

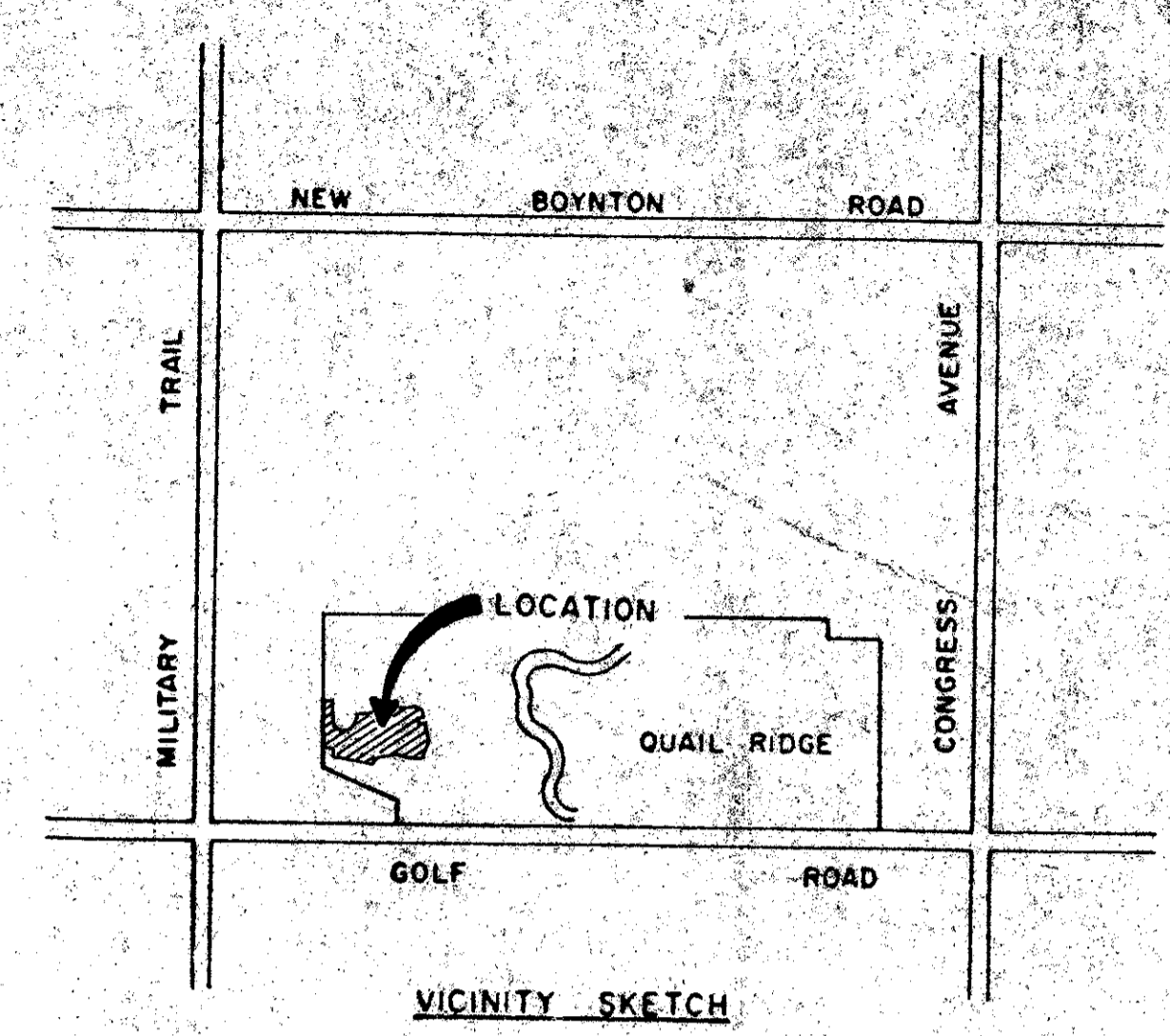
PLAT NO. 3A QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF
SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

OCTOBER 1975

MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
West Palm Beach, Florida



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 29th day of JANUARY 1976 and duly recorded in Plat Book 31 on page 192 & 193
John B. Dunkle, Clerk Circuit Court
Rita Conroy

