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# PLAT NO. 16 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 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. 2



100 50 0 100

1" = 100'

NOTES:

- = PERMANENT REFERENCE MONUMENT (P.R.M.)
- ⊙ = PERMANENT CONTROL POINT (P.C.P.)
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- A.E. = ACCESS EASEMENT

MINIMUM SETBACK REQUIREMENTS

- FRONT 25 FEET
- SIDE (interior) 15 FEET
- SIDE (corner) 25 FEET

NOTES:

THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.

BEARING REFERENCE: PLAT NO. 15, QUAIL RIDGE, RECORDED IN PLAT BOOK 57, PAGES 116-117. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. RESTRICTIONS, RESERVATIONS AND RESTRICTIVE COVENANTS FOR THIS PLAT ARE PROVIDED IN THE APPLICABLE QUAIL RIDGE CONDOMINIUM ASSOCIATION DOCUMENTS.

PLATTED ROADS PER PLAT BOOK 5, PAGE 73, WITHIN SUBJECT PROPERTY VACATED BY RESOLUTION NO. R-74-813, RECORDED IN OFFICIAL RECORD BOOK 2359, PAGES 1342-1343.

AREA TRACT 1	= 3.239 ACRES
AREA TRACT 2	= 3.697 ACRES
AREA TRACT 3	= 1.369 ACRES
AREA GOLF COURSE	= 4.472 ACRES
TOTAL AREA	= 12.877 ACRES
TOTAL DWELLING UNITS	= 12
DENSITY	= 0.729 D.U. PER GROSS ACRE

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF September, 1974

BY: *Bill Bailey*  
BILL BAILEY, CHAIRMAN

ATTEST:  
JOHN B. BENTLEY, CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF September, 1974

BY: *W. Herbert*  
W. HERBERT, COUNTY ENGINEER

1000-069

