

PLAT NO. 13 QUAIL RIDGE

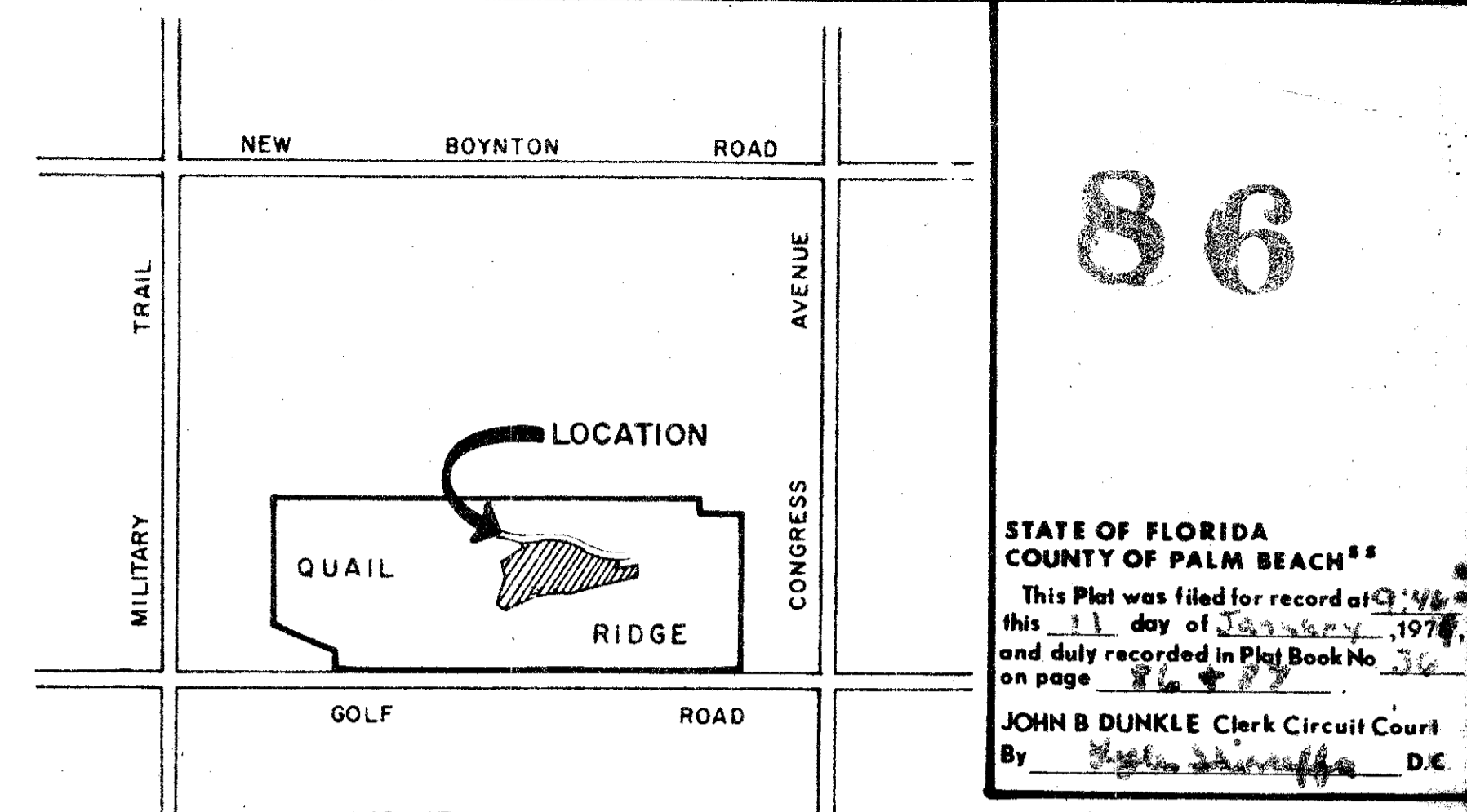
(A PLANNED UNIT DEVELOPMENT)

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

JULY 1978



86

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:46
this 11 day of January, 1978,
and duly recorded in Plat Book No. 36
on page 86
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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 2, 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; RUN THENCE ALONG THE BOUNDARIES OF PLAT NUMBERS 8, 6, 1, AND 10 OF QUAIL RIDGE BY THE FOLLOWING COURSES:

