



Location Map
N.T.S.

BREAKERS WEST PLAT NO. 18A

"A PART OF A PLANNED UNIT DEVELOPMENT"
BEING A REPLAT OF TRACT B OF BREAKERS WEST PLAT NO. 18
AS RECORDED IN PLAT BOOK 67 AT PAGES 187 THROUGH 194
SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
OCTOBER, 1991 SHEET 1 OF 2

0217-007

123

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 4:15 P.M.
THIS 06 DAY OF December
1991 A.D. AND DULY RECORDED IN
PLAT BOOK 67 ON PAGES
183 AND 184
JOHN B. DUNKLE, CLERK
BY *Charles W. Platt*, D.C.

CIRCUIT COURT SEAL



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BREAKERS WEST PLAT NO. 18A, BEING A REPLAT OF TRACT "B" OF BREAKERS WEST PLAT NO. 18, AS RECORDED IN PLAT BOOK 67 AT PAGES 187 THROUGH 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING PARCEL:
BEING ALL OF TRACT B AS SHOWN ON SAID PLAT OF BREAKERS WEST PLAT NO. 18
THE ABOVE DESCRIBED PARCEL CONTAINS 14.171 ACRES OF LAND MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLAGLER ESTATES AT BREAKERS WEST HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS TO THE PROPERTY AND FOR DRAINAGE, UTILITY AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES BY ANY UTILITY COMPANY INCLUDING CABLE TELEVISION SYSTEMS, 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.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BREAKERS WEST ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAINS THE PUBLIC RIGHT-OF-WAY.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLAGLER ESTATES AT BREAKERS WEST HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA FOR OPEN SPACE, UTILITY AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BREAKERS WEST ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR LAKE MAINTENANCE, AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THIS PLAT IS FILED BY BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, PURSUANT TO THE PALM BEACH COUNTY APPROVAL, PLAT FOR A PLANNED UNIT DEVELOPMENT, AND THE DEDICATIONS OF THIS PLAT ARE SUBJECT TO THE CONDITIONS SET FORTH THEREIN. BREAKERS WEST DEVELOPMENT CORPORATION HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO 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 October, A.D. 1991.

BREAKERS WEST DEVELOPMENT CORPORATION
A FLORIDA CORPORATION
ATTEST: *Henry H. Barnes* SECRETARY BY: *Gerald Wygant* PRESIDENT
HENRY H. BARNES, SECRETARY BY: GERALD WYGANT, PRESIDENT

SEAL
BREAKERS WEST
DEVELOPMENT CORP.

SEAL
NOTARY

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY
ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD WYGANT 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 PRESIDENT AND SECRETARY OF BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 4th DAY OF October, 1991.

MY COMMISSION EXPIRES:

May 17, 1992

Hugh W. Perry
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4567

TITLE CERTIFICATION

I, HUGH W. PERRY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT AS OF SEPTEMBER 17, 1991, I FIND THE TITLE TO THE PROPERTY IS VESTED TO BREAKERS WEST DEVELOPMENT CORP., A FLORIDA CORPORATION; THAT THE REAL ESTATE TAXES FOR 1990 AND ALL PRIOR YEARS HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OR OTHER ENCUMBRANCES OF RECORD WHICH WOULD AFFECT THE SUBDIVISION OF THE PROPERTY EXCEPT AS SHOWN HEREON.

GUNSTER YOAKLEY, CRISER, & STEWART, P.A.

DATE: October 2, 1991

BY: *Hugh W. Perry*
HUGH W. PERRY
FOR THE FIRM

SURVEYOR'S CERTIFICATION

I HEREBY 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 COMPLETES WITH CHAPTER 2111.06 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY MEETS WITH ALL THE REQUIREMENTS OF CHAPTER 117 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 6th DAY OF OCTOBER, 1991.

Robin B. Petzold
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4567

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF December, 1991.

BY: *Karen T. Marcus*
KAREN T. MARCUS, CLERK

ATTEST: *John B. Dunkle* SEAL BOARD OF COUNTY COMMISSIONERS
JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT

BY: *George T. Webb*
GEORGE T. WEBB, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF December, 1991.

BY: *George T. Webb*
GEORGE T. WEBB P.E., COUNTY ENGINEER

SURVEYOR NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE SHOWN ON THE PLAT OF "BREAKERS WEST PLAT NO. 18" AS RECORDED IN PLAT BOOK 67, PAGES 187-194, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE SPECIFICALLY, THE NORTHERNMOST LINE OF TRACT "1", HAVING A BEARING OF S87°44'23"E. THIS LINE IS REFERENCED ON SHEET 3 OF 8 OF SAID PLAT.

- U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET (P.L.S. # 1067), SHOWN THUS: ■
P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS: ●
- P.B. = PLAT BOOK PGS. = PAGES
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
F.P.L. = FLORIDA POWER AND LIGHT
CONC. = CONCRETE
S.B.T. = SOUTHERN BELL
N = NORTH S = SOUTH
E = EAST W = WEST
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT CONTROL POINT
I.R. = IRON ROD
N.T.S. = NOT TO SCALE
- PROP. = PROPOSAL
TYP. = TYPICAL
P.B. = PLAT BOOK
C = CENTERLINE
D.R.B. = OFFICIAL RECORD BOOK
D.E. = DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
R = RADIUS
F.N.D. = FOUND
C = CENTRAL ANGLE
E.L. = ELEVATION

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO STRUCTURES, TREES, NOR SHRUBS PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS FOR WATER AND SEWER.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS, AND AS REQUIRED BY THE BREAKERS WEST DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FLAGLER ESTATES AT BREAKERS WEST.

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

- ZONING PETITION NO. 84-71(C)

P.U.D. TABLE	
TOTAL ACREAGE	14.171 ACRES
DENSITY UNITS	1.77 U.U.
BUILDING COVERAGE	1.74 AC.
OPEN SPACE	0.60 AC.
ROADS	1.60 AC.

THIS INSTRUMENT WAS PREPARED BY DAVID L. SMITH IN THE OFFICES OF STANLEY CONSULTANTS OF FLORIDA, INC., 2000 LOMBAR STREET, WEST PALM BEACH, FLORIDA 33407

STANLEY CONSULTANTS OF FLORIDA, INC.
ENGINEERS • PLANNERS • SURVEYORS • ARCHITECTS • ENVIRONMENTALISTS
2000 LOMBAR STREET, WEST PALM BEACH, FL. 33407 (407) 842-7444

DRAWN: D.L.S./INTERGRAPH	DATE: JUNE 24, 1991
CHECKED: R.B.P.	SCALE: NONE
DWG. NO.: 10707CS-DGN	

BREAKERS WEST
PLAT NO. 18A

TAZ = 817

SUBDIVISION OF BREAKERS WEST PLAT 18A
BOOK 68
PAGE 123
FLOOD ZONE B
QUAD 4746
CE 73-219
FUD NAME BREAKERS WEST
20/23/48

PET. 73-219
N

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68/123