

38-35

PLAT NO. 16
QUAIL RIDGE

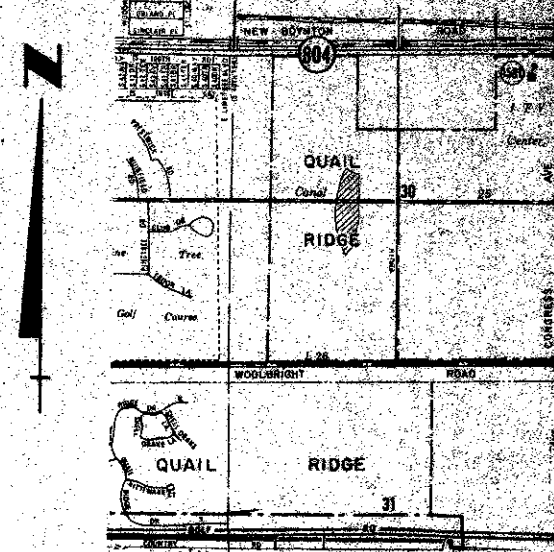
(PLANNED UNIT DEVELOPMENT)

IN SECTION 30 TOWNSHIP 45 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF
PORTIONS OF TRACTS 53, 54, 75, 76, 85 AND 86
PALM BEACH FARMS COMPANY PLAT NO. 8 SEC. 30
T-45-S. R-43-E PLAT BOOK 5 PAGE 73 AND OTHER LANDS

IN 4 SHEETS SHEET NO. 1

MOCK ROOS & SEARCY, INC.
CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

MAY 1979



35

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD
ON 10/26/79 THIS DAY OF
OCTOBER 1979 AND IS
RECORDED IN PLAT BOOK NO. 16
PAGE 16-33 PLAT COUNTY DEPT.
BY Neil Shreffers D.C.



A CERTAIN PARCEL IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 53, 54, 75, 76, 85 AND 86 OF PALM BEACH FARMS COMPANY PLAT NO. 8 SEC. 30, T-45-S, R-43-E PLAT BOOK 5, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PLAT NO. 15, QUAIL RIDGE; ACCORDING TO THE PLAN THEREON RECORDED IN PLAT BOOK 17, PAGES 115 AND 117 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 1976, THENCE NORTH 15° 55' 00" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE CURVING WESTWARD, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 135° 00' 00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 200.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CURVING EASTWARD, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 21° 14' 12"; A DISTANCE OF 300.00 FEET TO THE END OF SAID CURVE; THENCE NORTH 15° 55' 00" EAST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 70° 34' 00" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 77° 36' 17" EAST, A DISTANCE OF 317.00 FEET; THENCE SOUTH 1° 44' 54" EAST, A DISTANCE OF 395.00 FEET; THENCE SOUTH 1° 09' 32" EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 89° 00' 00" WEST, A DISTANCE OF 427.49 FEET; THENCE SOUTH 1° 09' 32" EAST, A DISTANCE OF 442.50 FEET; THENCE SOUTH 81° 54' 14" WEST, A DISTANCE OF 244.00 FEET TO THE POINT OF BEGINNING.

LESS THE RIGHT OF WAY OF LAKE NORTH DRAINAGE DISTRICT LATERAL NO. 25,
CONTAINING 16,877 SQUARE FEET, MORE OR LESS.

DEEDICATION
WHON ALL MEN BY THESE PRESENTS MEET QUAIL RIDGE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON BY PLAT NO. 16, QUAIL RIDGE, AND BEING MORE PARTICULARLY DESCRIBED HEREON MORE FULLY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND TO BE SUBMITTED AS FOLLOWS:

- 1) THE TRACT FOR PRIVATE ROAD PURPOSES AND THE 20 FOOT ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC. AND IS THE HEREDITARY AND PERPETUAL POSSESSION OF SAID ASSOCIATION.
- 2) THE DRAINAGE EASEMENTS AS SHOWN AND HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC.
- 3) THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 4) THE UTILITY EASEMENTS AS SHOWN HEREBY ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN E. BOGGE, PRESIDENT, AND ATTESTED BY JOHN D. MCKEY, JR., SECRETARY, OF SAID PARTNERSHIP, BOTH OF WHICH ARE FLORIDA CORPORATIONS, THE CORPORATE SEAL OF QUAIL RIDGE, LTD. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF August, A.D., 1979.

