

# FOX TRAIL

IN SECTIONS 26, 35, AND 36,  
TOWNSHIP 43 SOUTH, RANGE 40 EAST  
PALM BEACH COUNTY, FLORIDA  
JULY 1975

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:40 P.M. THIS  
8 DAY OF October  
1975, AND DULY RECORDED IN  
PLAT BOOK NO. 31 ON  
PAGE 157 Line 162  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
By *Bonnie J. Longue*, D.C.  
**157**

KNOW ALL MEN BY THESE PRESENTS THAT FOX TRAIL, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 26, 35 AND 36 OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOX TRAIL, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL SECTION 26, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LESS HOWEVER THE FOLLOWING SPECIFICALLY DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26: THENCE NORTH 00° 39' 02" EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 5351.36 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 89° 04' 05" EAST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 220.24 FEET; THENCE SOUTH 00° 58' 44" WEST, A DISTANCE OF 3455.08 FEET; THENCE NORTH 88° 26' 08" WEST, A DISTANCE OF 189.79 FEET; THENCE SOUTH 00° 58' 22" WEST, A DISTANCE OF 1898.31 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PART OF SAID SECTION 35 LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF STATE ROAD 80, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE INTERSECTION OF THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35 WITH THE NORTH LINE OF SAID STATE ROAD 80 BEAR NORTH 88° 31' 51" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE NORTH 88° 31' 51" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 85.00 FEET; THENCE NORTH 01° 02' 59" EAST, PARALLEL WITH THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35, A DISTANCE OF 107.80 FEET; THENCE SOUTH 88° 31' 51" EAST, PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 80, A DISTANCE OF 85.00 FEET; THENCE SOUTH 01° 02' 59" WEST, PARALLEL WITH SAID EAST LINE OF THE WEST ONE HALF (1/2) OF SECTION 35, A DISTANCE OF 107.80 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH A PARCEL OF LAND LYING IN SAID SECTION 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 36 WITH THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 80; THENCE SOUTH 88° 32' 06" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 712.23 FEET TO THE WEST LINE OF THAT CERTAIN 200 FOOT DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1354, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 27' 10" EAST ALONG THE WEST LINE OF SAID RECORDED EASEMENT, A DISTANCE OF 3427.61 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 88° 46' 31" WEST ALONG SAID NORTH LINE, A DISTANCE OF 733.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 01° 06' 17" WEST ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 3424.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTIES ARE SUBJECT TO AN 80 FOOT ROAD EASEMENT, (SHOWN HEREON AS LION COUNTRY SAFARI ROAD), AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2062, PAGE 1763, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID 80 FOOT ROAD EASEMENT LYING 40 FEET EACH SIDE OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 26 AND ALL THAT PART OF THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35 LYING NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD #80.

ALL OF THE ABOVE DESCRIBED PARCELS OF LAND CONTAINING 1114.65 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY GRANT THE FOLLOWING PRIVATE EASEMENTS:

- ALL INGRESS AND EGRESS EASEMENTS SHOWN HEREON ARE GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS AN APPURTENANCE, HOWEVER, TO SAID LOTS FOR ACCESS, INGRESS AND EGRESS, UTILITIES AND DRAINAGE PURPOSES AND SAID EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FOX TRAIL PROPERTY OWNERS' ASSOCIATION, INC.
- ALL DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS AN APPURTENANCE TO SAID LOTS, FOR PROPER DRAINAGE PURPOSES AND BRIDAL PATH USE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FOX TRAIL PROPERTY OWNERS' ASSOCIATION, INC.
- A TWENTY FOOT (20) UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES WHERE EASEMENTS ARE NOT SHOWN ON THIS PLAT IS HEREBY GRANTED TO THE OWNERS OF THE LOTS HEREON, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS AN APPURTENANCE TO SAID LOTS TO BE USED FOR UTILITY AND DRAINAGE PURPOSES.

IN WITNESS WHEREOF, FOX TRAIL, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF SEPTEMBER A.D., 1975.

FOX TRAIL, INC.

ATTEST: *William J. Elmore*  
SECRETARY

BY: *George T. Elmore*  
PRESIDENT

ACKNOWLEDGEMENT:

FOX TRAIL, INC.

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

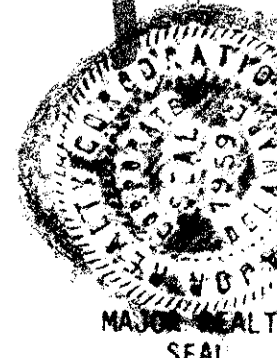
BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND WILMA A. ELMORE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GEORGE T. ELMORE, PRESIDENT AND WILMA A. ELMORE, SECRETARY OF THE ABOVE NAMED, FOX TRAIL, INC., A FLORIDA CORPORATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF SEPTEMBER A.D. 1975.

