

FOX TRAIL

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

JULY 1975

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 SOUTHEAST 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 20.24 FEET; THENCE SOUTH 00° 58' 44" WEST, A DISTANCE OF 3455.08 FEET; THENCE NORTH 88° 2E' V8" 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 385.00 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, 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

1. 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.
2. 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.
3. 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: 
SECRETARY
ACKNOWLEDGEMENT

BY: 
PRESIDENT

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.