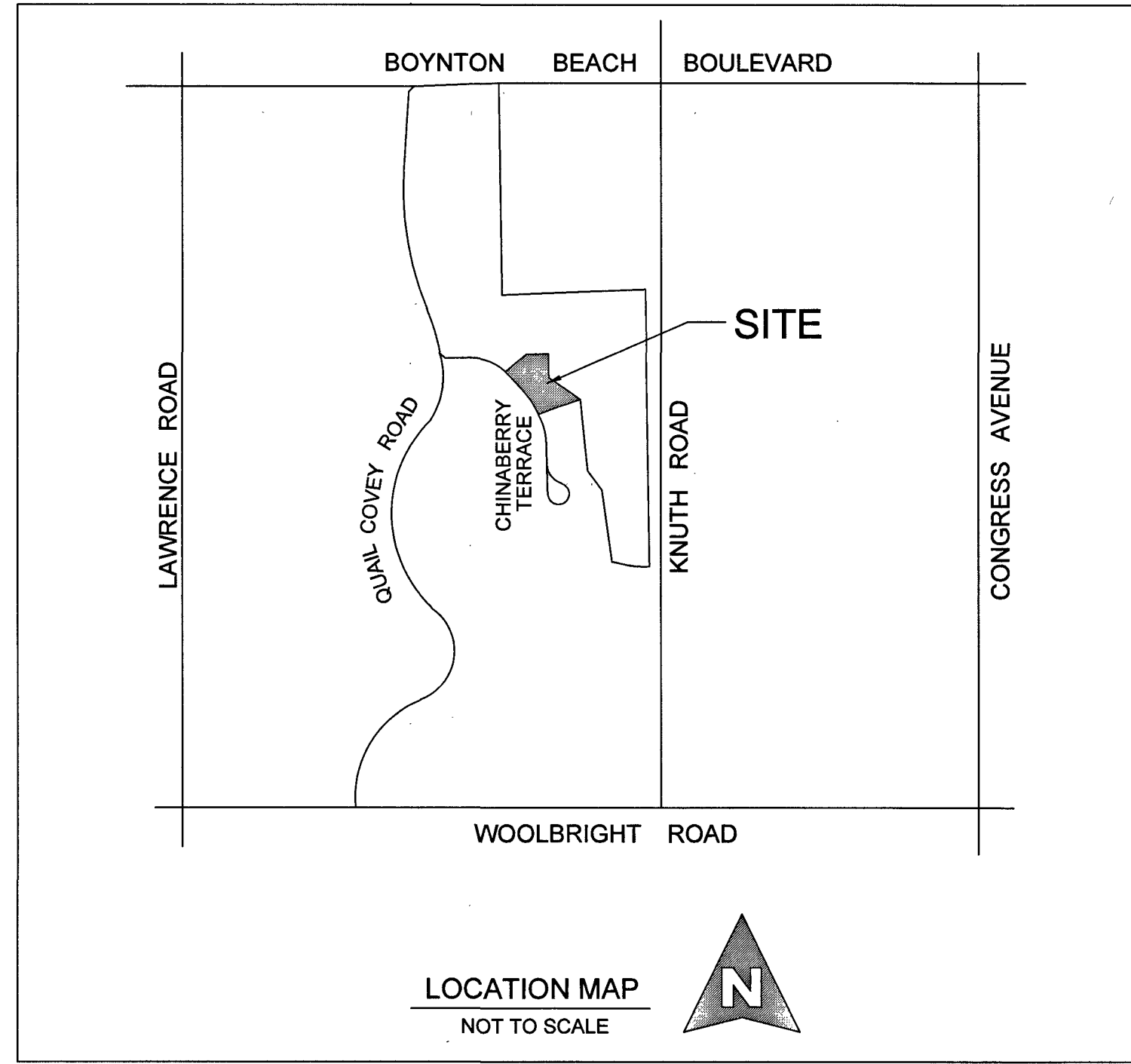


QUAIL RIDGE PLAT NO. 22 REPLAT, A PUD

BEING A REPLAT OF LOT 13A, QUAIL RIDGE PLAT NO. 22, A PUD, AS RECORDED IN PLAT BOOK 95, PAGES 67 THROUGH 69, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

75

COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS
 THIS PLAT WAS FILED FOR RECORD AT 3:33 P.M. THIS 25 DAY OF JANUARY 2023 AND DULY RECORDED IN PLAT BOOK NO. 135 ON PAGE 75 THRU 76
 JOSEPH ABRUZZO,
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER
 BY: *[Signature]* D.C.



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT STEPHAN LAVOIE AND FRANCE LARIVIERE, HUSBAND AND WIFE, AND NAOMIE LAVOIE, A SINGLE WOMAN, OWNERS OF THE LAND SHOWN HEREON AS QUAIL RIDGE PLAT NO. 22 REPLAT, A PUD, BEING A REPLAT OF LOT 13A, QUAIL RIDGE PLAT NO. 22, A PUD, AS RECORDED IN PLAT BOOK 95, PAGES 67 THROUGH 69, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13A, QUAIL RIDGE PLAT NO. 22, A PUD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 67 THROUGH 69, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 45,278 SQUARE FEET OR 1.039 ACRES, MORE OR LESS.

