____
Rosen T. Marcus, Chair

ATTEST: _____ BY: Jesse Bowser
MILTON T. BAUER, Clerk of the Circuit Court Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 3 day of March, 1992.

BY: George T. Webb
George T. Webb, P.E., County Engineer

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STANLEY CONSULTANTS
OF FLORIDA, INC.
ENGINEERS • PLANNERS • SURVEYORS
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407

REPLAT OF A PORTION OF BREAKERS
WEST PLAT NO. 6 - REPLAT

DRAWN	NO.	DATE	SCALE	FILE NAME	PLAT
CADD/DCL		10/14/91	86-070-2		1
DESIGNED			1" = 40'	BREAK6	2