

DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (SEK) OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; RUN THENCE NORTH 0°-02'-23" WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NEK) OF SECTION 36, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°-54'-24" EAST, PARALLEL WITH THE EAST-WEST ONE-QUARTER SECTION LINE OF SAID SECTION 36, A DISTANCE OF 339.56 FEET; THENCE NORTH 0°-05'-36" WEST, A DISTANCE OF 101.00 FEET; THENCE NORTH 89°-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 NORTH 27°-47'-32" WEST; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE SOUTH SUBTENDING A CENTRAL ANGLE OF 26°-48'-53", A DISTANCE OF 281.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.00 FEET SUBTENDING A CENTRAL ANGLE OF 6°-17'-34", A DISTANCE OF 81.07 FEET, ROAD DEPARTING SAID WESTERLY RIGHT OF WAY OF QUAIL RIDGE DRIVE; RUN THENCE WEST 206.07 FEET; THENCE SOUTH 57°-00'-10" WEST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 84°-59'-16" WEST, A DISTANCE OF 915.68 FEET; THENCE SOUTH 83°-02'-38" WEST, A DISTANCE OF 578.00 FEET; THENCE SOUTH 0°-06'-12" WEST, A DISTANCE OF 795.18 FEET; THENCE SOUTH 66°-45'-18" EAST, A DISTANCE OF 518.15 FEET; THENCE SOUTH 0°-44'-48" EAST, A DISTANCE OF 125.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 100 FEET NORTHERLY FROM THE EAST-WEST ONE-QUARTER SECTION LINE OF SAID SECTION 36; THENCE NORTH 89°-54'-24" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 535.44 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION MARKED NOT A PART OF THIS PLAT.

PLAT NO. 3
QUAIL RIDGE

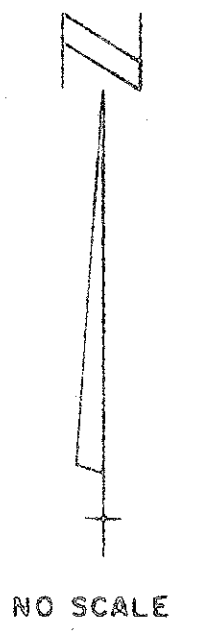
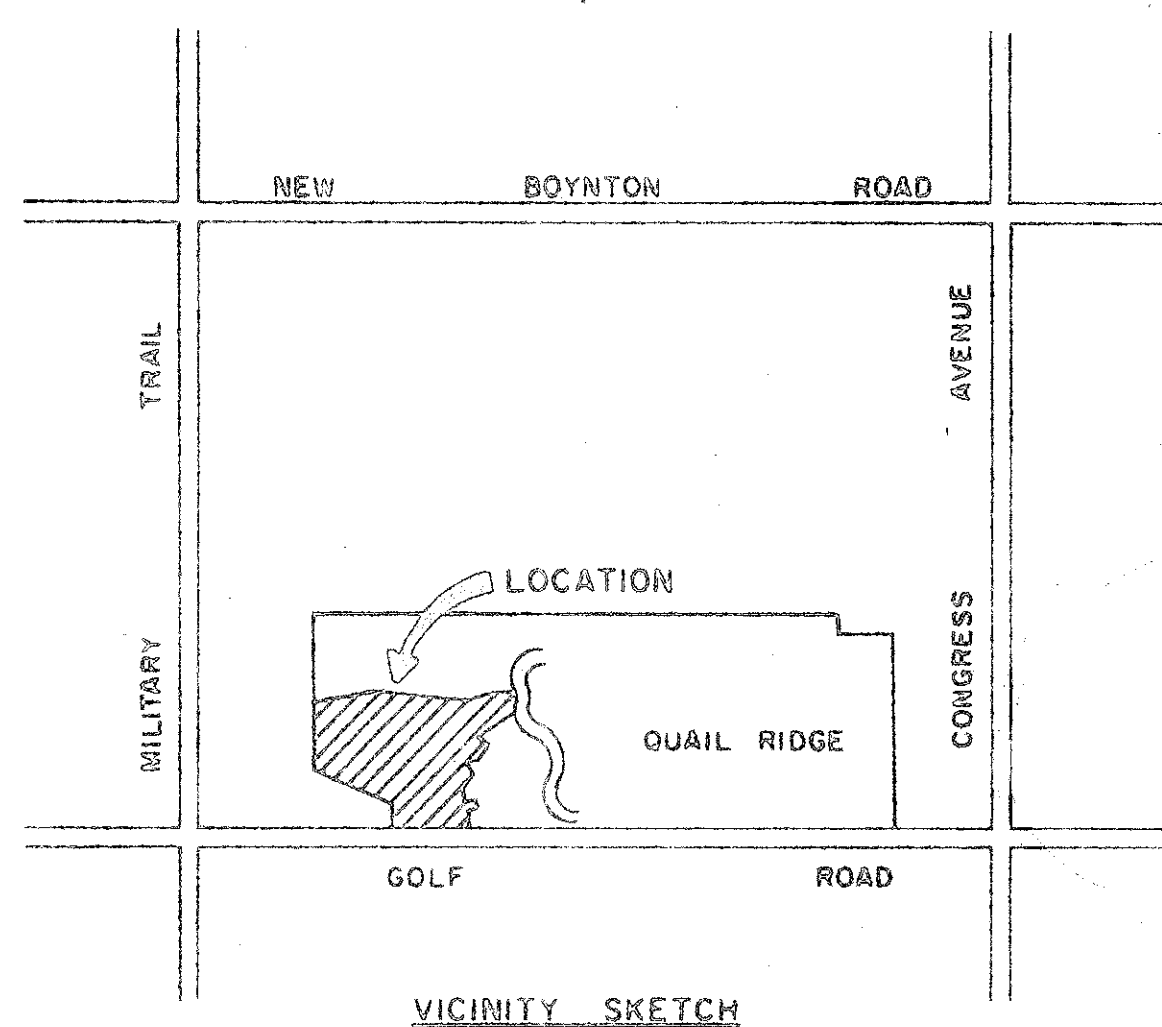
(A PLANNED UNIT DEVELOPMENT)