QUAIL RIDGE, INC.
ATTEST: [Signature] SECRETARY
BY: [Signature] PRESIDENT

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JOHN E. BOGGE AND JOHN D. MCKEY, JR., 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 THE ABOVE NAMED PARTNERSHIP, WHICH IS GENERAL PARTNER OF QUAIL RIDGE, LTD., AND HEREBY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 ONE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, ACTING AS GENERAL PARTNER OF QUAIL RIDGE, LTD.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF August, 1979.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Jan 9, 1981

MORTGAGEE'S CONSENT
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN UPON THE HEREINDESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEN DATED SEPTEMBER 30, 1978, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2591, PAGE 1897 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/VICE PRESIDENT, ATTESTED BY ITS SECRETARY/ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF August, A.D., 1979.

TRUSTEES OF QUAIL RIDGE, LTD.
WITNESS: [Signature] PRESIDENT
[Signature] SECRETARY

ACKNOWLEDGMENT
STATE OF FLORIDA) SS
COUNTY OF DUVAL)

BEFORE ME PERSONALLY APPEARED [Signature] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED TRUSTEES OF QUAIL RIDGE, LTD., AND HEREBY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 22nd DAY OF August, A.D., 1979.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES April 20, 1983

MORTGAGEE'S CONSENT
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN UPON THE HEREINDESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEN DATED SEPTEMBER 30, 1978, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2591, PAGE 1822 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/VICE PRESIDENT, ATTESTED BY ITS SECRETARY/ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF August, 1979.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH
ATTEST: [Signature] SECRETARY BY [Signature] PRESIDENT

ACKNOWLEDGMENT
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED [Signature] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ATTESTED BY ITS SECRETARY/ASSISTANT SECRETARY OF THE ABOVE NAMED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, A CORPORATION, AND HEREBY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF August, A.D., 1979.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb. 20, 1982

MORTGAGEE'S CONSENT
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN UPON THE HEREINDESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEN DATED OCTOBER 1, 1976, AND RECORDED IN OFFICIAL RECORD BOOK 2591, PAGE 1897, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, RICHARD FRISBEE, MARIE L. GRADY, CLIFTON W. RABD, LLOYD GREINER, JOHN BILZHUIS, ARTHUR HEINIS, RICHARD JOHNSTON, J. ALLEN MACLEAN, WILLIAM GERSTNECKER AND ANN S. GERSTNECKER, HIS WIFE, WILLIAM STICKNEY, HOWARD SEEL, AND JOHN GOODING HAVE CAUSED THESE PRESENTS TO BE SIGNED BY JOHN D. MCKEY, JR., THEIR LAWFUL ATTORNEY-IN-FACT, THIS 16th DAY OF August, 1979.

WITNESS: [Signature] BY: [Signature]
JOHN D. MCKEY, JR.
ATTORNEY-IN-FACT
O.R. BOOK 3039 PAGES 595-610
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN D. MCKEY, JR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS THE LAWFUL ATTORNEY-IN-FACT FOR THE ABOVE-NAMED PERSONS, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF August, A.D., 1979.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Jan 9, 1981

TITLE CERTIFICATION
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

I, JOHN D. MCKEY, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO QUAIL RIDGE, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

August 1, 1979
[Signature]
DATE
JOHN D. MCKEY, JR.

MORTGAGEE'S CONSENT
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN UPON THE HEREINDESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEN DATED SEPTEMBER 30, 1976, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2591, PAGE 1897 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/VICE PRESIDENT, ATTESTED BY ITS SECRETARY/ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF August, 1979.

FIRST AFFILIATE, INC., A FLORIDA CORPORATION
ATTEST: [Signature] SECRETARY BY [Signature] PRESIDENT

ACKNOWLEDGMENT
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ASSISTANT SECRETARY OF THE ABOVE NAMED FIRST AFFILIATE, INC., A FLORIDA CORPORATION, AND HEREBY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ASSISTANT SECRETARY, RESPECTIVELY, 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 ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF August, A.D., 1979.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb. 20, 1982

SURVEYOR'S CERTIFICATE
1000-069

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.L.M. 5) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.F. 25) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OR BEFORE UNDER GUARANTEE POSTED WITH PALM BEACH COUNTY AND FURTHER THAT THE SURVEY DATA COMPLEIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART 27 AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

1000-069
[Signature]
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA 3-27-79

THIS INSTRUMENT WAS PREPARED BY
S. W. HOWARD
MOCK ROOS & SEARCY, INC.
CONSULTING ENGINEERS
25 N. W. GARDNER BOULEVARD
WEST PALM BEACH, FLORIDA 33409

