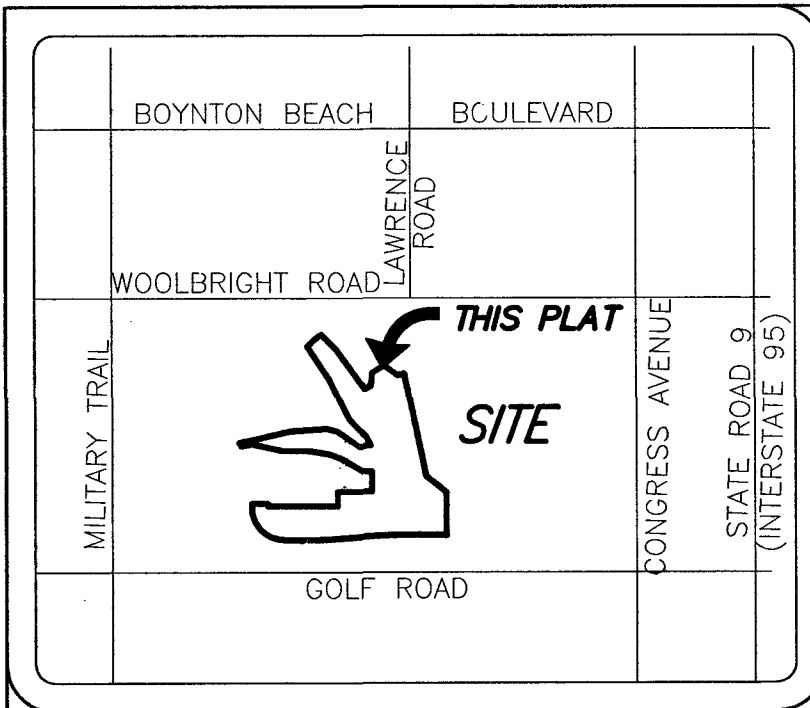
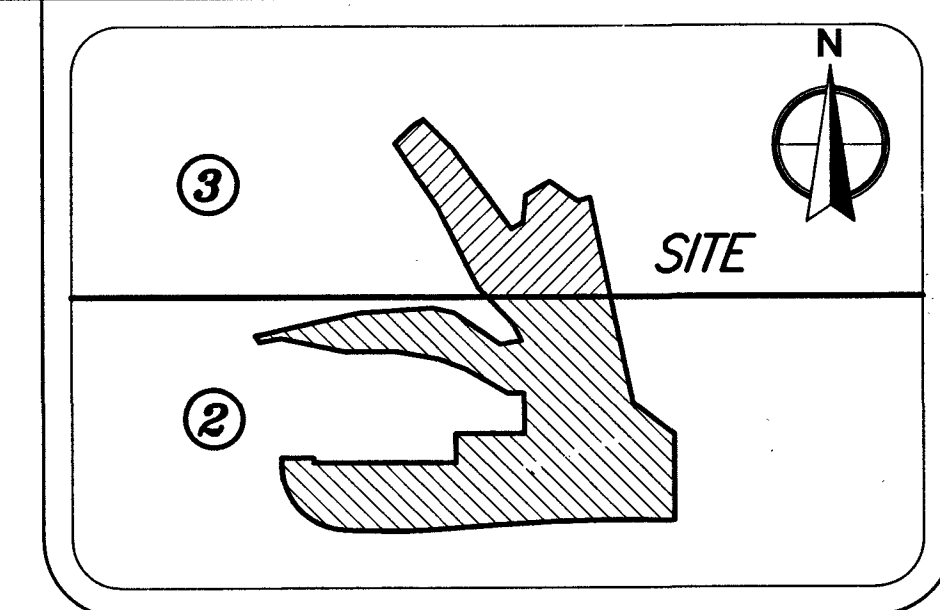


CFN 20230162553 PL BK 135 PG 173



QUAIL RIDGE COUNTRY CLUB, PUD

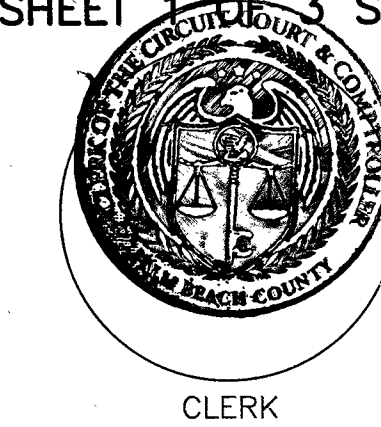
(A PORTION OF THE QUAIL RIDGE GOLF & COUNTRY CLUB, PUD)
BEING A REPLAT OF TRACTS 1 AND 2, PLAT NO. 1 QUAIL RIDGE (PLAT BOOK 30, PAGES 95, 96 AND 97), AND A REPLAT OF TRACT 5 AND THAT AREA LABELED AS GOLF COURSE, PLAT NO. 5 QUAIL RIDGE (PLAT BOOK 32, PAGES 51 AND 52) BEING IN SECTION 36, TOWNSHIP 45 SOUTH,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