SOUTH 5°-13'-14" EAST, A DISTANCE OF 195.00 FEET; THENCE NORTH 86°-52'-18" EAST, A DISTANCE OF 131.33 FEET; THENCE NORTH 65°-31'-03" EAST, A DISTANCE OF 246.13 FEET; THENCE SOUTH 85°-14'-11" EAST, A DISTANCE OF 96.33 FEET; THENCE SOUTH 4°-38'-08" EAST, A DISTANCE OF 128.19 FEET; THENCE SOUTH 19°-35'-02" EAST, A DISTANCE OF 53.96 FEET; THENCE SOUTH 64°-35'-32" WEST, A DISTANCE OF 192.02 FEET; THENCE SOUTH 54°-21'-20" WEST, A DISTANCE OF 147.64 FEET; THENCE SOUTH 50°-08'-23" WEST, A DISTANCE OF 134.18 FEET; THENCE SOUTH 55°-06'-18" WEST, A DISTANCE OF 290.17 FEET; THENCE SOUTH 61°-46'-18" WEST, A DISTANCE OF 109.72 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 61°-20'-05"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 75 FEET AND THE CENTRAL ANGLE OF 42°-14'-30", A DISTANCE OF 55.29 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°-51'-53" WEST, A DISTANCE OF 103.40 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,000 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 24°-39'-37", A DISTANCE OF 430.40 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 53°-59'-51". LOCAL TANGENT BEARS SOUTH 9°-05'-00" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°-54'-51" WEST A DISTANCE OF 159.41 FEET; THENCE NORTH 52°-11'-08" WEST A DISTANCE OF 218.38 FEET; THENCE NORTH 12°-45'-42" EAST A DISTANCE OF 149.70 FEET; THENCE NORTH 9°-57'-37" EAST A DISTANCE OF 416.27 FEET; THENCE NORTH 11°-48'-48" WEST A DISTANCE OF 306.89 FEET; THENCE NORTH 78°-59'-19" EAST, A DISTANCE OF 69.72 FEET; THENCE NORTH 37°-08'-32" EAST A DISTANCE OF 87.64 FEET; THENCE NORTH 54°-24'-05" EAST, A DISTANCE OF 313.94 FEET; THENCE NORTH 35°-35'-55" WEST, A DISTANCE OF 66.95 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE NORTH. SAID RIGHT OF WAY BEING THE ARC OF THE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 490 FEET. LOCAL TANGENT PASSING THRU SAID POINT BEARS NORTH 77°-10'-13" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 49°-26'-04" A DISTANCE OF 422.77 FEET TO THE END OF SAID CURVE; THENCE SOUTH 53°-23'-43" EAST, A DISTANCE OF 117.42 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 390 FEET AND A CENTRAL ANGLE OF 41°-49'-31". THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 284.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.94 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. 13, 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.

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 11th DAY OF DECEMBER, 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 11th DAY OF DECEMBER, 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 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 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 HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF DECEMBER, 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] 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 12th DAY OF DECEMBER, A.D., 1978.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-20-79

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 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 11th DAY OF DECEMBER, 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 11th DAY OF DECEMBER, A.D., 1978.

[Signature]
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.

DATE: 12/21/78
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 9 DAY OF JANUARY, 1978.

BY: [Signature] CHAIRMAN
[Signature]

ATTEST:
JOHN B. DUNKLE, CLERK

COUNTY ENGINEER:

