

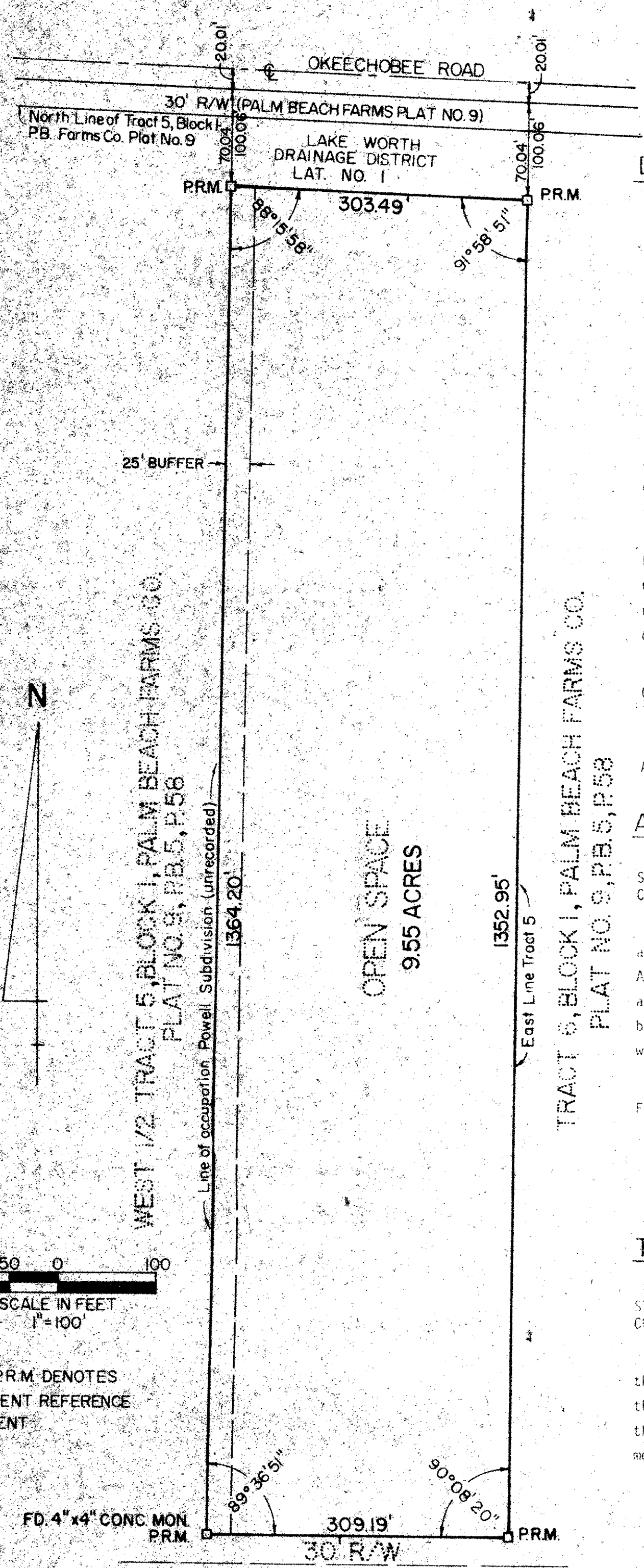
# "A PLANNED UNIT DEVELOPMENT" BREAKERS WEST PLAT NO. 1

PALM BEACH COUNTY, FLORIDA

BEING A TRACT OF LAND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST;  
ALSO BEING A REPLAT OF THE EAST 1/2 OF TRACT 5, BLOCK 1, THE PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58 ;

