

LEWIS DUPLEX PLAT

BEING A REPLAT OF LOTS 10A AND 10B, AND A PORTION OF THE OPEN SPACE, OF REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 6 REPLAT, RECORDED IN PLAT BOOK 68, PAGES 163 AND 164, PALM BEACH COUNTY PUBLIC RECORDS, IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
MARCH 1997 SHEET 1 OF 2



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 8:44 AM
on page 163-164 of Plat Book No. 68
and duly recorded in Plat Book No. 68
on page 163-164
DOROTHY H. WILKIN, Clerk of Circuit Court
by *[Signature]* D.C.

PET. 73-219
5/2/2/G

LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING A PORTION OF REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 6 REPLAT, RECORDED IN PLAT BOOK 68, PAGES 163 AND 164 OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID REPLAT; THENCE ALONG THE BOUNDARY OF SAID REPLAT FOR THE FOLLOWING COURSES:

THENCE N22°00'32"W FOR 161.70 FEET; THENCE N66°50'37"W FOR 55.40 FEET; THENCE N86°46'32"W FOR 60.65 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 290.00 FEET, WHERE THE RADIAL LINE BEARS N63°41'57"W; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°15'50" FOR 11.46 FEET;

THENCE DEPARTING SAID REPLAT BOUNDARY, S22°36'55"E FOR 192.13 FEET TO THE SOUTHERLY BOUNDARY OF SAID REPLAT; THENCE ALONG SAID BOUNDARY, N79°27'58"E FOR 105.25 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 0.453 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT, HOWARTH L. LEWIS AND DIANNA M. LEWIS, HIS WIFE, AND SAND DRIFT VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS:

LEWIS DUPLEX PLAT P.U.D.

BEING A REPLAT OF LOTS 10A AND 10B, AND A PORTION OF THE OPEN SPACE, OF REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 6 REPLAT, RECORDED IN PLAT BOOK 68, PAGES 163 AND 164, PALM BEACH COUNTY PUBLIC RECORDS, IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

OPEN SPACE:

THE OPEN SPACE AS SHOWN HEREON IS HEREBY RESERVED BY THE SAND DRIFT VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, PURSUANT TO THE DECLARATION RECORDED IN OFFICIAL RECORD BOOK 4236, PAGE 662, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, FOR OPEN SPACE.

LOTS 1 AND 2:

LOTS 1 AND 2 ARE HEREBY RESERVED BY HOWARTH L. LEWIS AND DIANNA M. LEWIS, HIS WIFE FOR RESIDENTIAL LOTS.

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS THIS 31st DAY OF July, 1997.

BY: *[Signature]*
HOWARTH L. LEWIS

WITNESS: *[Signature]*

BY: *[Signature]*
DIANNA M. LEWIS, HIS WIFE

WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HOWARTH L. LEWIS AND DIANNA M. LEWIS, HIS WIFE, TO ME PERSONALLY KNOWN, OR HAVE PRODUCED AS IDENTIFICATION, AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; THEY DID NOT TAKE AN OATH; AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF July, 1997.

[Signature]
NOTARY PUBLIC

COMMISSION NUMBER: CC545309

IN WITNESS WHEREOF, SAND DRIFT VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF August, 1997.

SAND DRIFT VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

BY: *[Signature]*
VICE PRESIDENT

ATTEST: *[Signature]*
PRINT NAME: RICHARD J. ALLAN
PRINT TITLE: SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* TO ME PERSONALLY KNOWN, OR HAVE PRODUCED AS IDENTIFICATION, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE ABOVE-NAMED SAND DRIFT VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF August, 1997.

[Signature]
NOTARY PUBLIC

COMMISSION NUMBER: CC470964

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, G. BRIAN BUTLER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HOWARTH L. LEWIS AND DIANNA M. LEWIS, HIS WIFE, AND SAND DRIFT VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 31, 1997

BY: *[Signature]*
G. BRIAN BUTLER
GUNSTER, YOAKLEY, VALDES-FAULI & STEWART, P.A.
777 S. FLAGLER DRIVE, SUITE 500 EAST
WEST PALM BEACH, FLORIDA 33401

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 AND 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 3613

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE SHOWN ON REPLAT OF A PORTION OF BREAKERS WEST PLAT NO. 6 - REPLAT RECORDED IN PLAT BOOK 68, PAGES 163 AND 164 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE EASTERLY BOUNDARY OF SAID PLAT HAVING A BEARING OF N22°00'32"W.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON THE UTILITY EASEMENT, EXCEPT DRIVEWAYS.
- THERE SHALL BE NO STRUCTURE, TREES, OR SHRUBS PLACED ON A UTILITY EASEMENT FOR WATER OR SEWER.
- BUILDING SETBACKS SHALL BE EQUIPPED BY THE 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.
- P.U.D. TABLE:
TOTAL AREA: 19,753.4 SQUARE FEET, MORE OR LESS.
DENSITY: 4.4 DWELLING UNITS PER ACRE
UNITS: 2 (ONE DUPLEX BUILDING)
BUILDING COVERAGE: 8900.9 SQUARE FEET, MORE OR LESS.
- ZONING PETITION NO. 73-219 (C).
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3613 SET.
□ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3613 FOUND.
- O.R.B. = OFFICIAL RECORD BOOK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 2 DAY OF Sept, 1997.