*John C. Mayle*  
NOTARY PUBLIC

MY COMMISSION EXPIRES

# FOX TRAIL



MORTGAGEE'S CONSENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE EASEMENTS GRANTED UPON THE LANDS DESCRIBED HEREIN, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2451 PAGE 1811 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID EASEMENTS GRANTED HEREIN.

MAJOR REALTY CORPORATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF SEPTEMBER A.D. 1975.

MAJOR REALTY CORPORATION

ATTEST: *Elizabeth W. Brice*  
Asst. Secretary

BY: *R.F. Raidle*  
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF ORANGE }

BEFORE ME PERSONALLY APPEARED R.F. RAIDLE AND ELIZABETH W. BRICE TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS R.F. RAIDLE AND ELIZABETH W. BRICE OF THE ABOVE NAMED MAJOR REALTY CORPORATION, A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND ASST. 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 15 DAY OF SEPTEMBER A.D. 1975.

*James E. Slater*  
NOTARY PUBLIC

MY COMMISSION EXPIRES July 5, 1977

MORTGAGEE'S CONSENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE HOLDERS BY ASSIGNMENT OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE EASEMENTS GRANTED UPON THE LANDS DESCRIBED HEREIN, BY THE OWNER THEREOF, AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2302, PAGE 1264, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, WHICH HAS BEEN ASSIGNED TO ERIC M. JAVITS AND SAMUEL FRIEDLAND, AS TRUSTEES, UNDER A CERTAIN UNRECORDED AGREEMENT AND DECLARATION OF TRUST DATED FEBRUARY 25, 1974, SAID ASSIGNMENT RECORDED IN OFFICIAL RECORD BOOK 2321, PAGE 537 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND CLARIFICATION OF ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 2379, PAGE 755 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID EASEMENTS GRANTED HEREIN.

WITNESS: *Martin J. Kay*

BY: *Eric M. Javits*  
ERIC M. JAVITS AS TRUSTEE

WITNESS: *Samuel Friedland*  
AS TO ERIC M. JAVITS

BY: *Samuel Friedland*  
SAMUEL FRIEDLAND, AS TRUSTEE

WITNESS: *Martin J. Kay*

WITNESS: *Samuel Friedland*  
AS TO SAMUEL FRIEDLAND

ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BCH }

BEFORE ME PERSONALLY APPEARED ERIC M. JAVITS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT ERIC M. JAVITS EXECUTED SAID INSTRUMENT, AS TRUSTEE ASSIGNED BY THE HOLDER OF A MORTGAGE, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF September A.D. 1975.

