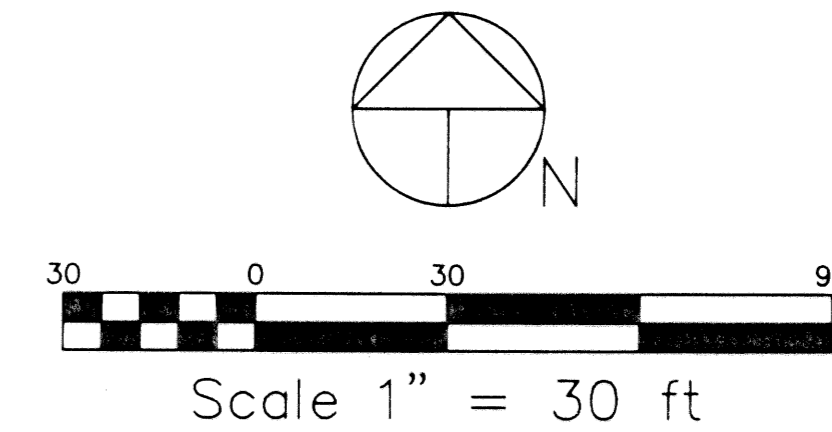
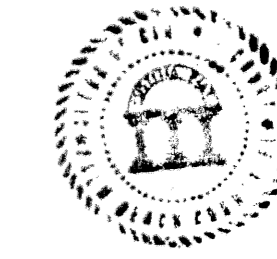
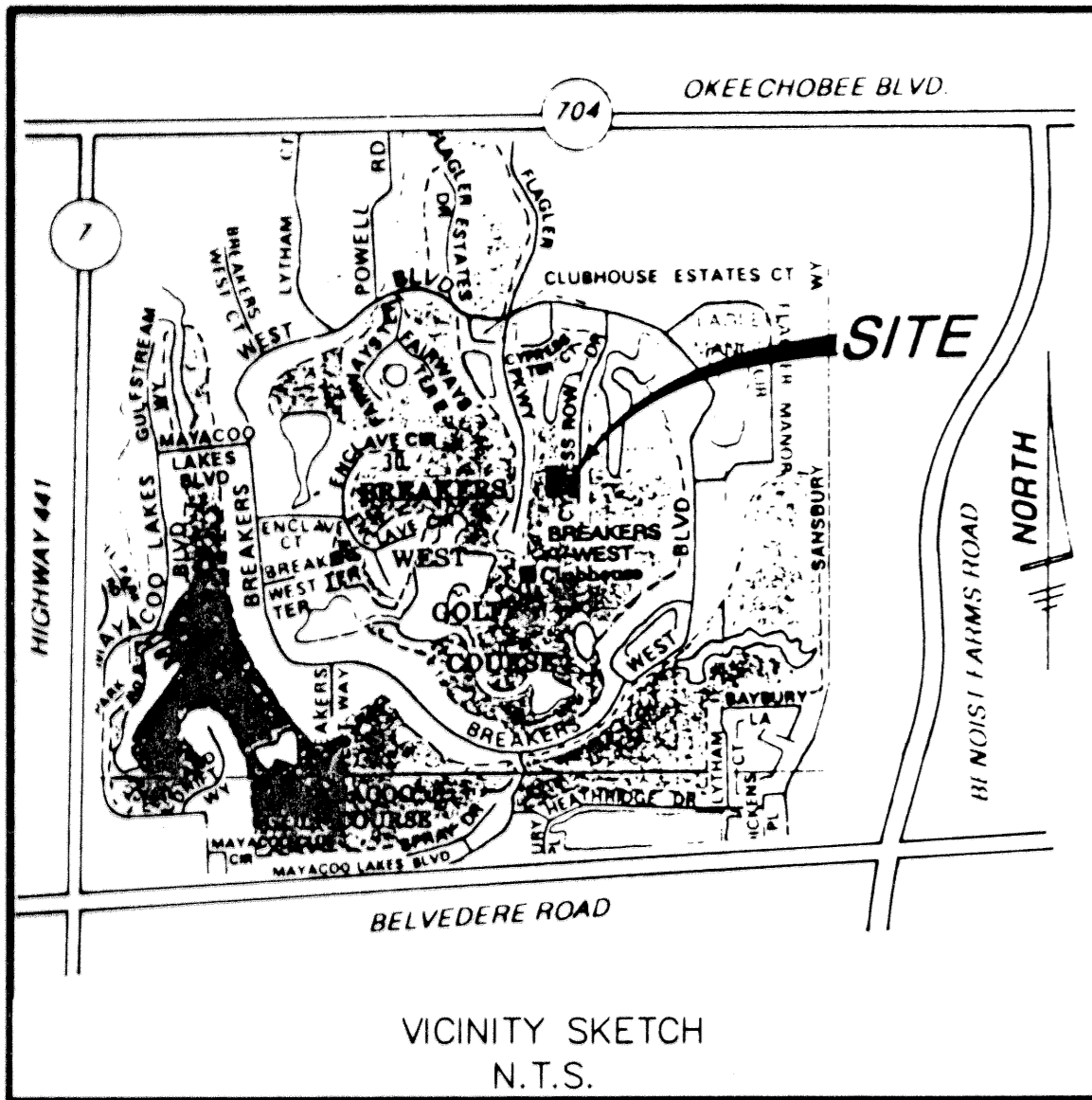


# BREAKERS WEST PLAT 18C.R./KIRKWOOD ESTATES

[a P.U.D.]