BY: *[Signature]*
GEORGE T. WEBB, P.E.,
COUNTY ENGINEER

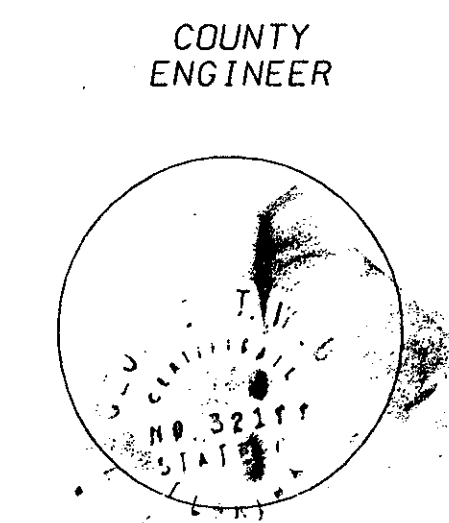
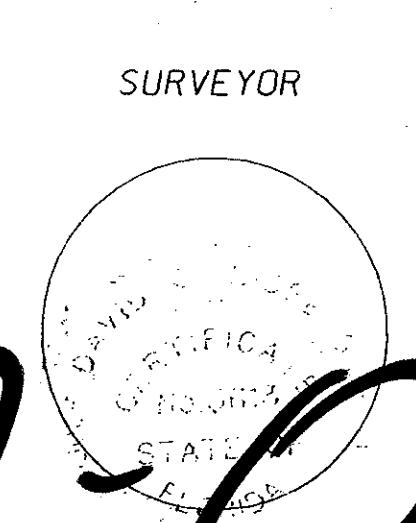
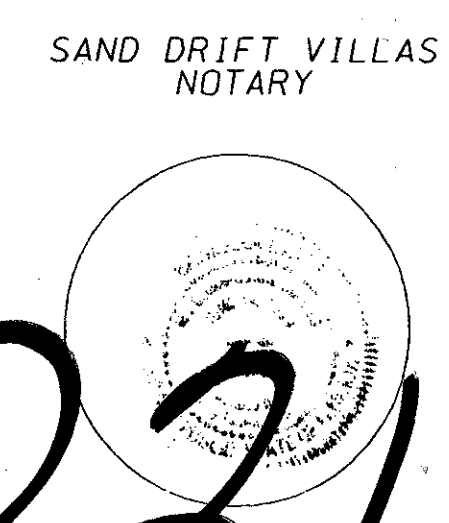
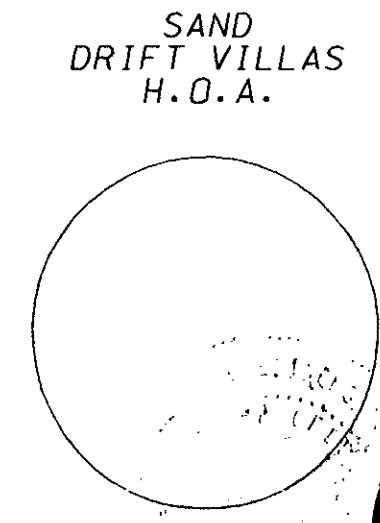
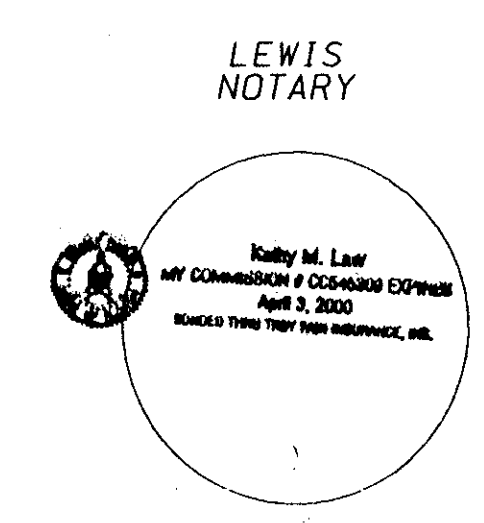
COORDINATE NOTE:

COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCE ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.000019876
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N22°00'32"W (PLAT BEARING) 00°55'19" COUNTER-CLOCKWISE BEARING ROTATION PLAT TO GRID
N22°55'51"W (GRID BEARING)

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SUBDIVISION - LEWIS DUPLEX PLAT
BOOK 80 PAGE 162
FLOOD ZONE - B
ZONING - RS
TAX MAP - 46
ZIP CODE - 33411
PLAT NAME - LEWIS DUPLEX PLAT

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



LIDBERG LAND SURVEYING INC.
LB4431

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

FLD.	---	JOB	96-598	FB.	---	PG.	---
OFF.	E.A.O.	DATE	11/20/96	DWG.	D96-598		
CKD.	D.C.L.	REF.	96-598(ms)	SHEET	1 OF 2		

0217-023

PET. 73-219
BREAKERS WEST PLAT 6

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