*Jon C. Mayle*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 26, 1977

ACKNOWLEDGEMENT

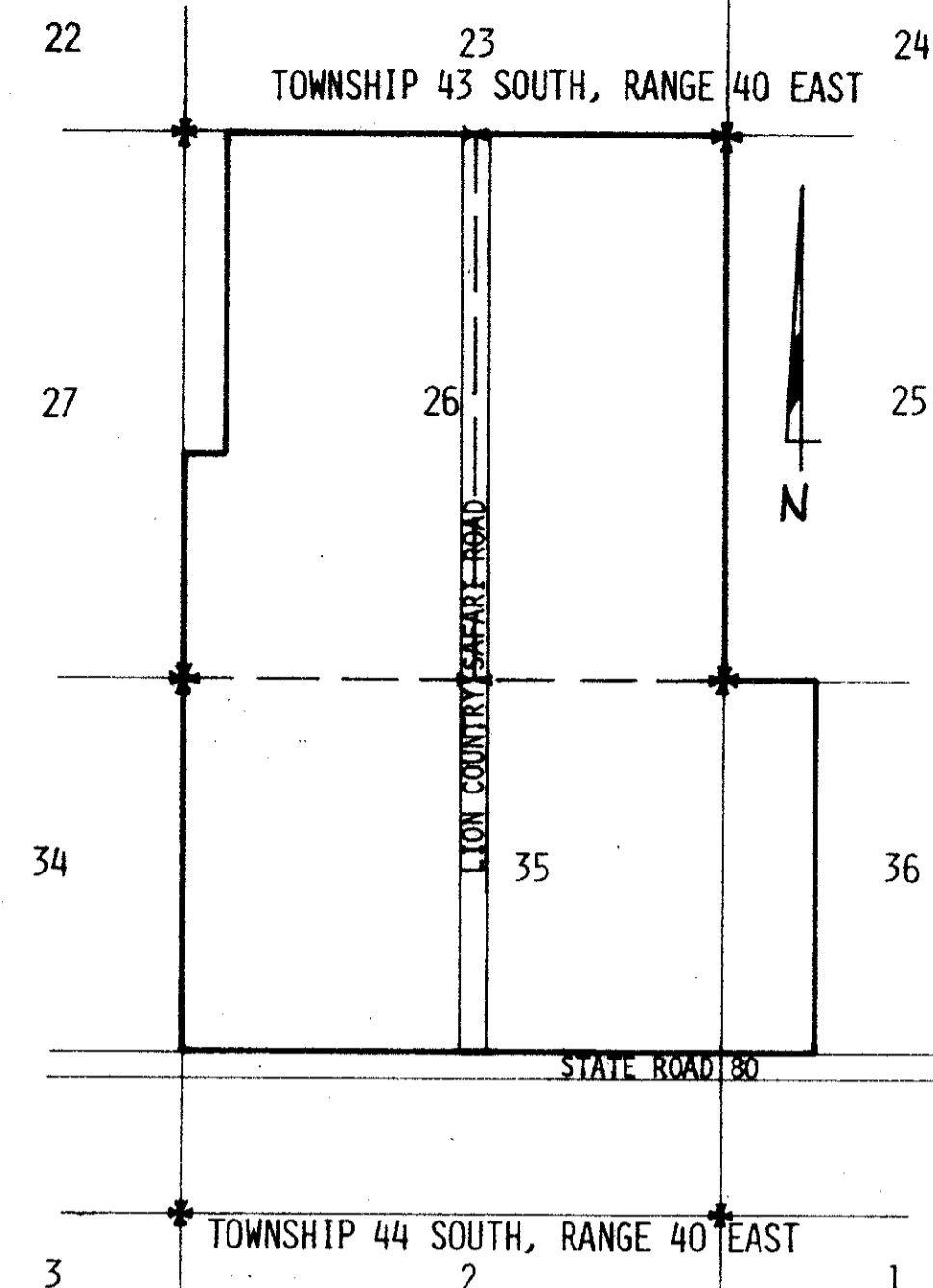
STATE OF FLORIDA }  
COUNTY OF PALM BCH }

BEFORE ME PERSONALLY APPEARED SAMUEL FRIEDLAND, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT SAMUEL FRIEDLAND EXECUTED SAID INSTRUMENT, AS TRUSTEE ASSIGNED BY THE HOLDER OF A MORTGAGE, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF September A.D. 1975.

*Jon C. Mayle*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 26, 1977



LOCATION MAP  
NOT TO SCALE



SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

I HEREBY CERTIFY THAT PERMANENT CONTROL POINTS (P.C.P.) SHALL BE SET, ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE 73-4.

*William R. Van Campen*  
WILLIAM R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS DAY OF A.D. 1975.

BY: *Lee L. Lyle*  
VICE CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: *William R. Van Campen*  
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK

BOARD OF COUNTY COMMISSIONERS  
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

WE, STEWART TITLE GUARANTEE, A TITLE INSURANCE COMPANY, DULY LICENSED 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 TO FOX TRAIL, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

1000-173

*Leigh W. Conover*  
LEIGH W. CONOVER, C.I.S.

SPECIAL SURVEYORS NOTES:

- INDICATES A PERMANENT REFERENCE MONUMENT (P.R.M.) FLORIDA CERTIFICATE NO. 2424.
- INDICATES A PERMANENT CONTROL POINT (P.C.P.).
- ALL LOTS SHOWN HEREON CONTAIN MORE THAN 218,800 SQUARE FEET OR 5.0001 ACRES.
- SEE SHEET 2 OF 6 FOR INDEX TO REMAINING PLAT SHEETS.
- ALL BEARINGS STATED HEREIN ARE BASED ON AN ASSUMED BEARING OF NORTH 01° 02' 59" EAST FOR THE EAST LINE OF THE WEST ONE HALF OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- SEE SHEET 3 OF 6 FOR CURVE DATA TABLES (C.N.S.) AND TANGENT OR DISTANCE TABLES (T.N.S.), AND CONSULT THE APPROPRIATE SHEET HEREIN.
- NO CONSTRUCTION OR BUILDING SHALL BE PLACED ON DRAINAGE EASEMENTS.  
A. NO FENCE CONSTRUCTION SHALL BE PERMITTED WITHIN THOSE DRAINAGE EASEMENTS SHOWN HEREON AS BEING 45 FEET OR FEWER, 80 FEET OR MORE IN WIDTH.  
B. FENCE CONSTRUCTION SHALL BE PERMITTED IN THE SIDE LOT LINES OR CENTERS OF THOSE CERTAIN 40 FOOT UTILITY AND DRAINAGE EASEMENTS AS DESIGNATED IN ESTABLISHMENT NUMBER 3 OF THIS PLAT.