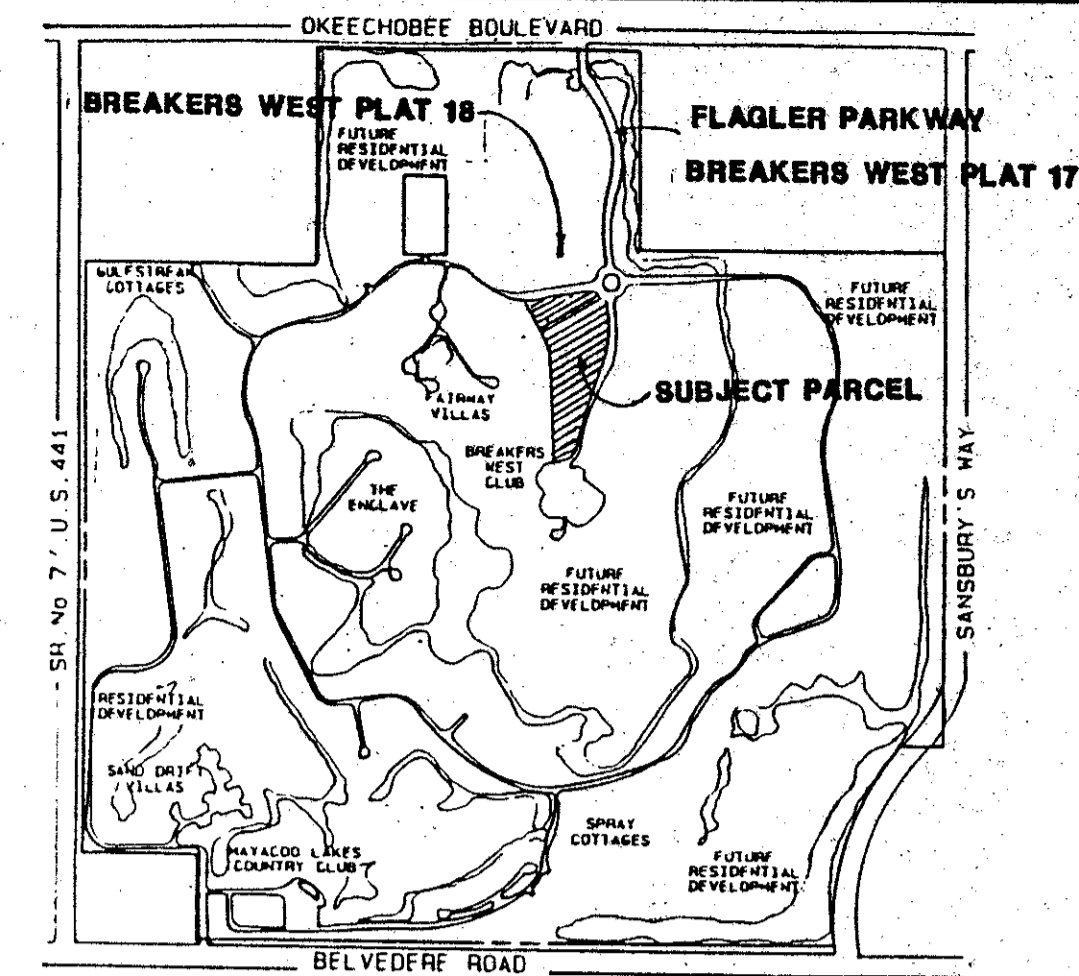


# BREAKERS WEST PLAT NO. 18B

"A PART OF A PLANNED UNIT DEVELOPMENT"  
 BEING A REPLAT OF TRACT L OF BREAKERS WEST PLAT NO. 18  
 AS RECORDED IN PLAT BOOK 67 AT PAGES 187 THROUGH 194  
 SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA

NOVEMBER 1991

SHEET 1 OF 2



184

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record at 1:29 P.M.  
 this 26 day of March  
 1992 and duly recorded in Plat Book No.  
 68 on page 180-185  
 Clerk Circuit Court  
 By: Barbara D. West D.C.

