

PLAT NO.12 QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

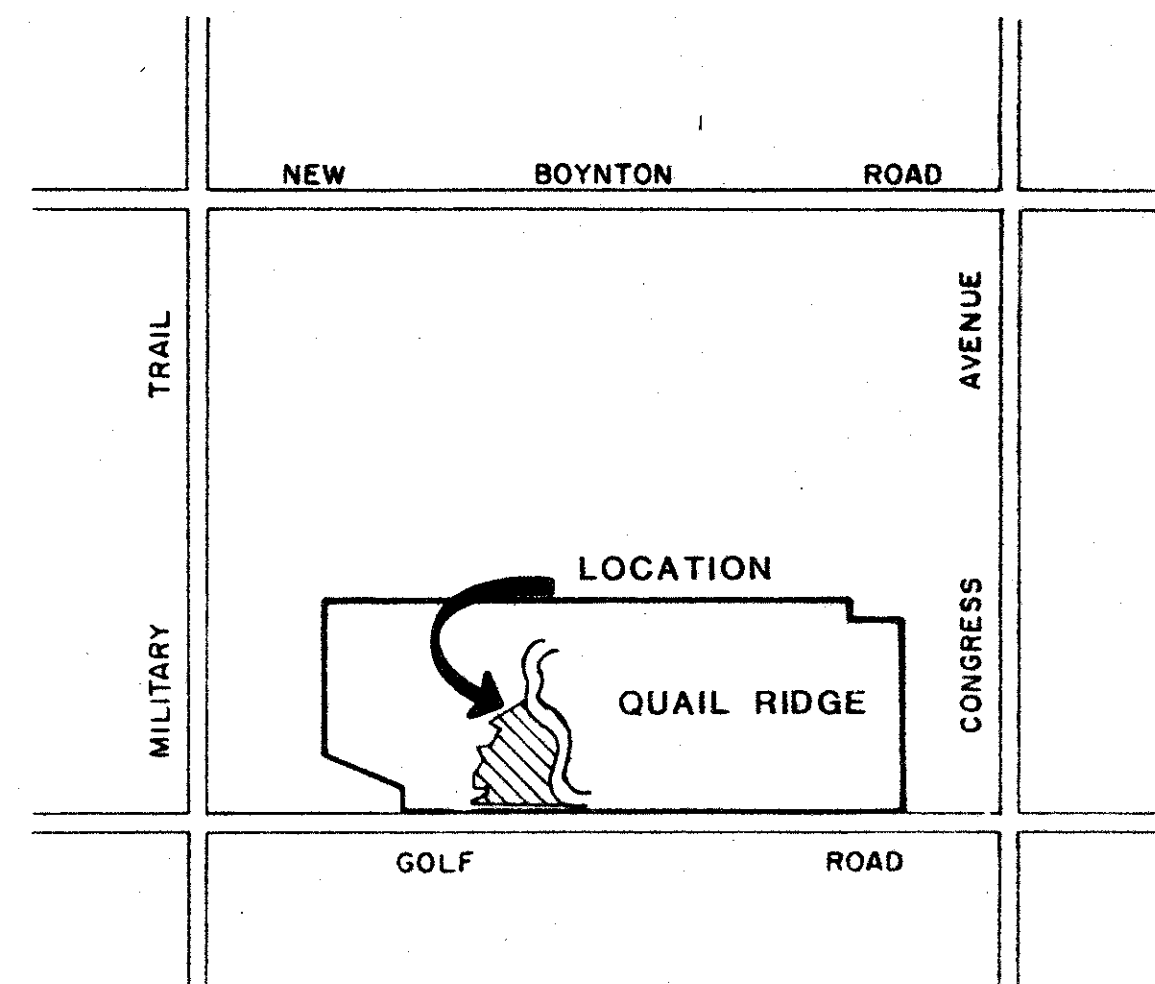
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER
OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

MOCK, ROOS & SEARCY, INC.

CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

JULY 1978



NO SCALE

181

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:30
this 21 day of October, 1978,
and duly recorded in Plat Book No. 35
on page 181-182
JOHN B. DUNKLE, Clerk Circuit Court
By *John B. Dunkle* D.C.