BEING A SUBDIVISION OF A PORTION OF THE N 1/2 OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, VILLAGE OF GOLF AND PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

AUGUST 1974

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



92

COUNTY OF PALM BEACH
STATE OF FLORIDA
This was filed for record on 1-28-80
30 day of April
75 and duly recorded in File Book
31 of 1975
COUNTY CLERK

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. 3 - 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 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 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 OBLIGATION OF SAID ASSOCIATION.
- 4) THE TRACTS DESIGNATED HEREON AS GOLF COURSE ARE HEREBY RESERVED AND AVAILABLE FOR THE NON-EXCLUSIVE USE OF THE MEMBERS OF QUAIL RIDGE AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF QUAIL RIDGE LTD. ITS SUCCESSORS, TRANSFEREES OR ASSIGNS.

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 24 DAY OF December, A.D., 1974.

QUAIL RIDGE, LTD.
ATTEST: *[Signature]* SECRETARY BY *[Signature]* PRESIDENT

SEAL

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 24 DAY OF December, 1974.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/13/76

- = PERMANENT REFERENCE MONUMENT (P.R.M.)
- = PERMANENT CONTROL POINT (P.C.P.)

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.

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. DOTTIS, H. DOUGLAS HOGGEGE, JR., DONALD L. COETZ, VRESTON H. MASKELL, PRINE F. OSBORN, MALCOLM H. 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 24 DAY OF December, A.D., 1974.

TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST
WITNESS: *[Signature]* BY: *[Signature]* (AUTHORIZED SIGNATURE)

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME PERSONALLY APPEARED *[Signature]* 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 24 DAY OF December, A.D., 1974.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Aug 22, 1979

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF 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 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF December, A.D., 1974.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY
ATTEST: *[Signature]* BY: *[Signature]* (PRESIDENT/VICE PRESIDENT)

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED C.H. NEWMA AND JEWELL S. DARMIN 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 23 DAY OF DECEMBER, A.D., 1974.
[Signature]
NOTARY PUBLIC

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 WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEE 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.

[Signature]
REGISTERED SURVEYOR NO. 1552
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.

[Signature]
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 24 DAY OF December, A.D., 1974 BY *[Signature]* CHAIRMAN

Assy COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.
BY *[Signature]* ASST. COUNTY ENGINEER

1000-183

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]* (DEPUTY CLERK)

APPROVAL - VILLAGE OF GOLF, FLORIDA

THIS PLAT IS HEREBY APPROVED THIS 24 DAY OF December, A.D. 1974.
BY *[Signature]* MAYOR BY *[Signature]* CITY CLERK

THIS INSTRUMENT WAS PREPARED BY
S. V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33401