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

LOTS 13B AND 14B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS, STEPHAN LAVOIE, FRANCE LARIVIERE AND NAOMIE LAVOIE, THEIR SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THESE LOTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF STEPHAN LAVOIE, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE STEPHAN LAVOIE, FRANCE LARIVIERE AND NAOMIE LAVOIE, DO HEREBY SET OUR HANDS AND SEALS THIS 12 DAY OF December 2022.

WITNESS: *[Signature]* BY: *[Signature]* STEPHAN LAVOIE
 PRINTED NAME: BRADLEY MILLER
 WITNESS: *[Signature]*
 PRINTED NAME: BRADLEY MILLER
 WITNESS: *[Signature]* BY: *[Signature]* FRANCE LARIVIERE
 PRINTED NAME: BRADLEY MILLER
 WITNESS: *[Signature]*
 PRINTED NAME: BRADLEY MILLER
 WITNESS: *[Signature]* BY: *[Signature]* NAOMIE LAVOIE
 PRINTED NAME: BRADLEY MILLER
 WITNESS: *[Signature]*
 PRINTED NAME: BRADLEY MILLER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 WE, FIRST PRIORITY TITLE SERVICES, INC. A TITLE INSURANCE AGENCY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN STEPHAN LAVOIE AND FRANCE LARIVIERE, HUSBAND AND WIFE, AND NAOMIE LAVOIE, A SINGLE WOMAN, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

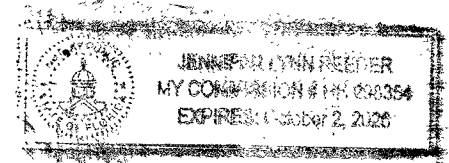
FIRST PRIORITY TITLE SERVICES, INC.
 DATED: 11-28-22 BY: *[Signature]* VINCENT J. PIAZZA, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 12 DAY OF December 2022, BY STEPHAN LAVOIE AND FRANCE LARIVIERE, HUSBAND AND WIFE, AND NAOMIE LAVOIE, A SINGLE WOMAN, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION.

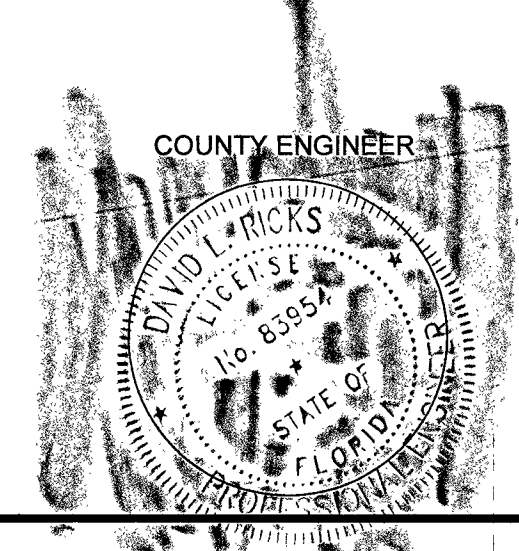
MY COMMISSION EXPIRES: 10/2/2024 # HH 298354
[Signature]
 JENNIFER LYNN REEDER
 (PRINTED NAME) - NOTARY PUBLIC



COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 25 DAY OF JANUARY 2023 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

[Signature]
 DAVID L. RICKS, P.E., COUNTY ENGINEER



SURVEYOR AND MAPPER'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
- NOTICE: 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
- BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTHWEST LINE OF LOT 13A, QUAIL RIDGE PLAT NO. 22, A PUD AS RECORDED IN PLAT BOOK 95, PAGES 67-69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING AN ASSUMED PLATTED BEARING OF NORTH 50°42'38" EAST.
- STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION.
 LINEAR UNIT = US SURVEY FEET
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000408
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SITE DATA

CONTROL NUMBER 1972-00051

SURVEYOR AND MAPPER'S CERTIFICATE

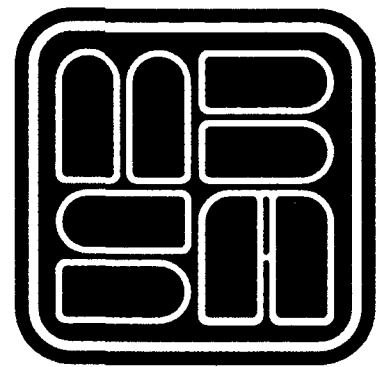
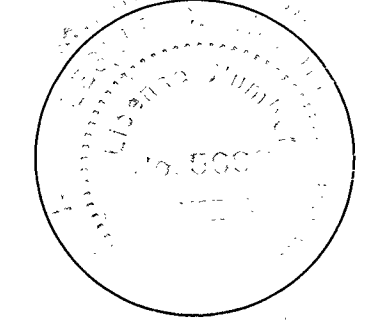
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12/15/2022
[Signature]
 LESLIE C. BISPOTT, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 5698
 STATE OF FLORIDA

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

PROFESSIONAL SURVEYOR AND MAPPER



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

QUAIL RIDGE PLAT NO. 22 REPLAT, A PUD

SHEET 1 OF 2

CFN 20230027768 PL BK 135 PG 75