

40-172

DESCRIPTION
PLAT 21, QUAIL RIDGE

A CERTAIN PARCEL IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACTS 115, 116, 110, 109 AND 83 AND PORTIONS OF TRACTS 117, 108, 84, 85, 78, 77, 51 AND 52, PALM BEACH FARMS COMPANY, PLAT NO. 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEGINNING AT THE SOUTHWEST CORNER OF PLAT NO. 14, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 66, 67 AND 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 88°-26'-03" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT 14, A DISTANCE OF 680.24 FEET TO A POINT IN THE CENTER LINE OF THAT CERTAIN 30 FOOT RIGHT OF WAY, SHOWN ON PLAT BOOK 5, PAGE 73 AND ABANDONED BY RESOLUTION R-80-188, RECORDED IN BOOK 3233, PAGES 1668 AND 1669; THENCE NORTH 00°-07'-06" WEST, ALONG SAID CENTER LINE, A DISTANCE OF 2507.38 FEET TO A POINT IN THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL LATERAL NO. 25; THENCE NORTH 88°-15'-39" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF LATERAL 25, A DISTANCE OF 140.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140 FEET AND A CENTRAL ANGLE OF 41°-15'-51"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.83 FEET TO THE END OF SAID CURVE; THENCE NORTH 46°-59'-46" EAST, A DISTANCE OF 53.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 72°-24'-53"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 120.07 FEET TO THE END OF SAID CURVE; THENCE SOUTH 60°-35'-19" EAST, A DISTANCE OF 117.20 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 15°-09'-33", A DISTANCE OF 35.72 FEET TO THE NORTHWEST CORNER OF TRACT 1, PLAT NO. 18, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGES 131, 132, 133 AND 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 3°-18'-07" EAST, A DISTANCE OF 282.35 FEET; THENCE SOUTH 13°-44'-30" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 73°-30'-38" EAST, A DISTANCE OF 203.24 FEET; THENCE SOUTH 49°-17'-21" EAST, A DISTANCE OF 140 FEET; THENCE SOUTH 6°-17'-04" EAST, A DISTANCE OF 759.28 FEET; THENCE SOUTH 15°-06'-52" WEST, A DISTANCE OF 414.63 FEET; THENCE SOUTH, A DISTANCE OF 128.64 FEET; THENCE SOUTH 36°-09'-50" EAST, A DISTANCE OF 196.78 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID PLAT NO. 14, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 23°-15'-44"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.02 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 290 FEET AND A CENTRAL ANGLE OF 30°-59'-25", A DISTANCE OF 156.86 FEET TO THE END OF SAID CURVE; THENCE SOUTH 0°-25'-59" EAST, A DISTANCE OF 51.73 FEET TO THE POINT OF BEGINNING.

CONTAINING .41.35 ACRES, MORE OR LESS.

DEDICATION

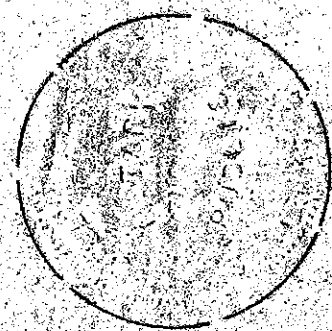
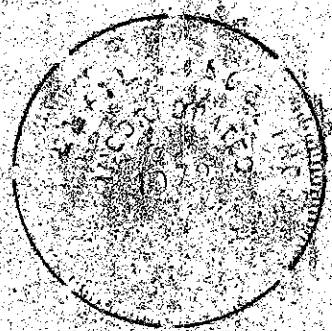
KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 21, QUAIL RIDGE, AND BEING MORE PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) TRACT 1 FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE QUAIL RIDGE PROPERTY OWNER'S 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) TRACTS 2 AND 3 FOR BUFFER AREAS ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 DAY OF August, A.D., 1980.

QUAIL RIDGE, INC.

ATTEST: SECRETARY BY: PRESIDENT



PLAT NO. 21
QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

IN SECTION 30 TOWNSHIP 45 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF
TRACTS 115, 116, 110, 109, 83 AND PORTIONS OF TRACTS 117,
108, 84, 85, 78, 77, 51 & 52 PALM BEACH FARMS COMPANY
PLAT NO. 8 SEC. 30 T-45-S, R-43-E PLAT BOOK 5 PAGE
73 AND OTHER LANDS

MOCK, ROOS & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
WEST PALM BEACH, FLORIDA

IN 3 SHEETS SHEET NO. 1

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.

IN WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF August, 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-7-82

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, 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF August, 1980.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH

ATTEST: (SECRETARY) BY: (PRESIDENT)

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED 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.

IN WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF August, A.D., 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-26-82

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 PHIBSEE, MARIE I. GRAY, CLIFTON W. RAND, LEON GREINER, JOHN BILTHUIS, ARTHUR HEINIS, RICHARD JOHNSTON, J. ALLEN MACLEAN, WILLIAM GERSTNECKER AND ANN S. GERSTNECKER, HIS WIFE, WILLIAM STICKEY, HOWARD SEEL, AND JOHN GOODING HAVE CAUSED THESE PRESENTS TO BE SIGNED BY JOHN D. MCKEY, JR., THEIR LAWFUL ATTORNEY-IN-FACT, THIS DAY OF August, 1980.

