32/35

PLAT NO. 4
QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

BEING A SUBDIVISION OF A PORTION OF THE N ½ OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

MARCH 1976

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

DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF TRACT NO. 1 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; THENCE WEST ALONG THE SOUTH LINE OF SAID PLAT NO. 3, A DISTANCE OF 208.07 FEET; THENCE SOUTH 57°-05'-10" WEST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 83°-59'-14" WEST, A DISTANCE OF 913.58 FEET; THENCE SOUTH 80°-08'-30" WEST, A DISTANCE OF 578.10 FEET TO THE SOUTHWESTERLY CORNER OF PLAT NO. 3 OF QUAIL RIDGE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 192 AND 193; THENCE NORTH 09°-06'-12" EAST ALONG THE NORTHWESTERLY EXTENSION OF THE WESTERLY LINE OF SAID PLAT NO. 3, A DISTANCE OF 31.51 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF WOOLBRIGHT ROAD (PROPOSED), SAID RIGHT OF WAY BEING ON THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3849.56 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 80°-07'-40" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 2°-41'-32", A DISTANCE OF 179.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°-41'-12" EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A DISTANCE OF 300.0 FEET; THENCE NORTH 89°-41'-39" EAST ARE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2170.41 FEET; THENCE SOUTH 35°-42'-12" EAST, A DISTANCE OF 1240.73 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE NORTH, AS SAME IS SHOWN ON PLAT NO. 1 QUAIL RIDGE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 99 AND 100 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF LAST BEING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 462.74 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 65°-50'-12" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 9°-04'-09", A DISTANCE OF 73.34 FEET TO THE SOUTHEAST CORNER OF TRACT NO. 5 OF SAID PLAT NO. 1; THENCE NORTH 35°-42'-12" WEST AND RUNNING ALONG THE BOUNDARY OF SAID TRACT NO. 5, A DISTANCE OF 80.41 FEET; THENCE SOUTH 69°-54'-28" WEST, A DISTANCE OF 151.59 FEET; THENCE SOUTH 75°-29'-16" WEST, A DISTANCE OF 360.00 FEET; THENCE SOUTH 18°-58'-44" WEST, A DISTANCE OF 259.84 FEET; THENCE SOUTH 52°-07'-58" WEST, A DISTANCE OF 320.45 FEET; THENCE SOUTH 20°-52'-06" EAST, A DISTANCE OF 1000 FEET, THENCE SOUTH 57°-05'-42" EAST ALONG THE EXTENSION OF A LINE RADIAL TO A CURVE TO BE DESCRIBED, A DISTANCE OF 69.64 FEET TO A POINT IN SAID ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 450 FEET, SAID BEING THE WESTERLY RIGHT OF WAY OF QUAIL RIDGE DRIVE NORTH; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 53°-02'-05", A DISTANCE OF 231.41 FEET TO THE END OF SAID CURVE; THENCE SOUTH 20°-07'-37" EAST, A DISTANCE OF 54.32 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°-51'-34", A DISTANCE OF 170.59 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, AS SHOWN HEREON AS PLAT NO. 4 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 STREETS 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 19th DAY OF April, A.D., 1976.

QUAIL RIDGE, INC.

ATTEST: John D. McKey, Jr. BY: John B. Dodge
SECRETARY 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 19th DAY OF April, 1976.

Nancy A. Bonsall
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-7-79

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DUVAL)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE, LIEN, OR OTHER ENCUMBERANCE 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 ENCUMBERANCE 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 22 DAY OF April, A.D., 1976.

TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST

WITNESS: Agnes Lucas BY: W. Botts
(AUTHORIZED SIGNATURE)

WITNESS: Myra Reeves

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME PERSONALLY APPEARED W. L. Peter, 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 22nd DAY OF April, A.D., 1976.

Marlene C. Peter
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires Nov. 10, 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 ENCUMBERANCE(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 ENCUMBERANCE(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 AND ATTESTED BY ITS SECRETARY/~~ASSISTANT SECRETARY~~ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF April, A.D., 1976.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY

ATTEST: Miriam Brooks BY: C. A. Newman
(SECRETARY/~~ASST. SECRETARY~~) (PRESIDENT/~~VICE PRESIDENT~~)

(SEAL)

ACKNOWLEDGMENT

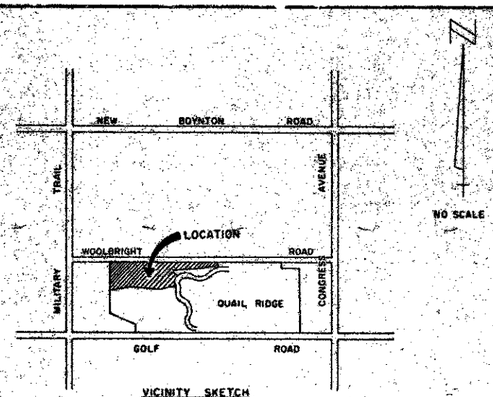
STATE OF FLORIDA)
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED C. A. Newman AND Miriam 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 20th DAY OF April, A.D., 1976.

Brenda S. Brewer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-79



VICINITY SKETCH

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 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.

Sandy D. V. Howard
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA 4-9-76

PLS

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 MORTGAGES 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 3rd DAY OF August, A.D., 1976.

BY: W. R. Boose (SEAL)
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: [illegible] (SEAL)
COUNTY ENGINEER

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

COUNTY ENGINEER

35

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:06 P.M. this 5 day of August, A.D. 1976 and duly recorded in Plat Book No. 32 on pages 35 & 36
JOHN B. DUNKLE, Clerk Circuit Court
By: Bonnie Longval

1000-153

36/45/42

QUAIL RIDGE

32/35