Being a replat of Lots 17 and 18, Breakers West Plat 18C.R., according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 70, Page 150, lying in Section 30, Township 43 South, Range 42 East. JANUARY, 1999



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at )  
this 8 day of March 1999 )  
and duly recorded in Plat Book No. )  
on page 112 )  
DOROTHY H. WILKIN, Clerk of Circuit Court )  
by Leigh A. Stealy )

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Donald R. Mandich and Georgia W. Mandich, trustees of the Donald R. Mandich and Georgia W. Mandich Revocable Trust u/a/d October 28, 1994, owners of the land shown hereon being in Section 30, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as Breakers West Plat 18C.R./Kirkwood Estates (a P.U.D.) being a replat of Lots 17 and 18, Breakers West Plat 18C.R., according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 70, Page 150, lying in Section 30, Township 43 South, Range 42 East.

### DESCRIPTION

Lots 17 and 18, BREAKERS WEST PLAT 18 C.R., according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 70, Page 150.

Containing in all 0.913 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

### Tract 17A

Tract 17A, as shown, is hereby reserved to Donald R. Mandich and Georgia W. Mandich, trustees of the Donald R. Mandich and Georgia W. Mandich Revocable Trust u/a/d October 28, 1994, their successors and assigns, for residential purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Donald R. Mandich and Georgia W. Mandich, trustees of the Donald R. Mandich and Georgia W. Mandich Revocable Trust u/a/d October 28, 1994, their successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, We Donald R. Mandich and Georgia W. Mandich, trustees of the Donald R. Mandich and Georgia W. Mandich Revocable Trust u/a/d October 28, 1994, do hereunto set our hands and seals this 10th day of February, 1999.

WITNESS: Candy DeLeon BY: Donald R. Mandich  
(TO BOTH)

WITNESS: Tara L. Whigham BY: Georgia W. Mandich  
(TO BOTH)

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach  
Before me personally appeared Donald R. Mandich and Georgia W. Mandich, trustees of the Donald R. Mandich and Georgia W. Mandich Revocable Trust u/a/d October 28, 1994, who are personally known to me or have produced Florida drivers licenses identification and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

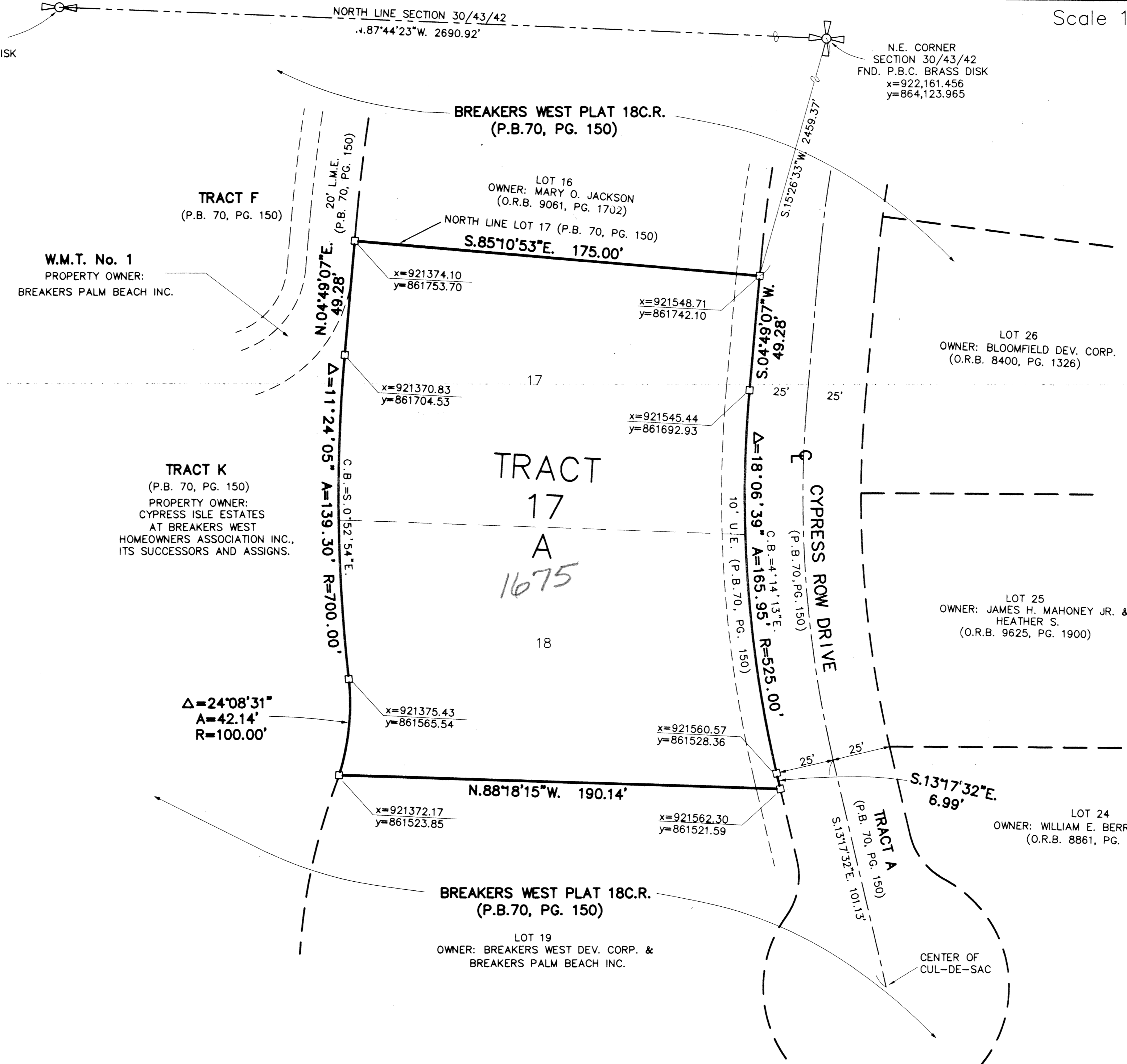
WITNESS my hand and official seal this 10 day of February, 1999.  
My Commission Expires: 4-20-1999  
Notary Public - WANDEE NGUYEN

