N 00°26'10" E 144.52 19 THIS INSTRUMENT PREPARED BY $\Delta = 268^{\circ}21'46'$ R = 45.00'DAVID P. LINDLEY L = 210.77'QUAIL RUN VILLAS, P.U.D.

"QUAIL LAKE WEST AND TRACTS ONE & TWO", AS RECORDED IN PLAT BOOK 50, PAGES 3,4 AND 5

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 31,

TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 3 $\triangle = 88'21'46''$ CAULFIELD and WHEELER, INC. R = 25.00'LAND SURVEYORS-CONSULTING ENGINEERS-LAND PLANNERS L = 38.56'**△ =40**12'03" STATE OF FLORIDA - 10.00' L=17.54'\ 7301-A WEST PALMETTO PARK ROAD, SUITE 100A COUNTY OF PALM BEACH BOCA RATON, FLORIDA 33433 - (407)392-1991 THIS PLAT WAS FILED FOR \$00'41'50"E 104.10 \$\Delta = 48'09'43" \$\Delta = 21.01 RECORD AT _____ M. APRIL - 1994 THIS ____ DAY OF ____ A.D. 1994 AND DULY RECORDED 170 IN PLAT BOOK _____ ON PAGES _____ AND ____ 500°41'50"| 112.40" DOROTHY H.WILKEN (73) CLERK CIRCUIT COURT S00'41'50"E S00'41'50"E DEPUTY CLERK SURVEY NOTES: 1. In those cases where easements of different types cross or otherwise 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 being determined by use rights granted. 2. Building and site regulations are regulated by the city of Boynton Beach code of ordinances and the approved master plan. 3. No building or any kind of construction or trees or shrubs shall be placed on a utility easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments. Excluding those trees, shrubs and other landscaping as shown on the Master Plan, Site Plan, or Plat Development Plans. 4. Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all (DI PERT) 1 inch = 50 ft. utilities occupying same. 5. Bearings shown hereon are relative to the plat of "QUAIL LAKE WEST AND TRACTS ONE AND TWO" based on the North line of Tract 6 of said plat bearing N 89 18' 10" E. 6. ■ - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005. 7. U.E. — indicates utility easement. 8. D.E. — indicates drainage easement. S00'41'50"E 9. P.C.P. — indicates Permanent Control Point (nail in brass survey cap). 10. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County. 11. All invasive exotic plant species (Australian Pine, Melaleuca, Brazilian Pepper, and non-native ficus species shall be removed with the boundaries of this plat. (63) 112.11 (62) S00'41'50"E QUAIL RIDGE QUAIL RIDGE (PLAT BOOK 33, PAGES 43 & 44) (PLAT BOOK 33, PAGES 43 & 44) 10' UTILITY/LANDSCAPE EASEMENT S 0019'56" W 30.00 30.00 40.00 30.00 30.00 40.00 30.00 30.00 8' TENNIS COURT & LANDSCAPE ENCROACHMENT (32) EASEMENT **@ @ (49**) $\triangle = 89.58'43''$ R = 64.00'Δ=90'00'00' R=25.00' L=39.27' S0019'56"W 29.24_{R=86.0} WOOD FERN DRIVE △=90'00'00 R=25.00' L=39.27' Δ=90'00'00' R=25.00' L=39.27' A=90'00'00' R=25.00' L=39.27' S0079'56"W A=90'00'00' 41.32 R=25.00' L=39.27' 40.00' | 30.00' | 30.00' | 30.00' | 20.13' S0019'56"W 9 50019'56"W 107.20" 98) (12) 0019'56"E \$0019'56"V 103.00" 103.00" 50019'56"W 107.20" 97 1 103.00 103.00 100 100 100 98 N0019'56"E 103.00" S0079'56"W 103.00' 103.00' R = 150.00' L = 65.73' R = 25.00'R = 25.00'L = 39.27 S.W. 26th STREET STORE AND TWO"

(PLAT BOOK 50, PAGES 3-5) S05*08'49"W R = 450.00'L = 165.99' $\triangle = 11.00'00''$ R = 800.00R = 800.00' L 51495.48 $\Delta = 33'30'00"$ $L = 153.59'_{\odot}$ R = 200.00'