PL CFN # 20230162553 BK: 135 PG: 174

QUAIL RIDGE COUNTRY CLUB, PUD

(A PORTION OF THE QUAIL RIDGE GOLF & COUNTRY CLUB, PUD)

BEING A REPLAT OF TRACTS 1 AND 2, PLAT NO. 1 QUAIL RIDGE (PLAT BOOK 30, PAGES 95, 96 AND 97), AND A REPLAT OF TRACT 5 AND THAT AREA LABELED AS GOLF COURSE, PLAT NO. 5 QUAIL RIDGE (PLAT BOOK 32, PAGES 51 AND 52) BEING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

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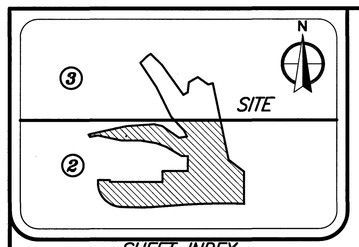
SHEET 2 OF 3



SHEET INDEX
(NOT TO SCALE)

MATCH SEE SHEET 3

TRACT 4C (PLAT BOOK 30, PAGES 220–221)

TRACT 4 (PLAT BOOK 30, PAGES 95–97)

TRACT 3 PLAT NO. 1 QUAIL RIDGE (PLAT BOOK 30, PAGES 95–97)

TRACT 3A PLAT NO. 1 QUAIL RIDGE (PLAT BOOK 30, PAGES 95–97)

TRACT "A"

GOLF COURSE PLAT NO. 10 QUAIL RIDGE (PLAT BOOK 35, PAGES 147–148)

GOLF COURSE PLAT NO. 13 QUAIL RIDGE (PLAT BOOK 36, PAGES 86–87)

PLAT NO. 6 QUAIL RIDGE (PLAT BOOK 32, PAGES 81–82)

KITTIWAKE COURT (A PRIVATE ROAD PER PLAT BOOK 30, PAGES 95–97)

QUAIL RIDGE DRIVE SOUTH (A PRIVATE ROAD PER PLAT BOOK 30, PAGES 95–97)

QUAIL RIDGE DRIVE SOUTH (A PRIVATE ROAD PER PLAT BOOK 30, PAGES 95–97)

PARCEL "A"

DRAINAGE EASEMENT (PLAT BOOK 30, PAGES 95–97)

15' UTILITY EASEMENT (PLAT BOOK 30, PAGES 220–221)

12' DRAINAGE EASEMENT 20' UTILITY EASEMENT (PLAT BOOK 30, PAGES 95–97)

20' UTILITY EASEMENT (PLAT BOOK 30, PAGES 95–97)

12' DRAINAGE EASEMENT (PLAT BOOK 30, PAGES 95–97)

APPROXIMATE LOCATION OF 10' FLORIDA POWER & LIGHT CO. EASEMENT (O.R.B. 2327, PAGE 1459)

20' UTILITY EASEMENT (O.R.B. 2610, PAGE 1043)

CENTERLINE OF 8' WIDE BIKE PATH (PLAT BOOK 32, PAGES 51–52)

DRAINAGE EASEMENT (PLAT BOOK 32, PAGES 51–52)

EASTERLY RIGHT OF WAY LINE PLAT BOOK 30, PAGES 95–97)

NORTHERLY RIGHT OF WAY LINE PLAT BOOK 30, PAGES 95–97)

10' UTILITY EASEMENT

CENTERLINE 12' DRAINAGE EASEMENT

NORTH CORPORATE LIMITS OF VILLAGE OF GOLF

10' EASEMENT TO F.P.L. (O.R.B. 15766, PAGE 1442)

SOUTH LINE OF PARCEL "A" AND SOUTH LINE OF PLAT BOOK 30, PAGES 95–97

EAST LINE SECTION 36, TOWNSHIP45 SOUTH, RANGE 42 EAST N0°31'39"W (GRID) 611.70' (GROUND)

WEST LINE SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST N0°31'39"W (GRID) 139.88' (GROUND)

BASIS OF BEARINGS

2690.49' (GROUND) TO SECTION CORNER N0°31'39"W (GRID) 595.45' (GROUND)

SEE DETAIL "A"

DETAIL "A"

EAST 1/4 SECTION CORNER FOUND 5/8" IRON ROD (NO NUMBER)

SOUTH LINE N.W.1/4 OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST

SOUTH LINE OF N.E.1/4 OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST

WEST 1/4 SECTION CORNER FOUND PALM BEACH COUNTY BRASS DISK

PALM BEACH COUNTY BRASS DISK "RAO"

FOUND MAG NAIL & DISK STAMPED "WALLACE LB 4569" N 791519.098 E 948515.617

FOUND NAIL & DISK STAMPED LB 353. N 791359.977 E 947960.128

FOUND NAIL & DISK STAMPED LB 353. N 791356.800 E 947615.143

FOUND 4"X4" CONCRETE MONUMENT WITH DRILL HOLE N 791359.542 E 948725.165

FOUND 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB353" N 790921.576 E 948729.198

S.E. CORNER OF TRACT 1, PLAT NO. 1 QUAIL RIDGE (PLAT BOOK 30, PAGES 95–97) AND POINT OF BEGINNING.

SCALE: 1" = 80'

LEGEND:

℄ = CENTERLINE

Δ = DELTA (CENTRAL ANGLE)

■ = SET P.R.M. = SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB7055"

□ = FND P.R.M. = FOUND 4"X4" CONCRETE MONUMENT STAMPED "PRM LB353"

R = RADIUS

L = LENGTH

O.R.B. = OFFICIAL RECORDS BOOK

NT = NON TANGENT

PC = POINT OF CURVATURE

PT = POINT OF TANGENCY

PRM = PERMANENT REFERENCE MONUMENT

COORDINATES SHOWN ARE GRID DATUM = NAD83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

ALL DISTANCES ARE GROUND: SCALE FACTOR 1.0000380

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

WGI
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Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WGI, INC.