

**PLAT NO. 18
QUAIL RIDGE**

(A PLANNED UNIT DEVELOPMENT)

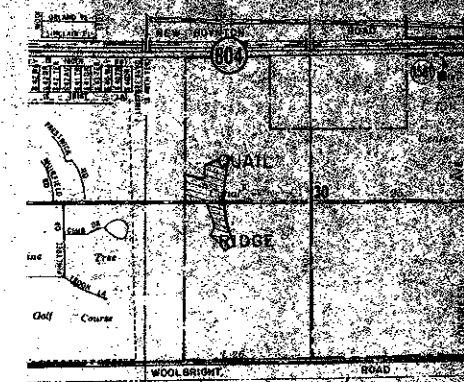
**IN SECTION 30 TOWNSHIP 45 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF
PORTIONS OF TRACTS 51, 52, 53, 76, 77, 78, 84 AND 85
PALM BEACH FARMS COMPANY PLAT NO. 8 SEC. 30
T-45-S, R-43-E PLAT BOOK 5 PAGE 73 AND OTHER LANDS**

IN 4 SHEETS SHEET NO. 1

MOCK ROOS & SEARCY, INC.

CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

OCTOBER 1979



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DESCRIPTION

A CERTAIN PARCEL OF LAND IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 51, 52, 53, 76, 77, 78, 84 AND 85 OF THE PALM BEACH FARMS COMPANY, PLAT NO. 8, AS RECORDED IN PLAT BOOK 5, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LAKE NORTH DRAINAGE DISTRICT CANAL LATERAL NO. 25 WITH THE WESTERLY RIGHT OF WAY LINE OF QUAIL COVEY ROAD ACCORDING TO PLAT NO. 16, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGES 35-39, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 11°-44'-06", A DISTANCE OF 249.32 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 640.00 FEET; A CENTRAL ANGLE OF 43°-1'-38", A DISTANCE OF 480.62 FEET; THENCE SOUTH 61°-31'-34" WEST, A DISTANCE OF 90.52 FEET; THENCE NORTH 49°-17'-21" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 73°-20'-30" WEST, A DISTANCE OF 203.24 FEET; THENCE NORTH 13°-44'-30" EAST, A DISTANCE OF 300.00 FEET; THENCE NORTH 3°-18'-07" WEST, A DISTANCE OF 282.35 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 135.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 15°-9'-33", A DISTANCE OF 35.72 FEET TO THE END OF SAID CURVE; THENCE NORTH 60°-35'-19" WEST, A DISTANCE OF 117.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 95.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 72°-24'-53", A DISTANCE OF 120.07 FEET TO THE END OF SAID CURVE; THENCE SOUTH 46°-59'-46" WEST, A DISTANCE OF 53.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 41°-15'-51", A DISTANCE OF 100.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 68°-15'-39" WEST, A DISTANCE OF 125.96 FEET TO THE WESTERLY LINE OF SAID TRACT 78, ACCORDING TO THE SAID PALM BEACH FARMS COMPANY, PLAT NO. 8; THENCE NORTH 0°-7'-06" WEST, ALONG THE SAID WESTERLY LINE OF TRACT 78 AND ALONG THE WESTERLY LINE OF SAID TRACT 51, A DISTANCE OF 484.03 FEET; THENCE SOUTH 84°-59'-26" EAST, A DISTANCE OF 394.87 FEET; THENCE NORTH 8°-45'-43" WEST, A DISTANCE OF 87.81 FEET; THENCE NORTH 69°-18'-15" EAST, A DISTANCE OF 530.83 FEET; THENCE SOUTH 73°-53'-01" EAST, ALONG A LINE RADIAL TO A CURVE TO BE DESCRIBED, A DISTANCE OF 35.00 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 910.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 3°-19'-01", A DISTANCE OF 52.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°-26'-00" WEST, A DISTANCE OF 545.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 7°-30'-04", A DISTANCE OF 136.16 FEET TO THE POINT OF BEGINNING. CONTAINING 11.815 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 18, QUAIL RIDGE, AND BEING MORE PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT 3 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 PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.
- 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.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, 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 B. DODGE, PRESIDENT, AND ATTESTED BY JOHN D. MCKEY, JR., SECRETARY, OF QUAIL RIDGE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF QUAIL RIDGE, LTD. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF OCTOBER, A.D., 1979.

QUAIL RIDGE, INC.
ATTEST: *John D. McKey, Jr.* SECRETARY BY: *John B. Dodge* PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JOHN B. DODGE 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 QUAIL RIDGE, INC., A CORPORATION, WHICH IS GENERAL PARTNER OF QUAIL RIDGE, LTD., AND SEVERALLY 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 DUE 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 5th DAY OF OCTOBER, 1979.

Sally A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-7-82

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 1822 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 5th DAY OF OCTOBER, 1979.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH
ATTEST: *James A. Baker* SECRETARY BY: *James A. Baker* PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *James A. Baker* 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 FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, A CORPORATION, AND SEVERALLY 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 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 5th DAY OF OCTOBER, 1979.

Sally A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-20-82

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 I. GRADY, CLIFTON W. RAND, LLOYD GREINER, JOHN BILTHUIS, ARTHUR HEINIS, RICHARD JOHNSON, 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 5th DAY OF OCTOBER, 1979.

WITNESS: *John T. Bennett* BY: *John D. McKey, Jr.*
JOHN D. MCKEY, JR.
ATTORNEY-IN-FACT
WITNESS: *John B. Dodge*
O.R. BOOK 3038 PAGES 595-610
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 21st DAY OF OCTOBER, A.D., 1979.

Sally A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-7-82

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, JOHN D. MCKEY, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLES OF THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS UNENCLUMBERED BY 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.

DATE: *Oct 29 1979*

John D. McKey, Jr.
JOHN D. MCKEY, JR.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 1837 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 5th DAY OF OCTOBER, 1979.

FIRST AFFILIATE, INC., A FLORIDA CORPORATION
ATTEST: *James A. Baker* SECRETARY BY: *James A. Baker* PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *James A. Baker* 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 CORPORATION, AND SEVERALLY 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 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 5th DAY OF OCTOBER, 1979.

Sally A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-20-82

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND THAT I HAVE SUPERVISED AND THAT SAID SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE KNOWLEDGE AND BELIEF OF THE SURVEYOR AND THAT THE SURVEYOR'S CONTROL POINTS WILL BE MAINTAINED AND THAT THE SURVEYOR'S GUARANTEES, BOUNDARIES, AND DATA COMPLY WITH ALL REQUIREMENTS OF THE SURVEYING ACTS, CHAPTER 463, F.S.

39/131

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