DESCRIPTION

THAT CERTAIN PARCEL MARKED "NOT A PART OF THIS PLAT" ON PLAT NO. 3 QUAIL RIDGE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 92 AND 93, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL; RUN THENCE SOUTH 00°-06'-12" WEST, A DISTANCE OF 498.75 FEET; THENCE SOUTH 89°-53'-48" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 0°-06'-12" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 82°-33'-34" EAST, A DISTANCE OF 309.00 FEET; THENCE NORTH 25°-44'-46" EAST, A DISTANCE OF 70.04 FEET; THENCE NORTH 75°-57'-36" EAST, A DISTANCE OF 116.06 FEET; THENCE SOUTH 63°-49'-05" EAST, A DISTANCE OF 59.14 FEET; THENCE SOUTH 76°-25'-00" EAST, A DISTANCE OF 112.14 FEET; THENCE NORTH 30°-22'-27" EAST, A DISTANCE OF 155.29 FEET; THENCE NORTH 5°-22'-28" WEST, A DISTANCE OF 182.36 FEET; THENCE SOUTH 77°-14'-12" WEST, A DISTANCE OF 64.42 FEET; THENCE NORTH 12°-45'-48" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 77°-14'-12" EAST, A DISTANCE OF 73.12 FEET; THENCE NORTH 26°-39'-22" WEST, A DISTANCE OF 119.00 FEET; THENCE NORTH 79°-13'-49" WEST, A DISTANCE OF 71.78 FEET; THENCE SOUTH 82°-04'-57" WEST, A DISTANCE OF 287.00 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150 FEET. LOCAL TANGENT AT SAID POINT BEARS SOUTH 21°-20'-30" EAST; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 122°-54'-51", A DISTANCE OF 321.79 FEET; THENCE NORTH 0°-06'-12" EAST, A DISTANCE OF 272.73 FEET; THENCE SOUTH 83°-02'-38" WEST, A DISTANCE OF 50.38 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 3A - 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) THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE 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 OWNERS' ASSOCIATION, INC.
- 3) THE AREAS INDICATED AS BICYCLE ACCESS PATHS ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4) THE EMERGENCY VEHICLE ACCESS ROAD AS SHOWN IS HEREBY DEDICATED IN PERPETUITY FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

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 23rd DAY OF DECEMBER, A.D., 1975.

QUAIL RIDGE, INC.
ATTEST: John B. Dodge BY John B. Dodge
SECRETARY PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JOHN B. DODGE AND JOHN D. MCKEY, JR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) 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.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 23rd DAY OF December, 1975.

Donald R. Bryant
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/1/78

PLAT No. 3A QUAIL RIDGE

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DUVAL)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2163, PAGE 930 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, JAMES H. WINSTON, THOMAS F. KING, JR., GUY W. BOTTS, H. DOUGLAS MCGEORGE, JR., DONALD L. GOETZ, PRESTON H. HASKELL, PRIME F. OSBORN, MALCOM M. PRINE AND JAMES S. TAYLOR, NOT INDIVIDUALLY, BUT ONLY AS TRUSTEES OF BARNETT WINSTON INVESTMENT TRUST, AN UNINCORPORATED BUSINESS TRUST ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA PURSUANT TO A DECLARATION OF TRUST DATED APRIL 21, 1972, AS AMENDED AND RESTATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY A PERSON AUTHORIZED BY SAID TRUSTEES THIS 17th DAY OF DECEMBER, A.D., 1975.

TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST
WITNESS: James H. Winston BY: J. Paul & Mrs. Stein
WITNESS: Delbert J. Miller (AUTHORIZED SIGNATURE)

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME PERSONALLY APPEARED J. Bart Abstein, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED REPRESENTATIVE.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF December, A.D., 1975.

Carole Ann Shipp
NOTARY PUBLIC
MY COMMISSION EXPIRES Aug. 22, 1977

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF Florida, Palm Beach)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE(S), LIEN(S) OR OTHER ENCUMBRANCE(S) WHICH (IS) (ARE) RECORDED IN OFFICIAL RECORD BOOK 2164, 2174, PAGE(S) 917, 1114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF January, A.D., 1976.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY
ATTEST: Caroline Brooks BY: W. Newman
(SECRETARY/ASST. SECRETARY) (PRESIDENT/VICE PRESIDENT)

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF Florida, Palm Beach)

BEFORE ME PERSONALLY APPEARED C. H. Newman AND Caroline Brooks, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY, A 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.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF January, A.D., 1976.

W. Newman
NOTARY PUBLIC
MY COMMISSION EXPIRES

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.'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 WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Samuel V. Haines
REGISTERED SURVEYOR NO. 1522
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

John D. Mckey, Jr.
JOHN D. MCKEY, JR.
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF JANUARY, A.D., 1976.

COUNTY ENGINEER
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.
BY: John B. Dunkle
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: Marjorie B. Dammege
(DEPUTY CLERK)

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. 3 QUAIL RIDGE RECORDED IN PLAT BOOK 31, PAGES 92 AND 93, 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.

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