

LOCATION SKETCH

KEY MAP NOT TO SCALE

BEING A REPLAT OF ALL OF TRACT "A" ACCORDING TO THE PLAT OF "BREAKERS WEST PLAT NO. 18, TRACT M REPLAT" AS RECORDED IN PLAT BOOK 79, PAGES LES THROUGH 110, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

A PART OF A PLANNED UNIT DEVELOPMENT

BREAKERS POINTE

SHEET 1 OF 3

FEBRUARY, 1997



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FLAGLER MANOR DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING ALL OF TRACT "A" ACCORDING TO THE PLAT OF BREAKERS WEST PLAT NO. 18, TRACT M REPLAT" AS RECORDED IN PLAT BOOK 72, PAGES [69]THROUGH 170. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BREAKERS POINTE

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 21.73 ACRES MORE OR

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

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BREAKERS POINTE HOMEOWNERS ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2 TRACT B AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BREAKERS POINTE HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY THE SECURITY FENCE LYING EASTERLY OF AND ADJACENT TO THE MOST WESTERLY WEST LINE OF TRACT B AND THE SECURITY FENCE LYING WESTERLY OF AND ADJACENT TO THE MOST EASTERLY EAST LINE OF TRACT B SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. ACCESS IS HEREBY RESERVED OVER TRACT B TO THE BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

3. BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO TREES OR SHRUBS IN THE PORTION OF A BUFFER THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2. A MAXIMUM OF A 5 FOOT ENCROACHMENT BY ANY EASEMENT LIYING PARALLEL WITH THE BUFFER EASEMENT MAY BE PERMITTED EASEMENTS MAY INTERSECT THE BUFFER EASEMENT.

4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER

5 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

6. TRACT "L1", AS SHOWN HEREON, IS HEREBY RESERVED FOR BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM

7. (a) THE LAKE DRAINAGE EASEMENTS, AS SHOWN HEREIN, ARE DEDICATED TO THE BREAKERS WEST

ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES

AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. (b) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE

PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

(c) BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE AN INGRESS AND EGRESS EASEMENT OVER ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF FULFILLING ITS MAINTENANCE OBLIGATIONS WITH RESPECT TO TRACT "L1".

(d) THE BREAKERS PALM BEACH, INC. SHALL HAVE A DRAINAGE AND STORM WATER MANAGEMENT EASEMENT OVER TRACT "L1" AND OVER ALL LAKE DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR STORM WATER MANAGEMENT RETENTION AND DRAINAGE PURPOSES.

8. (a) THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BREAKERS POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

(b) BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENT AND THE LAKE MAINTENANCE ACCESS EASEMENT FOR THE PURPOSE OF FULFILLING ITS MAINTENANCE OBLIGATIONS WITH RESPECT TO TRACT "LI".

9 PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID

10 TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR BREAKERS POINTE HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES

11 THE LITTORAL ZONE ACCESS EASEMENT. AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BREAKERS POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ASSOCIATED LITTORAL ZONE TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO

IN WITNESS WHEREOF, FLAGLER MANOR DEVELOPMENT COMPANY, INC., 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 22 DAY OF MAY

FLAGLER MANOR DEVELOPMENT COMPANY, INC.

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 HAS PRODUCED AS 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 22 DAY OF May , 1997 MY COMMISSION EXPIRES Qua 31, 1998

NOTARY PUBLIC Cheiter Seelmande

SUBORDINATED TO THE DEDICATION SHOWN HEREON.

PRINTED NAME Christine Scalamandes COMMISSION NO CC404467

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 9650 AT PAGE 1410, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT

> BREAKERS WEST DEVELOPMENT CORPORATION A FLORIDA CORPORATION

BALbARA DAVIS

GERALD J. WYGANT, PRESIDENT

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 DAY OF May . 1997. MY COMMISSION EXPIRES 6/12/99

NOTARY PUBLIC Barbar Davis
PRINTED NAME: BAY LATA DAVIS

COMMISSION NO. 470964

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY AS DULY LICENSED 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 FLAGLER MANOR DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION; 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

AMERICAN TITLE OF THE PALM BEACHES, LTD

BY AMERICAN TITLE OF THE SOUTHEAST, INC. ITS GENERAL PARTNER

DATE. 5/22/97

WILLIAM E. SHANNON, PRESIDENT

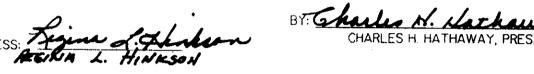
ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BREAKERS POINTE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS WANT DAY OF MAY

BREAKERS POINTE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT



ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BREAKERS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 22 AND DAY OF May ,1997. MY COMMISSION EXPIRES: Que 31, 1997

NOTARY PUBLIC Phinding Scalamande PRINTED NAME: Christine Scalamandee COMMISSION NO CCY04467

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH

WITNESS Barbara Davis

BREAKERS WEST ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

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 ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 28 DAY OF May 1997

MY COMMISSION EXPIRES 6/12/97

PRINTED NAME: BArbara Davis COMMISSION NO. 420964

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE BREAKERS PALM BEACH, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25 DAY OF 1997.

THE BREAKERS PALM BEACH, INC. A FLORIDA CORPORATION NOT FOR PROFIT

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

COUNTY OF PALM BEACH) STATE OF FLORIDA) 0.05 P.M. this did day of July DOROTHY H. WILKEN, Clock of Circuis Court

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM REACH

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

OF THE BREAKERS PALM BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND OF THE BREAKERS PALM BEACH, INC., A FLORIDA NOT FOR PROFIT 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.

PRINT NAME BALBARA DAVIS COMMISSION NO. 470969 COMMISSION EXPIRATION DATE

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071(2) F.S., THIS 2 9 DAY OF JULY A.D., 1997.

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE 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.

DATE: 5-27-97

ICENSE NO.4213

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 87°45'58" 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: (N.R.) = NON-RADIAL

(R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = 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) = 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) -01°00'49" = BEARING ROTATION S 88°46'47" E (GRID BEARING) (PLAT TO GRID)-(COUNTER CLOCKWISE)

SITE PLAN DATA PARCEL "Q" (PHASE I)

ZONING PETITION NO TOTAL AREA21.73 ACRES TOTAL DWELLING UNITS... ...35 D.U. DENSITY.... ...1.61 D.U./AC. RESIDENTIAL LOT AREA... ..10.33 ACRES LAKE/WATER MANAGEMENT TRACT AREA (TRACT "L-1" & TRACT "C").... R.O.W.'S..... ...1.87 ACRES COMMON OPEN SPACE & BUFFERS...3.44 ACRES

SHEET 1 OF 3