SHEET INDEX (NOT TO SCALE)

173
State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 3:22 P.M.
THIS 15 DAY OF May A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 135 ON PAGES 173 THROUGH 175
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 3 SHEETS



CLERK

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS QUAIL RIDGE COUNTRY CLUB (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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 00°31'39" WEST, FOR 437.98 FEET; THENCE NORTH 52°42'48" WEST, FOR 263.38 FEET; THENCE NORTH 12°19'14" WEST, FOR 1,064.10 FEET; THENCE SOUTH 73°30'40" WEST, FOR 65.00 FEET; THENCE NORTH 55°18'37" WEST, FOR 175.23 FEET; THENCE SOUTH 58°54'14" WEST, FOR 140.16 FEET; THENCE SOUTH 05°50'27" WEST, FOR 137.63 FEET; THENCE SOUTH 58°54'14" WEST, FOR 68.16 FEET; THENCE NORTH 36°14'21" WEST, FOR 502.76 FEET; THENCE NORTH 46°06'30" WEST, FOR 211.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE NORTH AS SHOWN ON SAID PLAT NO. 5 QUAIL RIDGE AND TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 302.74 FEET, A CENTRAL ANGLE OF 17°07'29" AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 27°57'46" EAST; THENCE SOUTH-WESTERLY ALONG SAID RIGHT OF WAY AND CURVE FOR 90.48 FEET; THENCE SOUTH 44°54'45" WEST ALONG SAID RIGHT OF WAY LINE, FOR 97.56 FEET; THENCE SOUTH 34°12'51" EAST, FOR 393.21 FEET; THENCE SOUTH 27°05'33" EAST, FOR 451.69 FEET; THENCE SOUTH 43°46'56" EAST, FOR 255.38 FEET; THENCE SOUTH 27°38'08" EAST, FOR 94.37 FEET; THENCE SOUTH 80°41'14" WEST, FOR 111.31 FEET; THENCE NORTH 55°42'11" WEST, FOR 280.18 FEET; THENCE NORTH 78°13'10" WEST, FOR 112.59 FEET; THENCE SOUTH 85°28'54" WEST, FOR 373.19 FEET; THENCE SOUTH 77°03'25" WEST, FOR 532.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE SOUTH AS SHOWN ON SAID PLAT NO. 1 QUAIL RIDGE AND TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 435.37 FEET, A CENTRAL ANGLE OF 05°09'07" AND FROM SAID POINT A RADIAL LINE BEARS NORTH 60°22'28" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE FOR 39.15 FEET; THENCE NORTH 78°58'36" EAST, FOR 109.09 FEET; THENCE SOUTH 78°36'51" EAST, FOR 329.42 FEET; THENCE NORTH 89°28'21" EAST, FOR 261.19 FEET; THENCE SOUTH 80°42'14" EAST, FOR 216.95 FEET; THENCE SOUTH 70°13'57" EAST, FOR 145.00 FEET; THENCE SOUTH 60°00'15" EAST, FOR 243.57 FEET; THENCE NORTH 89°28'21" EAST, FOR 82.00 FEET; THENCE SOUTH 00°31'39" EAST, FOR 204.00 FEET; THENCE SOUTH 89°28'21" WEST, FOR 345.00 FEET; THENCE SOUTH 00°31'39" EAST, FOR 147.76 FEET; THENCE SOUTH 89°28'21" WEST, FOR 718.02 FEET; THENCE NORTH 00°31'39" WEST, FOR 25.00 FEET; THENCE SOUTH 89°28'21" WEST, FOR 160.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE SOUTH PLAT NO. 1 QUAIL RIDGE AND TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 328.53 FEET, A CENTRAL ANGLE OF 95°30'29" AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 83°44'37" EAST, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE EASTERLY AND NORTHERLY RIGHT OF WAY LINES OF QUAIL RIDGE DRIVE SOUTH PLAT NO. 1 QUAIL RIDGE; THENCE SOUTHEASTERLY ALONG SAID CURVE FOR 547.64 FEET; THENCE SOUTH 89°15'06" EAST, FOR 213.66 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 2,057.50 FEET AND A CENTRAL ANGLE OF 05°20'27"; THENCE EASTERLY ALONG SAID CURVE FOR 191.79 FEET; THENCE NORTH 85°24'27" EAST, FOR 395.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 8,398.61 FEET AND A CENTRAL ANGLE OF 05°56'16"; THENCE EASTERLY ALONG SAID CURVE FOR 870.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 42.951 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND OTHER PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE NAMED NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF DECEMBER, 2022.

QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*
NAME: Stephen B. Smith NAME: Gordon Broom
PRESIDENT

WITNESS: *[Signature]*
NAME: Richard Latham

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF December, 2022, BY *[Signature]* AS PRESIDENT FOR QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC
NAME: *[Signature]*
COMMISSION NO.: *[Signature]*

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 11 DAY OF MAY, 2023 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: *[Signature]*
NAME: COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *[Signature]*, 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 IN QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: April 5th 2023 BY: *[Signature]*
NAME: Kristina Reed, Esq.

SURVEYOR & MAPPER'S NOTES:

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE RELATIVE TO THE EAST LINE OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST ON PLAT NO. 1 QUAIL RIDGE, PLAT BOOK 30, PAGES 95-97, HAVING A BEARING OF N0°31'39"W.

COORDINATES, BEARINGS AND DISTANCES:

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

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.

THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

NON PLOTTABLE EASEMENTS:

PARCEL SUBJECT TO EASEMENT AGREEMENT WITH LEADERSHIP CABLEVISION ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, AS RECORDED IN O.R.B. 3225, PAGE 608.

PARCEL SUBJECT TO 5' EASEMENT TO F.P.L. OVER ANY EXISTING LINES THAT MAY BE ON SUBJECT PARCEL (UNABLE TO PLOT ANY EXACT LOCATION) AS RECORDED IN O.R.B. 26451, PAGE 1487.

SITE DATA:

CONTROL NUMBER "1973-0001"

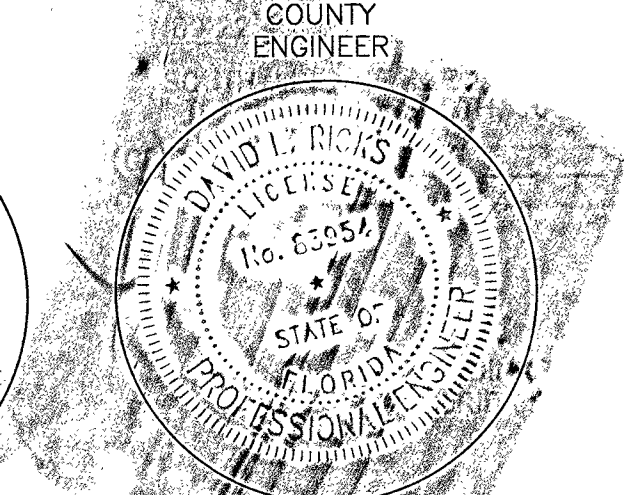
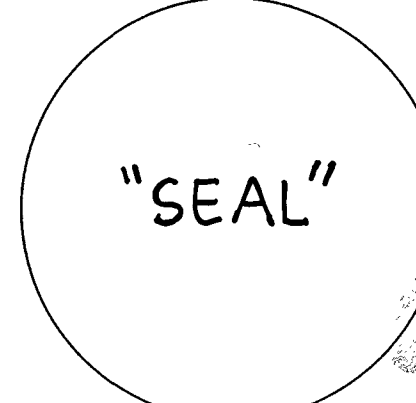
SURVEYORS & MAPPER'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN

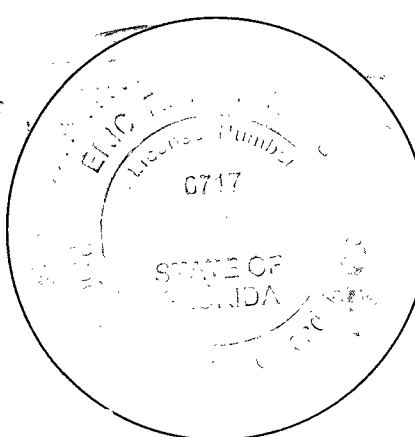
PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1/18/23
[Signature]
Eric R. Matthews P.S.M.
License No. 6717
State of Florida

QUAIL RIDGE PROPERTY OWNERS ASSOC., INC.



PROFESSIONAL SURVEYOR AND MAPPER



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
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.