DESCRIPTION

A CERTAIN PARCEL IN THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF 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; RUN THENCE NORTH 0°-05'-36" WEST ALONG THE EASTERLY LINE OF SAID PLAT NO. 3, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 0°-05'-36" WEST ALONG THE EASTERLY BOUNDARY OF SAID PLAT NO. 3, A DISTANCE OF 26.00 FEET; THENCE NORTH 68°-54'-24" EAST, A DISTANCE OF 95.00 FEET; THENCE NORTH 9°-55'-36" WEST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 89°-54'-24" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 8°-48'-56" WEST, A DISTANCE OF 108.84 FEET; THENCE NORTH 17°-22'-39" EAST, A DISTANCE OF 49.24 FEET; THENCE NORTH 38°-17'-25" WEST, A DISTANCE OF 43.64 FEET; THENCE NORTH 71°-28'-41" EAST, A DISTANCE OF 146.62 FEET; THENCE NORTH 32°-47'-46" EAST, A DISTANCE OF 253.38 FEET; THENCE NORTH 43°-55'-45" WEST, A DISTANCE OF 91.25 FEET; THENCE NORTH 46°-04'-15" EAST, A DISTANCE OF 448.64 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE SOUTH, AS SAME IS SHOWN ON PLAT NO. 1, QUAIL RIDGE, RECORDED IN PLAT BOOK 30, PAGES 95, 96 AND 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 515.37 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 27°-47'-32" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 9°-58'-20", A DISTANCE OF 89.70 FEET TO THE END OF SAID CURVE; THENCE SOUTH 37°-45'-52" EAST, A DISTANCE OF 69.14 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 50°-17'-51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 316.03 FEET TO THE END OF SAID CURVE; THENCE SOUTH 12°-31'-59" WEST, A DISTANCE OF 114.94 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 408.53 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 70°-13'-14", A DISTANCE OF 500.68 FEET TO A LINE PARALLEL WITH AND 175 FEET NORTHERLY FROM THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 36; THENCE SOUTH 89°-54'-24" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 861.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.822 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 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 12, 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 TRACT FOR PRIVATE ROAD PURPOSES AND THE 20 FOOT WIDE ACCESS EASEMENT AS SHOWN ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' 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 OWNERS' 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.

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 27th DAY OF Sept, A.D., 1978.

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

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.

1978 WITNESS MY HAND AND OFFICIAL SEAL, THIS 27th DAY OF Sept.
John D. McKey, Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-09-81

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 2163, 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF Sept, A.D., 1978.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH
ATTEST: *Carol Brooks* (SECRETARY) BY: *William* (PRESIDENT)

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *John D. McKey, Jr.* AND *John B. Dodge*, 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 CORP. 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.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 27th DAY OF Sept, A.D., 1978.
NOTARY PUBLIC
MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DUVAL) SS

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, MALCOLM 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 19 DAY OF Oct, A.D., 1978.

TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST
WITNESS: *Donna J. Curtis* BY: *John B. Dunkle* (AUTHORIZED SIGNATURE)
WITNESS: *Rinda K. Koehler*

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DUVAL) SS

BEFORE ME PERSONALLY APPEARED *W.L. Jeter*, 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 19th DAY OF Oct, A.D., 1978.
Donna J. Curtis
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/20/79

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.

9/22/78 DATE *John D. McKey, Jr.* (ATTORNEY-AT-LAW LICENSED IN FLORIDA)

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. 1, QUAIL RIDGE RECORDED IN PLAT BOOK 30, PAGES 95, 96 AND 97, 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.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF October, 1978.

BY: *Peggy B. Ewert*
PEGGY B. EWERT, CHAIRMAN

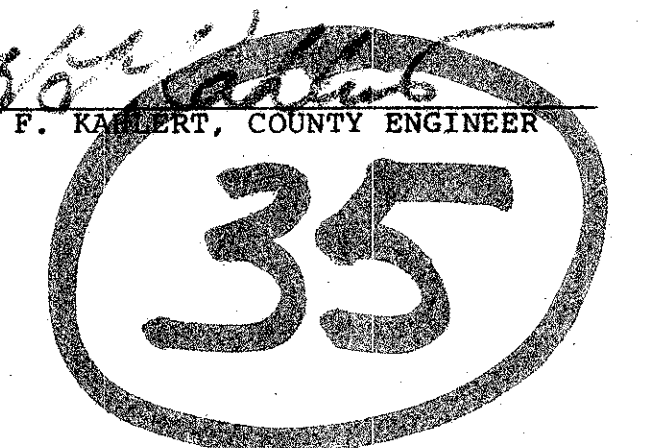
ATTEST:
JOHN B. DUNKLE, CLERK

BY: *Marjorie B. Jennings*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF Oct, 1978.

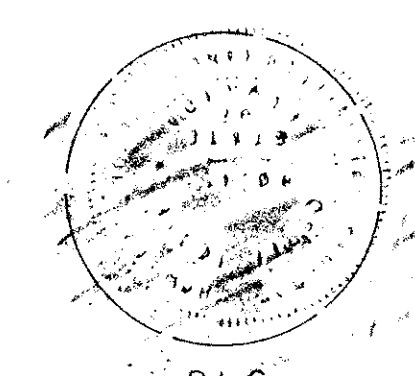
H. F. Kahlert
H. F. KAHLERT, COUNTY ENGINEER



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.

Walter H. ...
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA 10-25-78



36/45/42

1000-691

QUAIL RIDGE #12

THIS INSTRUMENT WAS PREPARED BY
S. V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
930 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33409

CO. CLERK CO. ENG