

40-175

PLAT NO. 20 QUAIL RIDGE

175

IN SECTION 30 TOWNSHIP 45 SOUTH RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF
TRACTS 22, 41, 42 AND PORTIONS OF TRACTS 11, 12, 21,
43, 53, 54, 55 AND 56 PALM BEACH FARMS COMPANY
PLAY 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
FEBRUARY 1980



LOCATION MAP

IN 2 SHEETS SHEET NO. 1

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETOBY OF THE ABOVE TRACTS AND TRACTS THAT ARE MORTGAGED BY DEEDS DATED 11-29-79 AND RECORDS IN OFFICIAL RECORD BOOK 2591, PAGE 512, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

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 SAID 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 27th DAY of May 1980
Suey A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-7-82

MORTGAGEE'S CONSENT

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 SAID 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 27th DAY of May 1980
Suey A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-7-82

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 SAID 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 27th DAY of May 1980
Suey A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-7-82

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:
I, JOHN B. DODGE, JR., A FULLY LICENSED SURVEYOR IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE DUE AND UNPAID.

MAY 27 1980
John B. Dodge, Jr.
DATE
SURVEYOR

MORTGAGEE'S CONSENT

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 SAID 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 27th DAY of May 1980
Suey A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-7-82

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 SAID 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 27th DAY of May 1980
Suey A. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-7-82

SURVEYOR'S CERTIFICATION

I, JOHN B. DODGE, JR., A FULLY LICENSED SURVEYOR IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE DUE AND UNPAID.

MAY 27 1980
John B. Dodge, Jr.
DATE
SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE, LTD., A FLORIDA LIMITED LIABILITY COMPANY, 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. 20, QUAIL RIDGE, AND BEING MORE PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND TRACTS AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC., AND IS THE GENERAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 2) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC., AND IS THE GENERAL MAINTENANCE OBLIGATION OF THE QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC.
- 3) THE UTILITY EASEMENTS AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF GENERAL AND JURISDICTION OVER ACCESS EASEMENTS.
- 4) THE ADDITIONAL RIGHT OF WAY FOR BROWARD ROAD, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF GENERAL AND JURISDICTION OVER ACCESS EASEMENTS.
- 5) TRACT 2 FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC. AND IS THE GENERAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE DRAWN UP AND EXECUTED BY JOHN D. MCKEY, JR., SECRETARY OF QUAIL RIDGE, LTD., A 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 27th DAY of May 1980.

John D. Mckey, Jr.
SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:
BEFORE ME PERSONALLY APPEARED James A. Brooks and *James A. Brooks* 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 27th DAY of May 1980
James A. Brooks
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-15-81

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