

45/25

"A PLANNED UNIT DEVELOPMENT" BREAKERS WEST PLAT NO. 3

PALM BEACH COUNTY, FLORIDA

BEING A TRACT OF LAND LYING IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST;
ALSO BEING A REPLAT OF PART OF BLOCK 1, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 46.

SHEET 1 OF 2 SHEETS

HUTCHCOX ENGINEERS
INCORPORATED
CIVIL ENGINEERS & SURVEYORS
BELLE GLADE WEST PALM BEACH STUART

This instrument was prepared by
Norman H. Gimpe
Hutchcox Engineers, Incorporated
1201 Belvedere Road
West Palm Beach, Florida

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CLERK OF DISTRICT COURT
COUNTY OF PALM BEACH, FLORIDA
This instrument was recorded in Book
No. 45 and duly recorded in the Public
Records of the County of Palm Beach, Florida
on the 24th day of November, 1982.
JOHN B. DUNKLE, Clerk of Court
By: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, of FLAGLER SYSTEM, INC., a Florida corporation, the owner of the land shown hereon, being in Sections 30 and 31, Township 43 South, Range 42 East have caused the same to be surveyed and platted as shown hereon as "BREAKERS WEST PLAT NO. 3", the third plat of a planned unit development, and being more particularly described on Sheets 1 and 2 of 2 which are attached hereto and made a part hereof, and do hereby dedicate as follows:

1. The tracts reserved for private road purposes as shown are hereby dedicated to BREAKERS WEST ASSOCIATION, INC., and are the perpetual maintenance obligation of said association.
2. Easements for the construction, operation and use as public utilities are hereby reserved or granted over all private roads and any other areas designated as easements.

This plat is filed by the owner, FLAGLER SYSTEM INC. pursuant to Palm Beach County approved plan for Planned Unit Development, and this plat dedication is subject to the conditions therein set forth. The owner has caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF we have hereunto set our hand and seal this 24th day of October, 1982.

[Signature]
Witness
[Signature]
Witness

FLAGLER SYSTEM, INC.
By: *[Signature]*
Stacyon Addison, President

TITLE CERTIFICATION

We, Gunster, Yoakley, Criser and Stewart, P.A., duly licensed attorneys in the state of Florida, do hereby certify that we have examined the title to the herein described property; that as of 10/20/82, we find record title to the property is in Flagler System, Inc., a Florida Corporation; that the real estate taxes for 1981 and all prior years have been paid and that there are no encumbrances of record.

GUNSTER, YOAKLEY, CRISER & STEWART

By: *[Signature]*
Attorney-at-Law licensed in Florida

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 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 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

DATE OF SURVEY

[Signature]
Norman H. Gimpe
Registered Land Surveyor No. 1473
State of Florida

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day, before me, a Notary Public duly authorized to take acknowledgments, personally appeared STAYTON ADDISON, PRESIDENT of FLAGLER SYSTEM, INC., a Florida corporation, and acknowledged before me that he executed the foregoing Dedication in the name of and on behalf of said corporation for the purpose expressed therein and that his act and deed was the act and deed of said corporation.

WITNESS my hand and official seal on this 24th day of October, 1982.

[Signature]
Notary Public
My Commission Expires: *[Date]*

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for records, this 23 day of Nov. 1982.

[Signature]
Chairman

COUNTY ENGINEER

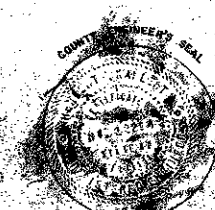
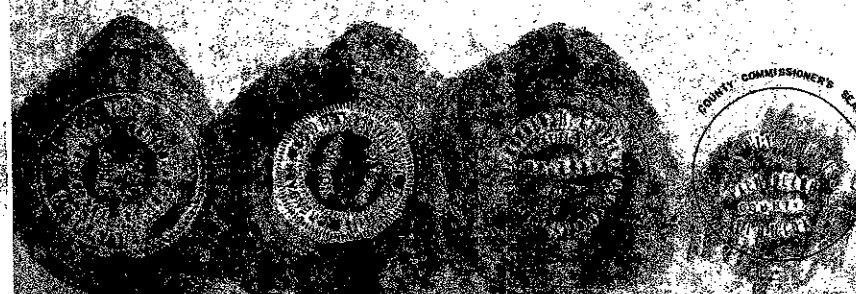
This plat is hereby approved for records, this 23 day of Nov. 1982.

[Signature]
H. F. Kahlert, County Engineer

ATTEST: John B. Dunkle
Board of County Commissioners

By: *[Signature]*

0217-303



BREAKERS WEST PLAT 3

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