

DRAWING NUMBER 52/77

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BREAKERS WEST DEVELOPMENT CORPORATION, a Florida corporation and MAYACOO LAKES COUNTRY CLUB, INC., a Florida corporation, the owners of the land shown hereon, being in Section 30, Township 43 South, Range 42 East, have caused the same to be surveyed and platted as shown hereon as "BREAKERS WEST PLAT NO. 9, the Ninth Plat of a planned unit development, and being more particularly described on Sheet 2 of 2 which is attached hereto and made a part hereof, and do hereby dedicate as follows:

- 1. Spray Drive, (Access Tract A) as shown on the Plat, is hereby dedicated to Spray Cottages Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, construction and maintenance for a private roadway, without recourse to Palm Beach County, Florida.
2. An easement for ingress and egress 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 Spray Drive (Access Tract A), as shown on the Plat, without recourse to Palm Beach County, Florida.
3. O.S. Tracts 11 & 12, as shown on the Plat, are hereby dedicated to Spray Cottages Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space, without recourse to Palm Beach County, Florida.
4. All utility easements shown on this Plat may be used for utility purposes, by any utility company, 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 and as approved by Breakers West Association, Inc., a Florida not for profit corporation, its successors and assigns.
5. Easements for construction, operation and use as public utilities are hereby reserved or granted over Spray Drive and Access Tract A shown on the Plat and all rights of way.
6. The drainage easements shown on this Plat are hereby dedicated to Breakers West Association, Inc., a Florida not for profit corporation its successors and assigns, and shall be the maintenance obligation of said Association, without recourse to Palm Beach County, Florida.
7. The maintenance and utility Tract shown on the Plat is hereby dedicated to Breakers West Association, Inc., a Florida not for profit corporation its successors and assigns, for maintenance and utility purposes, and shall be the perpetual maintenance obligation of said Association, without recourse to Palm Beach County, Florida.
8. Mayacoo Lakes Boulevard is hereby dedicated to Breakers West Association, Inc., a Florida corporation, not for profit, its successors and assigns, for road purposes and shall be the perpetual maintenance obligation of said Association without recourse to Palm Beach County, Florida.
9. O.S. Tract 13, as shown on the Plat, is hereby dedicated to Mayacoo Lakes Country Club, Inc., a Florida corporation, its successors and assigns, without recourse to Palm Beach County, Florida.
10. The limited access easements shown hereon are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the purpose of Control and Jurisdiction over Access Rights.
11. The reciprocal maintenance easements shown on this Plat are hereby dedicated to the respective record owner, excluding, however, any mortgagee, unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding or deed in lieu of foreclosure, of the fee simple title to the appropriate Lot (s) shown on this Plat, to have access on adjacent Lot (s) for the purpose of maintaining and repairing the cottage constructed on such Lot (s).
12. The overhang and foundation easements shown on this Plat are hereby dedicated to the respective record owner, excluding, however, any mortgagee, unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding or deed in lieu of foreclosure, of the fee simple title to the appropriate Lot (s) shown on this Plat, so that no technical encroachments will be created.

This Plat is filed by the Owners, BREAKERS WEST DEVELOPMENT CORPORATION and MAYACOO LAKES COUNTRY CLUB, INC. pursuant to Palm Beach County approval plan for Planned Unit Development, and the Plat Dedication on this Plat are subject to the conditions set forth herein. The Owners have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, BREAKERS WEST DEVELOPMENT CORPORATION has caused these presents to be signed by its Vice-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 4th day of November, 1985.

BREAKERS WEST DEVELOPMENT CORP., a corporation of the State of Florida
BY: THOMAS W. GAUSBURY, VICE PRESIDENT
Attest: HENRY H. BARNES, ASSISTANT SECRETARY

IN WITNESS WHEREOF, MAYACOO LAKES COUNTRY CLUB, INC. presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 6 day of November, 1985.

