217-022

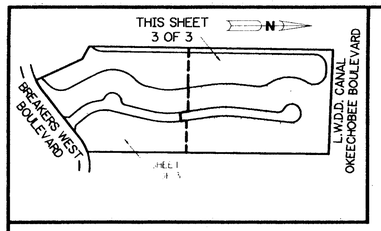
61

PART OF A PLANNED UNIT DEVELOPMENT

BREAKERS POINTE

BEING A REPLAT OF ALL OF TRACT "A" ACCORDING TO THE PLAT OF "BREAKERS WEST PLAT NO. 18, TRACT M REPLAT" AS RECORDED IN PLAT BOOK 79, PAGES 169 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

SHEET 3 OF 3 FEBRUARY, 1997



KEY MAP

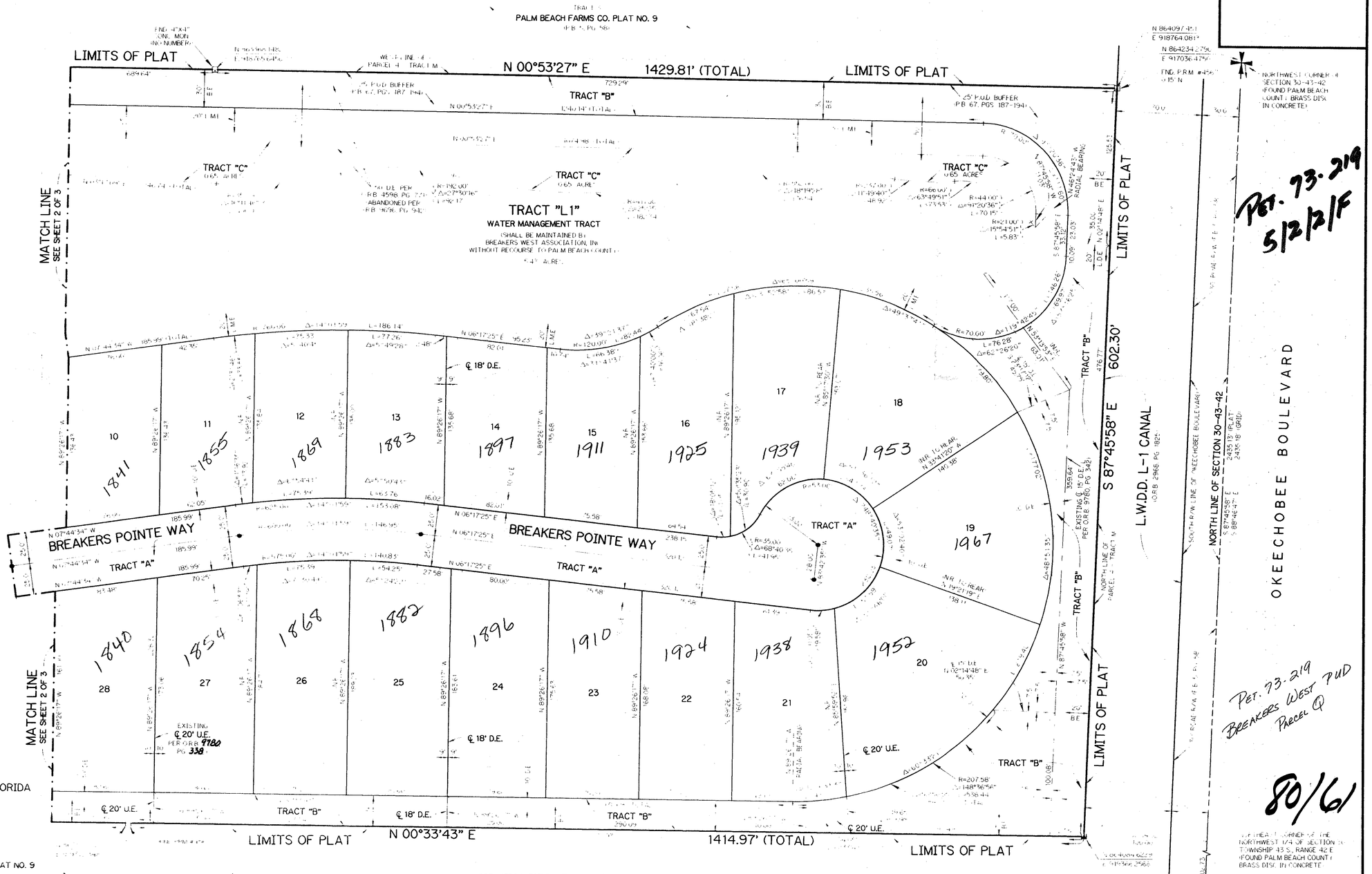
LEGEND:

- ■ PERMANENT REFERENCE MONUMENT, PSM #4213
- ● PERMANENT CONTROL POINT, PSM #4213
- DELTA ANGLE
- BUFFER EASEMENT
- CENTERLINE
- DRAINAGE EASEMENT
- ARC LENGTH
- LIMITED ACCESS EASEMENT
- LAKE DRAINAGE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- LAKE WORTH DRAINAGE DISTRICT
- NON RADIAL
- NOT TO SCALE
- OFFICIAL RECORD BOOK
- PLAT BOOK
- PAGES
- PROFESSIONAL SURVEYOR AND MAPPER
- RADIUS
- RIGHT OF WAY
- SURVEY TIE
- CONCRETE
- MONUMENT
- FOUND
- PERMANENT REFERENCE MONUMENT
- UTILITY EASEMENT
- DENOTES STATE PLANE COORDINATES

SCALE: 1" = 40'

NOTE:

COORDINATES - SHOWN ARE GRID COORDINATES
DATUM - NAD 83 (1990 ADJUSTMENT)
ZONE - FLORIDA EAST ZONE
LINEAR UNIT - U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR - 1.00002
GROUND DISTANCE - SCALE FACTOR - GRID DISTANCE
S 87°45'58" E - PLAT BEARING
S 88°46'47" E - GRID BEARING
S 00°49' - BEARING ROTATION
(PLAT TO GRID)



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

PALM BEACH FARMS CO. PLAT NO. 9

BREAKERS WEST PLAT NO. 18, TRACT M REPLAT
79 169

SUBDIVISION BREAKER POINTE
BOOK 80 PAGE 61
FLOOD ZONE B FLOOD MAP #
QUAD # ZONING RS
SQ ZIP CODE 33411
PUD NAME BREAKERS WEST PLAT 18 BEING A REPLAT OF TRACT A

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

PET. 73-219
BREAKERS WEST PUD
PARCEL Q

80/61

0217-022

SHEET 3 OF 3