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach  
I, Doug Marek, Esquire, a 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 Donald R. Mandich and Georgia W. Mandich, trustees of the Donald R. Mandich and Georgia W. Mandich Revocable Trust u/a/d October 28, 1994; that the current taxes have been paid; there are no mortgages of record; and that there are no other encumbrances of record.  
Dated: February 9, 1999  
Doug Marek, Esquire  
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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) 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.  
Craig L. Wallace  
Professional Land Surveyor  
Florida Certificate No. 3357

COUNTY APPROVAL  
COUNTY ENGINEER:  
This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 8 day of March, 1999, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.  
George T. Webb, P.E.  
County Engineer



ABBREVIATIONS & SYMBOLS

1. —○—	=	Denotes Permanent Reference Monuments (P.R.M.'s).
2. C	=	Stamped P.R.M. P.L.S. # 3357.
3. RW	=	Centerline.
4. P.B.	=	Right of Way
5. P.G.(S).	=	Plat Book.
6. SEC.	=	Pages.
7. TWP.	=	Section.
8. RGE.	=	Township.
9. U.E.	=	Range.
10. D.E.	=	Utility Easement.
11. X	=	Drainage Easement.
		"X coordinate", states the given position of a point on the earth's surface (expressed in feet and decimals of a foot) in an East and West direction.
12. Y	=	"Y coordinate", states the given position of a point on the earth's surface (expressed in feet and decimals of a foot) in a North and South direction.
13. A	=	Arc Length.
14. C	=	Central Angle.
15. R	=	Radius.
16. C.B.	=	Chord Bearing.
17. O.R.B.	=	Official Record Book.
18. W.M.E.	=	Water Management Tract.
19. L.M.E.	=	Lake Maintenance Easement.
20. P.B.C.	=	Palm Beach County.
21. FND.	=	Found.

- NOTES
- Coordinates shown are grid.
  - Datum = NAD 83, 1990 adjustment.
  - Zone = Florida East
  - Linear unit = US foot
  - Coordinate system 1983 State Plane Transverse Mercator Projection
  - All distances are ground.
  - Scale factor = 1.000021481
  - Ground distance x scale factor = grid distance
  - Bearings shown hereon are relative to the Breakers West Plat 18 C.R. (Plat Book 70, Page 150) and are based on the North line of Lot 17 bearing South 85° 10' 53" East.
  - Bearing Rotation Equation  
North 87° 44' 23" West (Plat Bearing)  
North 88° 45' 20" West (Grid Bearing)  
Counter Clockwise Bearing Rotation (01° 00' 57") Plat to Grid
  - No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
  - This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
  - Adjacent property owners per current Palm Beach County Property Appraisers Public Access System.
  - This instrument prepared by: Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
561/640-4551

Zoning Petition Number: 73-219

PLAT OF  
BREAKERS WEST PLAT 18C.R./  
KIRKWOOD ESTATES (a P.U.D.)  
WALLACE SURVEYING CORPORATION  
901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551  
FIELD: M.B. JOB NO.: 98-1174A F.R. PG.  
OFFICE: DATE: JAN. 1999 DWG. NO. 98-1174  
CVD: REF: SHEET 1 OF 1

NOTARY: WANDEE NGUYEN  
SURVEYOR: [Stamp]  
ENGINEER: [Stamp]

STATIONING  
SUBDIVISION  
PLAT 18C.R./Kirkwood Estates  
PAGE 112  
RECORD MAP # 1504  
ZONING RS  
SE 73-219  
TAZ 817  
PUB-NAME Breakers West