**HUTCHEON ENGINEERS**  
INCORPORATED  
CIVIL ENGINEERS & SURVEYORS  
WEST PALM BEACH BELLE GLADE

83  
PALM BEACH COUNTY, FLORIDA  
DECEMBER 22, 1976  
32  
Peter C. Campbell



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Frank H. Kenan, as President, and Paul F. Richardson, as Assistant Secretary of FLAGLER SYSTEM, INC., a Florida corporation, the name of the land shown hereon, have caused the same to be surveyed and platted as shown herein as "BREAKERS WEST PLAT NO. 1", the first plat of a planned unit development, and being more particularly described as follows: to wit:  
Being the East one-half (E-1/2) of Tract 5, Block 1, Palm Beach Farms Company's Plat No. 9, lying and being in Section 30, Township 43 South, Range 42 East, Palm Beach County, Florida, as recorded in Plat Book 5, Page 58, Palm Beach County Public Records, LESS the North 70 feet thereof (EAST 1/2) This plat is filed by the owner, Flagler System, Inc., pursuant to a Palm Beach County approved plan for Planned Unit Development, and that this plat designation is subject to the conditions herein set forth. The owner has caused the same to be surveyed and platted as shown hereon and does hereby designate all of the lands identified on said plan as "open space" (to be restricted in its use to a golf course or to a park or other open use as such use shall be determined in the sole discretion of the owner, its successors or assigns but not to be used for parking areas and vehicle access facilities), PROVIDED, HOWEVER, this designation does not give any person the right to use said "open space" except as specifically permitted by the owner, its successors or assigns.

IN WITNESS WHEREOF we have hereunto set our hand and seal this 21st day of October, 1976  
FLAGLER SYSTEM, INC.

ATTEST: Paul F. Richardson Assistant Secretary  
By: Frank H. Kenan President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH }  
I HEREBY CERTIFY, that on this day, before me, a Notary Public duly authorized to take acknowledgments, personally appeared FRANK H. KENAN and PAUL F. RICHARDSON, President and Assistant Secretary, respectively, of FLAGLER SYSTEM, INC., a Florida corporation, and acknowledged before me that they executed the foregoing Dedication in the name of and on behalf of said corporation for the purpose expressed therein and that their act and deed was the act and deed of said corporation.  
WITNESS my hand and official seal at PALM BEACH and State of Florida this 21st day of October, 1976.

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
I, Peter Van Andel, 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 to Flagler System, Inc.; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct.  
By: Peter Van Andel Attorney-at-law Licensed in Florida

### MORTGAGEE CONSENT

STATE OF VIRGINIA  
CITY OF RICHMOND  
The undersigned hereby certifies that it is the co-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 2417 at page 1-15 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation 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 21st day of October, 1976.

THE FLAGLER FOUNDATION, INC.  
non-profit corporation of the State of Virginia  
By: [Signature] President

ATTEST: [Signature] Secretary

### ACKNOWLEDGMENT

STATE OF VIRGINIA  
CITY OF RICHMOND  
BEFORE ME personally appeared LAWRENCE LEWIS JR. and JANET R. LEWIS, 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 THE FLAGLER FOUNDATION, INC., a non-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 21st day of October, 1976.

Madeline B. McCutley  
Notary Public  
My Commission Expires 4-21-80

### APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
This plat is hereby approved for records, this 21st day of October, 1976.

By: [Signature] Chairman

COUNTY ENGINEER  
This plat is hereby found to meet all requisite State and County law, and ordinances.  
By: [Signature] County Engineer

ATTEST: John B. Dunkle Board of County Commissioners  
By: [Signature] Deputy Clerk

### MORTGAGEE CONSENT

STATE OF NORTH CAROLINA  
CITY OF DURHAM  
The undersigned hereby certifies that it is the co-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 2417 at page 1-15 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation 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 21st day of October, 1976.

