

PLAT NO. 11 QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

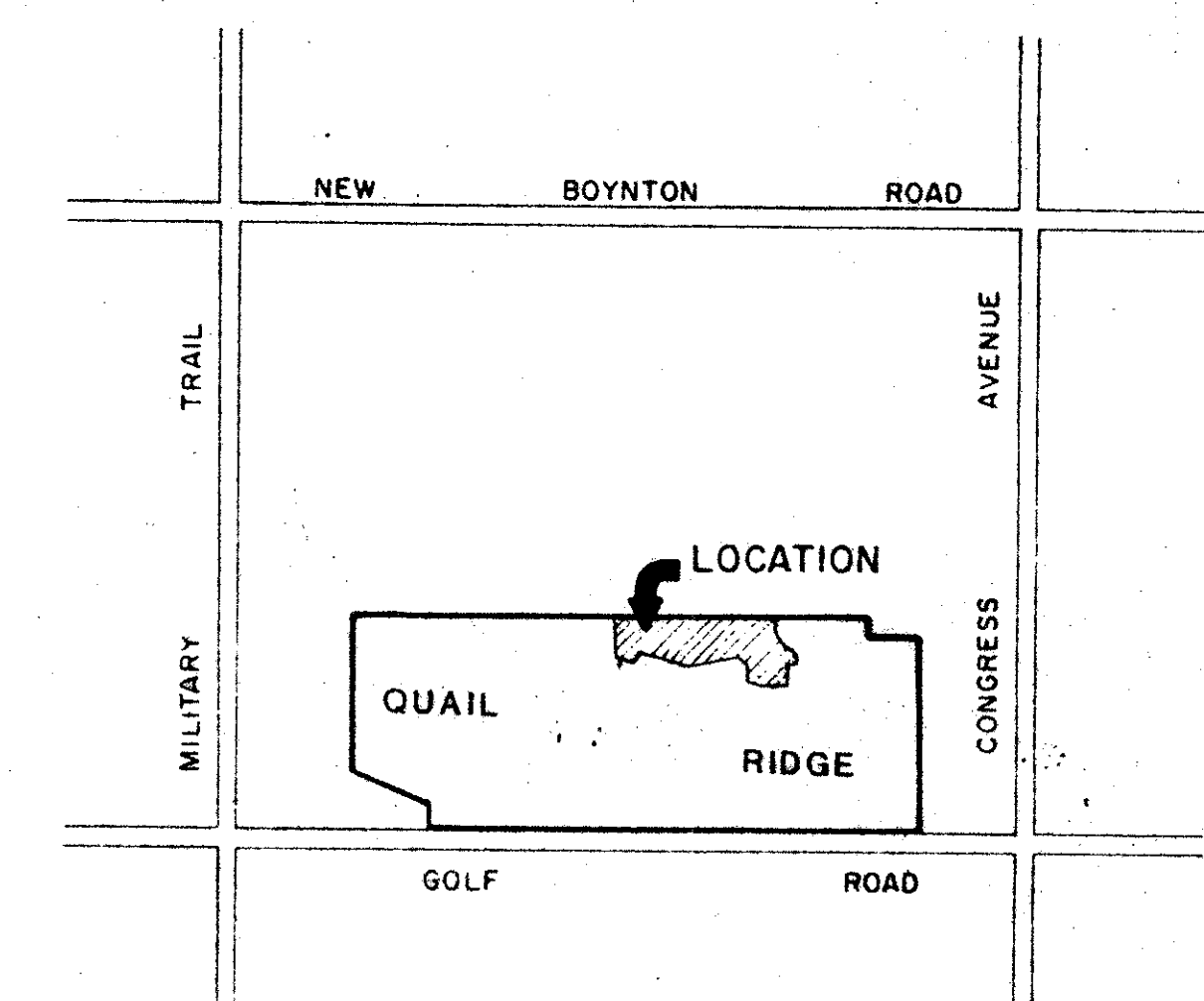
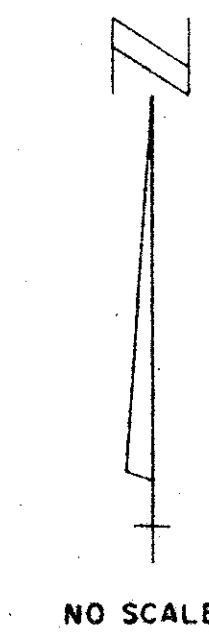
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

MOCK, ROOS & SEARCY, INC.

CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA



149

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:45
this 12 day of October, 1978,
and duly recorded in Plat Book No. 35
on page 149-150
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]* D.C.

DESCRIPTION

A CERTAIN PARCEL IN THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PLAT NO. 8, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 60 AND 61, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 41°-49'-31"; TANGENT AT SAID POINT OF BEGINNING BEARS SOUTH 84°-46'-46" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 226.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°-23'-43" WEST, A DISTANCE OF 82.14 FEET; THENCE NORTH 21°-28'-07" EAST, A DISTANCE OF 131.69 FEET; THENCE NORTH 54°-55'-57" WEST, A DISTANCE OF 208.90 FEET; THENCE NORTH 85°-48'-31" WEST, A DISTANCE OF 326.94 FEET; THENCE SOUTH 87°-37'-20" WEST, A DISTANCE OF 289.25 FEET; THENCE SOUTH 36°-13'-33" WEST, A DISTANCE OF 72.30 FEET; THENCE NORTH 53°-46'-27" WEST, A DISTANCE OF 71.69 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 25°-08'-30", A DISTANCE OF 193.07 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 31, ALSO BEING IN THE EAST LINE OF PLAT NO. 5, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 51 AND 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF SAID PLAT NO. 5, A DISTANCE OF 185.94 FEET; THENCE NORTH 89°-41'-39" EAST AND RUNNING ALONG THE SOUTH RIGHT OF WAY LINE OF WOOLBRIGHT ROAD AS DESCRIBED IN O.R. BOOK 2163, PAGES 912 THROUGH 914, A DISTANCE OF 3.59 FEET; THENCE NORTH 88°-26'-03" EAST AND CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF WOOLBRIGHT ROAD, A DISTANCE OF 1444.49 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET; LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 25°-17'-04" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°-52'-51", A DISTANCE OF 47.21 FEET TO END OF SAID CURVE; THENCE SOUTH 38°-09'-55" EAST, A DISTANCE OF 78.73 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CENTRAL ANGLE OF 25°-29'-29"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 291.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°-19'-34" WEST, ALONG A RADIAL LINE, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 7°-27'-11"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.80 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°-13'-15" EAST, A DISTANCE OF 143.42 FEET; THENCE SOUTH 39°-46'-46" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 84°-46' S WEST, A DISTANCE OF 277.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.030 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 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 11, 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 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.
- 2) 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.
- 3) THE AREAS INDICATED AS BUFFER AREAS ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4) THE TRACT FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 13 DAY OF Sept., A.D., 1978.

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

WITNESS MY HAND AND OFFICIAL SEAL, THIS 13 DAY OF Sept., 1978.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-29-81

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 29 DAY OF Sept., A.D., 1978.

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

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* 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, A CORPORATION, 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 29 DAY OF Sept., A.D., 1978.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-20-79

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 18 DAY OF Sept., A.D., 1978.

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

WITNESS: *[Signature]*

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DUVAL) SS

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 18 DAY OF Sept., A.D., 1978.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-29-81

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.

DATE: Sept 13, 1978
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. 5, QUAIL RIDGE RECORDED IN PLAT BOOK 32, PAGES 51 AND 52, 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 10 DAY OF October, 1978.

BY: *[Signature]* CHAIRMAN
PEGGY B. BRYANT

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *[Signature]* DEPUTY CLERK
MARJORIE B. JENNINGS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Oct, 1978.

[Signature]
H. P. KAHLETT
COUNTY ENGINEER

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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.

[Signature]
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA 10-2-78

31/45/43

1000-690

35/149

THIS INSTRUMENT WAS PREPARED BY
CONSULTING ENGINEERS
930 ECHOBOULE BOULEVARD
WEST PALM BEACH, FLORIDA 33409



QUAIL RIDGE #11