

40-173

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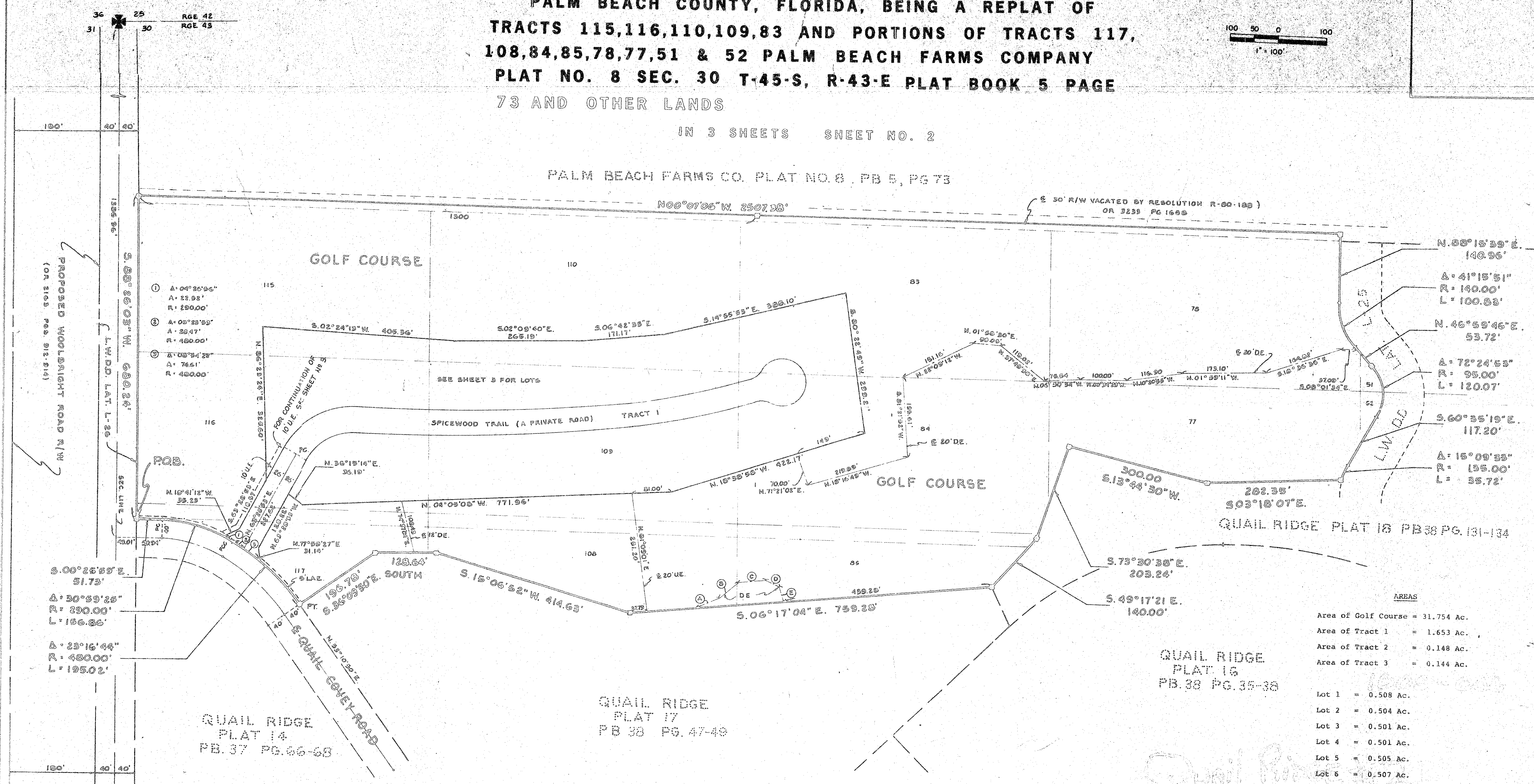
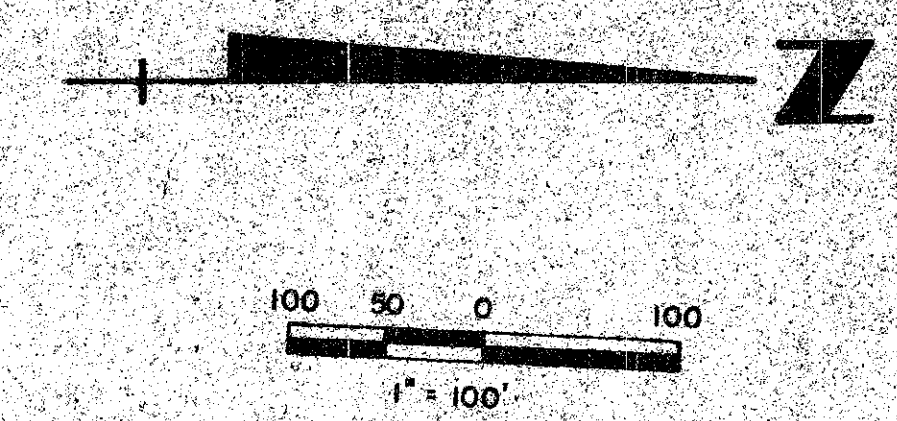
# PLAT NO. 21 QUAIL RIDGE

(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

IN 3 SHEETS SHEET NO. 2

PALM BEACH FARMS CO. PLAT NO. 8, PB 5, PG 73



AREAS	
Area of Golf Course	= 31.754 Ac.
Area of Tract 1	= 1.653 Ac.
Area of Tract 2	= 0.148 Ac.
Area of Tract 3	= 0.144 Ac.

Lot 1	= 0.508 Ac.
Lot 2	= 0.504 Ac.
Lot 3	= 0.501 Ac.
Lot 4	= 0.501 Ac.
Lot 5	= 0.505 Ac.
Lot 6	= 0.507 Ac.
Lot 7	= 0.502 Ac.
Lot 8	= 0.507 Ac.
Lot 9	= 0.502 Ac.
Lot 10	= 0.504 Ac.
Lot 11	= 0.510 Ac.
Lot 12	= 0.513 Ac.
Lot 13	= 0.511 Ac.
Lot 14	= 0.528 Ac.
Lot 15	= 0.545 Ac.
Total Area	= 41.347 Ac.

QUAIL RIDGE  
PLAT 16  
PB. 38 PG. 35-38

QUAIL RIDGE  
PLAT 17  
PB 38 PG. 47-49

QUAIL RIDGE  
PLAT 14  
PB. 37 PG. 66-68

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. 14, QUAIL RIDGE, RECORDED IN PLAT BOOK 37, PAGES 66-68 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RESTRICTIONS, RESERVATIONS AND RESTRICTIVE CONVENANTS 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 O.R.B. 2359, PAGES 1342-1343 AND R-80-188, RECORDED IN BOOK 3233, PAGES 1668-1669.

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

DRAINAGE EASEMENT BEARING-DISTANCE TABULATION

A.	S 24°-9'-25" E	57.555
B.	S 36°-52'-12" E	50.000
C.	S 10°-18'-17" E	55.902
D.	S 26°-33'-54" W	33.541
E.	S 73°-25'-15" W	29.303

*Quail Ridge*  
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