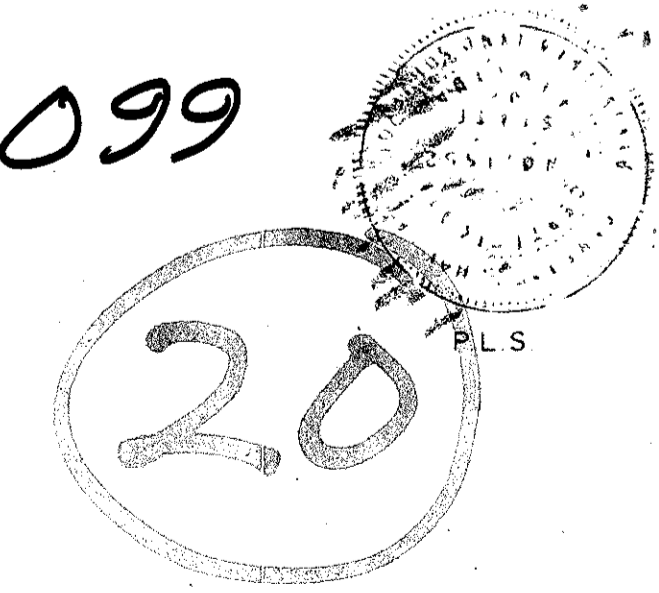
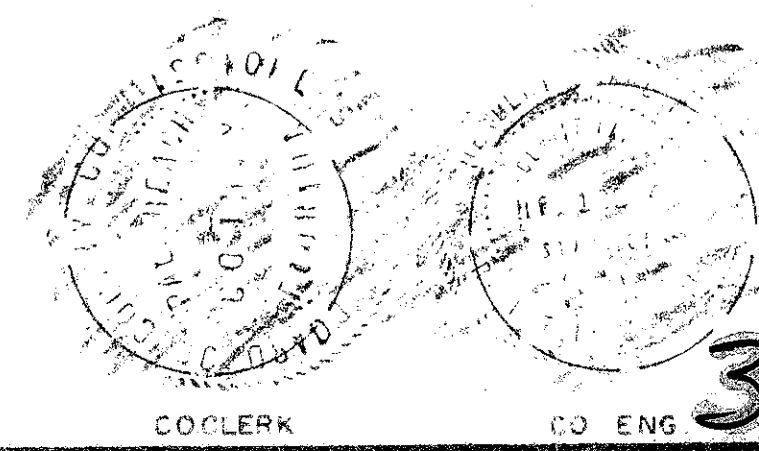
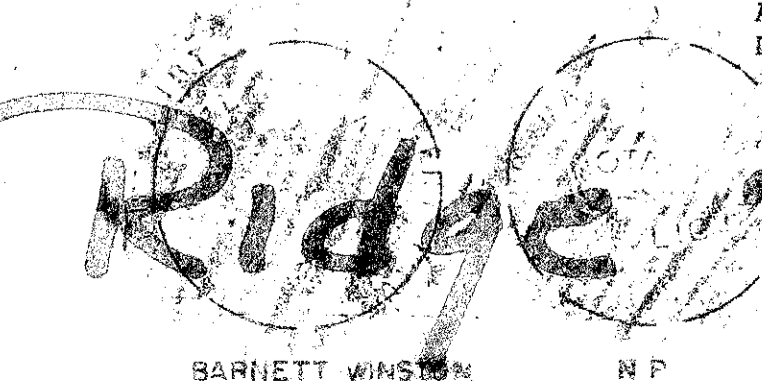
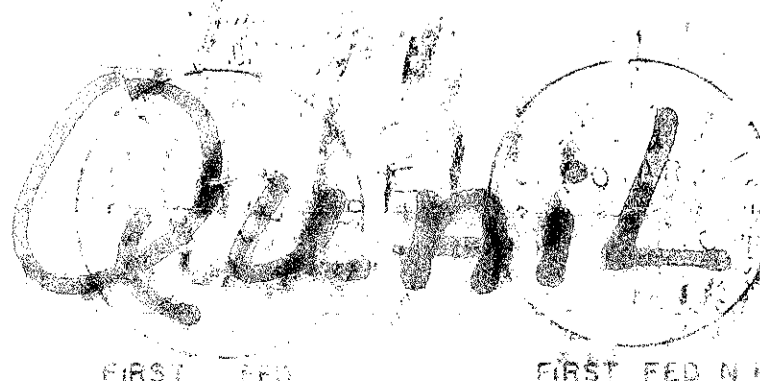
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF JANUARY, 1978.

[Signature]
H. F. KAHLENT
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 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 12-13-78



1000-099

31/45/43

36/86

THIS INSTRUMENT WAS PREPARED BY
S. V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 ONECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33409

Quail Ridge Plat #13