MAYACOO LAKES COUNTRY CLUB, INC., a corporation of the State of Florida
BY: T.L. THORNTON - PRESIDENT
Attest: R.B. SNYDER - ASST SECRETARY

"A PART OF A PLANNED UNIT DEVELOPMENT"
BREAKERS WEST PLAT NO. 9
"SPRAY COTTAGES"

LYING IN SECTIONS 30 AND 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST BEING A REPLAT OF ALL OF BREAKERS WEST, PLAT NO. 4 AND PART OF BREAKERS WEST PLAT NO. 2 AND PART OF BREAKERS WEST PLAT NO. 5 PALM BEACH COUNTY, FLORIDA

SEPTEMBER 1985
Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
WES PALM BEACH
BELLE GLADE STUART

SHEET 1 OF 2 SHEETS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day, before me personally appeared Thomas W. Gausbury 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 Vice-President and Assistant Secretary of the Breakers West Development Corporation, 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 on said instrument by due and regular corporate authority and that said instrument is a free act and deed of said corporation.

WITNESS my hand and official seal on this 4th day of November, 1985.

Notary Public
My Commission Expires: May 17, 1988

ACKNOWLEDGEMENT

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 17, 1988

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day, before me personally appeared Thomas W. Gausbury and R.B. Snyder, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Assistant Secretary of the Mayacoo Lakes Country Club, 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 on said instrument by due and regular corporate authority and that said instrument is a free act and deed of said corporation.

WITNESS my hand and official seal on this 6 day of Nov, 1985.

Notary Public
My Commission Expires: 9/15/87

MORTGAGEE'S CONSENT

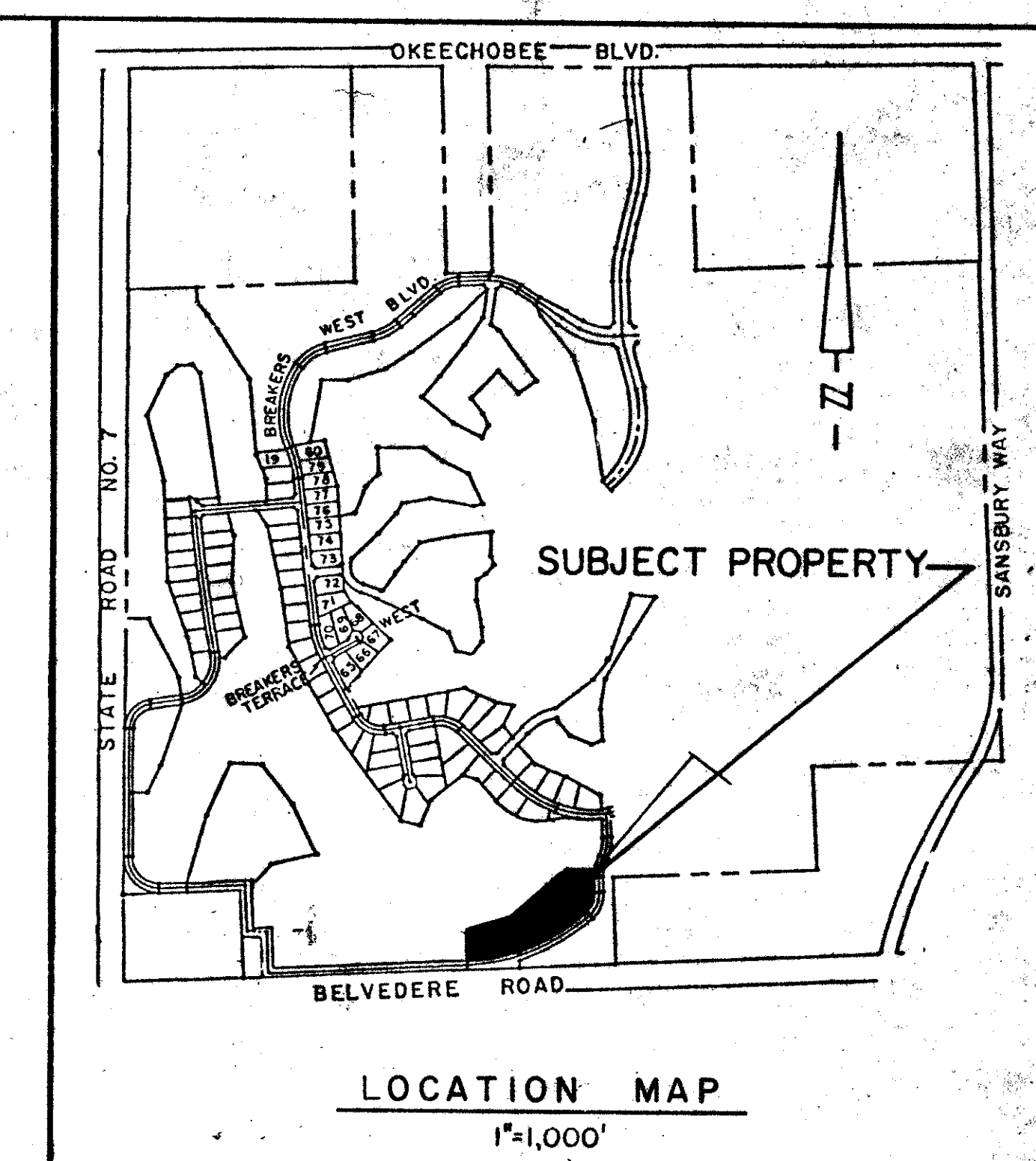
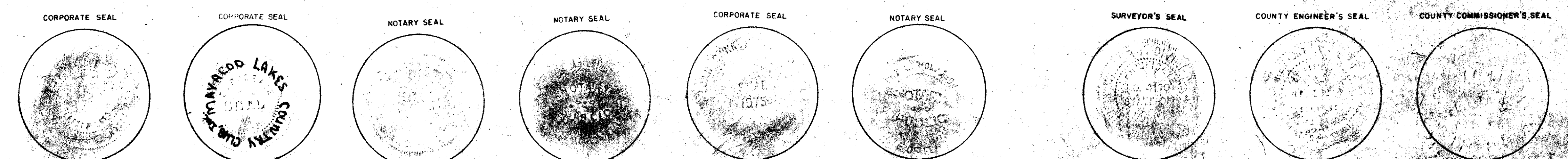
STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon part of 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 2710 at Page 1513 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 Senior Vice President and attested to by its Commercial Loan Officer and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors this 7 day of November, 1985.