WITNESS:

BY: JOHN D. MCKEY, JR.
ATTORNEY-IN-FACT

WITNESS:

O.R. BOOK 3039 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.

IN WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF August, A.D., 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-7-82

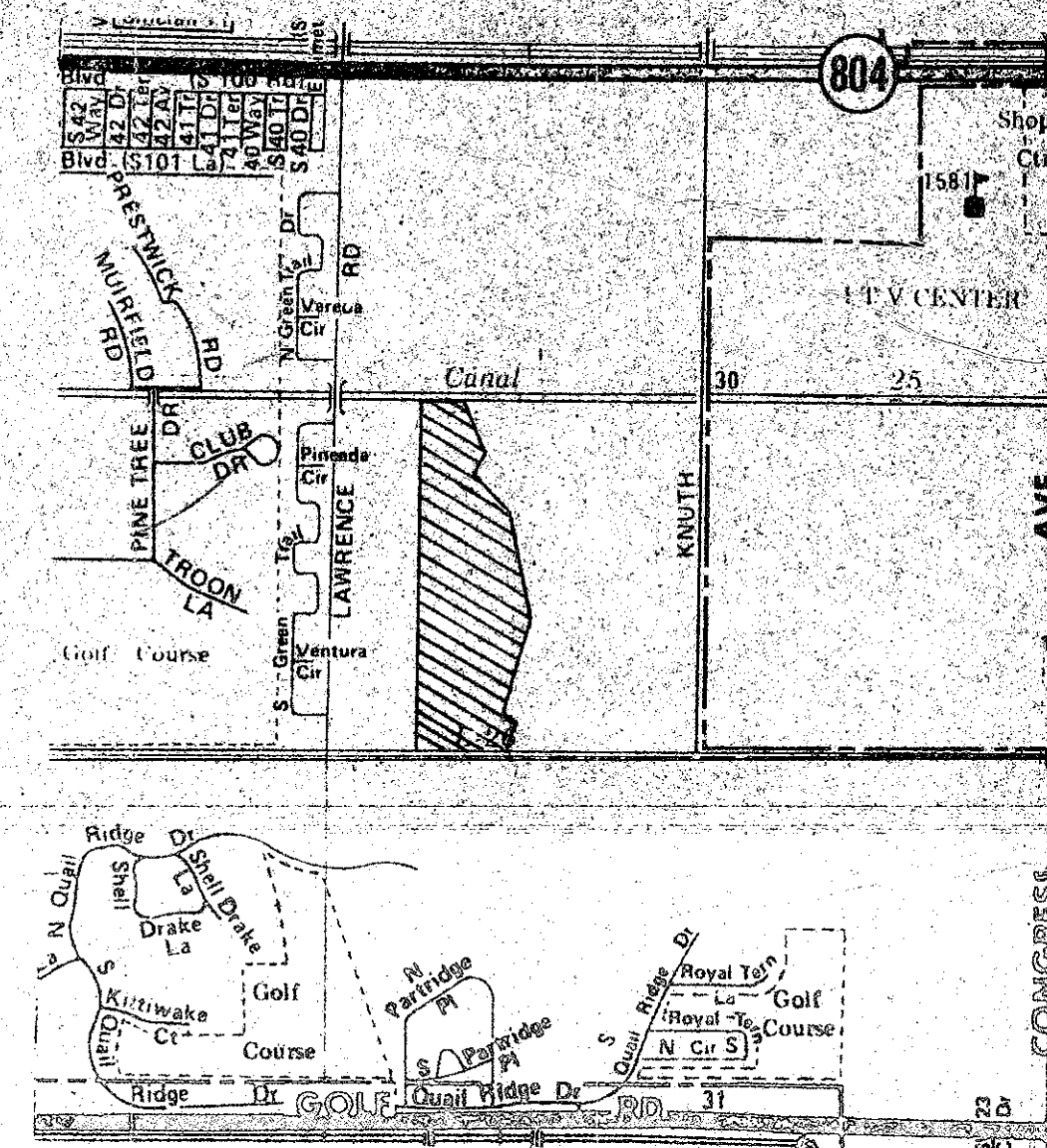
TITLE CERTIFICATION

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 TITLE TO THE HEREON 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.

DATE August 18, 1980

JOHN D. MCKEY, JR.



LOCATION MAP

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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF August, 1980.

FIRST AFFILIATE, INC., A FLORIDA CORPORATION

ATTEST: (SECRETARY) BY: (PRESIDENT)

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED 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 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.

IN WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF August, A.D., 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-26-82

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Quail Ridge Registered Surveyor No. 1552
STATE OF FLORIDA 9-2-80

THIS INSTRUMENT WAS PREPARED BY

S. V. HOWARD
MOCK, ROOS & ASSOCIATES
CONSULTING ENGINEERS
2930 KEECHOOBEE
WEST PALM BEACH, FLORIDA