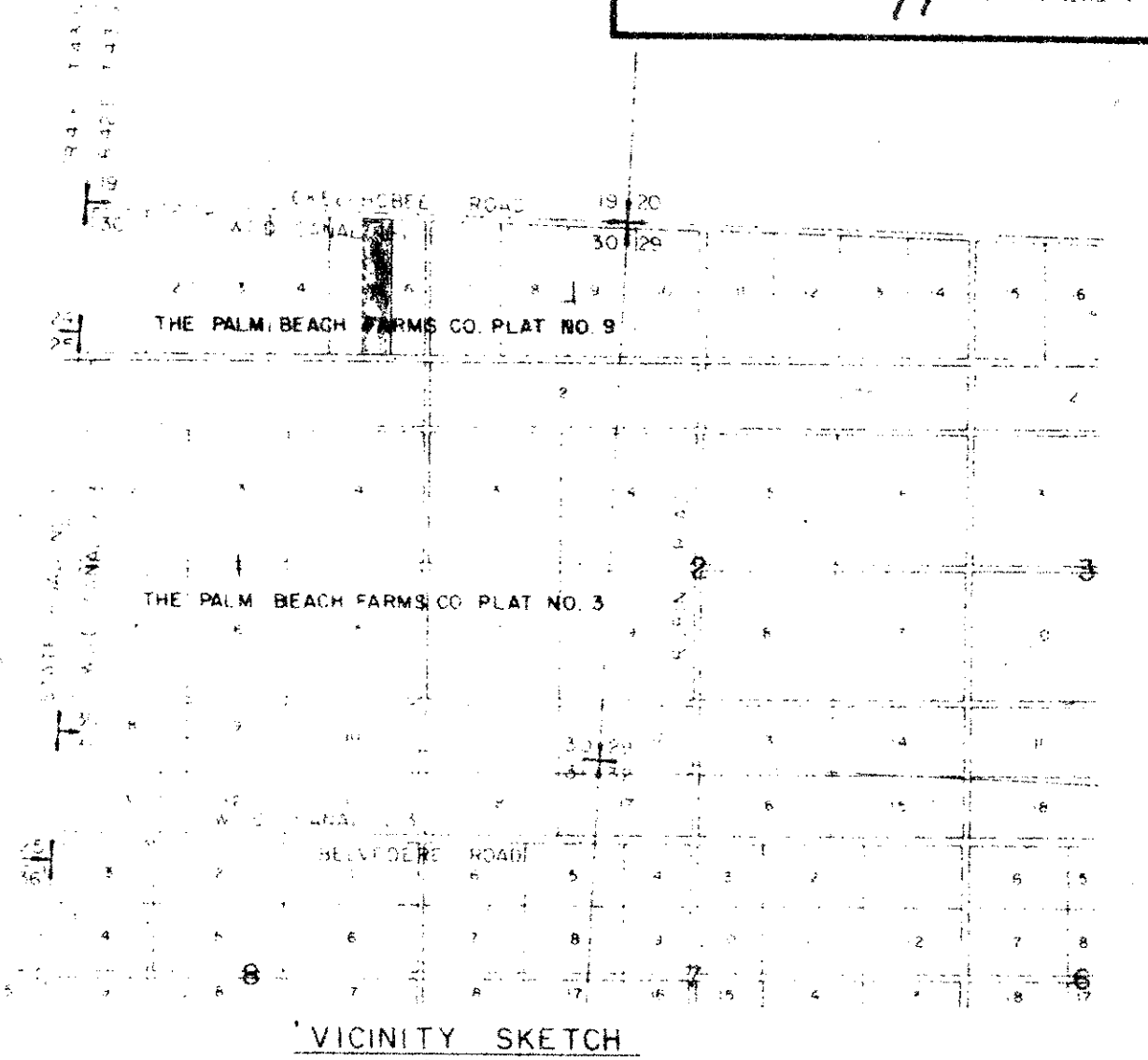
THE SARAH GRAHAM KEENE FOUNDATION, INC., a non-profit membership corporation of the State of North Carolina  
By: [Signature] President

ATTEST: [Signature] Secretary

### ACKNOWLEDGMENT

STATE OF NORTH CAROLINA  
CITY OF DURHAM  
BEFORE ME personally appeared JOHN T. MANNING and JOHN W. SCOTT JR., 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 THE SARAH GRAHAM KEENE FOUNDATION, INC., a non-profit membership 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 21st day of October, 1976.

James C. Lanning  
Notary Public  
My Commission Expires 6-21-80



PRM DENOTES PERMANENT REFERENCE MONUMENT

### SURVEYORS' 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 and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and further that the survey data complies with all the requirements of Chapter 377, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.  
DATE OF SURVEY: October, 1976

Norman H. Ginn  
Registered Land Surveyor No. 327  
State of Florida

SEAL REG. LAND SURVEYOR  
SEAL THE FLAGLER FOUNDATION, INC.  
SEAL THE SARAH GRAHAM KEENE FOUNDATION, INC.  
SEAL NOTARY PUBLIC  
SEAL THE PALM BEACH FARMS CO. PLAT NO. 9  
SEAL THE PALM BEACH FARMS CO. PLAT NO. 3

BREAKERS WEST 30/43/42 32/83  
PLAT NO. 1