**DEDICATION:**

Know all men by these presents that Breakers West Development Corporation, a Florida corporation, owner of the land shown hereon as BREAKERS WEST PLAT NO. 18B, being a replat of Tract "L" of BREAKERS WEST PLAT NO. 18, as recorded in Plat Book 67 at pages 187 through 194 of the Public Records of Palm Beach County, Florida, situate in Section 30, Township 43 South, Range 42 East, Palm Beach County, Florida and being more particularly described as the following parcel:

Being all of said Tract "L" as shown on said PLAT OF BREAKERS WEST PLAT NO. 18, the above described parcel contains 10.992 acres of land more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Tract A, as shown hereon, is hereby dedicated to Clubhouse Estates at Breakers West Homeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns, for private road purposes, including but not limited to, ingress and egress to the property and for drainage, utility and other proper purposes, and shall be the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- An easement for ingress and egress, without the obligation to maintain, 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 tract A, as shown on the plat without recourse to Palm Beach County.
- The utility easements, as shown hereon, are hereby dedicated in perpetuity for 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.
- Tracts B and C, as shown hereon, are hereby dedicated to Clubhouse Estates at Breakers West Homeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns, as common area for open space and other proper purposes and are the perpetual maintenance obligation of said association without recourse to Palm Beach County.
- Tract D, the Water Management Tract and the Maintenance Easement encompassed therein, is hereby dedicated to and shall be the perpetual maintenance obligation of Breakers West Association, Inc., its successors and assigns, for water management, drainage and other proper purposes, without recourse to Palm Beach County.
- The Limited Access Easements (L.A.E.'s) shown hereon are hereby dedicated to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.

This plat is filed by Breakers West Development Corporation, A Florida corporation, pursuant to the Palm Beach County approval plan for a Planned Unit Development, and the dedications on this plat are subject to the conditions set forth therein. Breakers West Development Corporation has caused the same to be surveyed and platted as shown hereon.

In Witness Whereof, the above name 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 18th day of December, A.D. 1991.

BREAKERS WEST DEVELOPMENT CORPORATION  
 A FLORIDA CORPORATION

ATTEST: Henry H. Barnes, Secretary

BY: 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 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 18th day of December, 1991.

My commission expires: May 3, 1992  
 Chi R. Miller, 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 December 18, 1991, I find the title to the property is vested to Breakers West Development Corp., a Florida Corporation; that the real estate taxes for 1990 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: December 20, 1991

BY: H.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; that Permanent Control Points (P.C.P.'s) will be set under 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.

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

**P.U.D. Table**

Total Acreage	10.992 Acres
Density	1.0 D.U. Per Acre
Units	11 Units
Building Coverage	0.76 Acres
Water Management	2.459 Acres
Open Space	1.07 Acres
Roads	0.527 Acres

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.

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 24 day of March, 1992

BY: Karen T. Marcus, Chair

ATTEST: Milton T. Bower, Clerk of the Circuit Court

BY: Julie Cowart, Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 24 day of March, 1992

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

**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 FOUND LS NO. 4567
  - ▲ DENOTES PERMANENT CONTROL POINT SET LS NO. 3613
  - A DENOTES ARC LENGTH
  - Δ DENOTES CENTRAL ANGLE
  - R DENOTES RADIUS
  - P.B. DENOTES PLAT BOOK
  - PG. DENOTES PAGE
  - N.R. DENOTES NON-RADIAL LINE
- All bearings shown hereon are relative to those shown on BREAKERS WEST PLAT NO. 18, as recorded in Plat Book 67, pages 187 through 194, of the Public Records of Palm Beach County, Florida; more specifically, the eastern-most line of Tract L having a bearing of South 00°03'07" West, this line is referenced on Sheet 5 of 8 of said plat.
  - 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.
  - 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.
  - 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.
  - All lines which intersect curves are radial to those curves unless otherwise noted.
  - Building setback lines shall be as required by current Palm Beach County zoning regulations, and as required by the Breakers West Declaration of Covenants and Restrictions and as required by the Declaration of Covenants and Restrictions for Clubhouse Estates at Breakers West Homeowners' Association, Inc., a Florida not-for-profit corporation.
  - NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Record of the County.
  - Zoning Petition No. 84-71(C)

PET. 73-219C

NOT COLLECTED UNDER PETITION (PARCEL B)

0217-018



SEAL BOARD OF COUNTY COMMISSIONERS

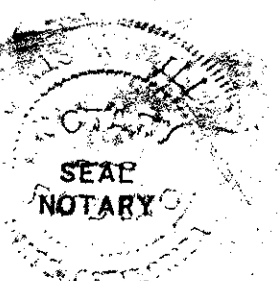
SEAL COUNTY ENGINEER

BOOK 68  
 FLOOD ZONE 6  
 QUAD 46  
 SE # 73-219  
 PUD NAME SAUND  
 SUBDIVISION BREAKERS WEST PLAT NO. 18B  
 PLAT BOOK 67  
 PAGES 187-194  
 RS  
 33411

TAZ # 817

SEAL BREAKERS WEST DEVELOPMENT CORP.

SEAL PROFESSIONAL LAND SURVEYOR



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

**BREAKERS WEST PLAT 18B**

DRAWN	FIELD BOOK	DATE	JOB NO.	SHEET
CADD	NO. PG.	11/04/91		1
DESIGNED	CHECKED	SCALE	CADD FILENAME	OF
DCL	DCL	AS NOTED	BW18B	2