PAN AMERICAN BANK N.A.
A Banking Corporation of the State of Florida
BY: Margaret L. Carpenter, Sr. Vice President

ATTEST: Robert R. Tracy, Commercial Loan Officer



AREA TABULATION

Table with 3 columns: ROAD R/W, OPEN SPACE, SINGLE FAMILY, ACCESS TRACT "A", MAINTENANCE AND UTILITY TRACT, TOTAL, DWELLING UNITS, DENSITY. Totals: ROAD R/W 2.22 Ac, OPEN SPACE 1.08 Ac, SINGLE FAMILY 3.59 Ac, ACCESS TRACT "A" 0.78 Ac, MAINTENANCE AND UTILITY TRACT 0.13 Ac, TOTAL 7.80 Ac, DWELLING UNITS 15, DENSITY 1.9 du/Ac.

SURVEYOR'S CERTIFICATE

This is to certify that the Plat shown herein 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 in compliance with Chapter 177 Florida Statutes, and the (P.C.P.'s) Permanent Control Points will be set under direction and supervision of the Surveyor, under guarantees posted with Palm Beach County, for the required improvements 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: October 11, 1985

GUNSTER, YOAKLEY, CRISER & STEWART
DATE: 11-5-85
BY: Attorney-at-law licensed in Florida

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Margaret L. Carpenter and Robert R. Tracy to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Vice President and Commercial Loan Officer of PAN AMERICAN BANK N.A., a Banking 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 7th day of November, 1985.

Notary Public
My Commission Expires:

APPROVAL-PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 26 day of Nov 1985.

BY: Karen T. Marcus, Chairman

COUNTY ENGINEER

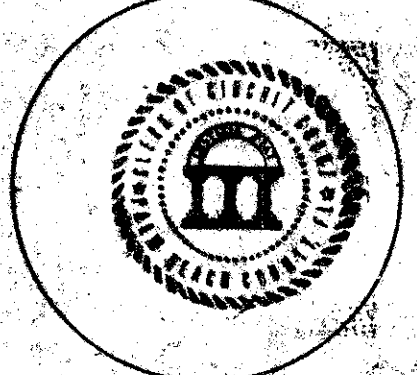
This plat is hereby approved for record, this 26 day of Nov 1985.

BY: H.F. Kahert, P.E. County Engineer

ATTESY: John B. Dunkle, Clerk
BY: Kathryn J. Miller, DEPUTY CLERK

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:18 AM
this 27th day of November, 1985, and duly recorded in Plat Book No. 52 on page 774-78
JOHN B. DUNKLE, Clerk, Circuit Court

SEAL OF THE CLERK OF THE CIRCUIT COURT



0217-008