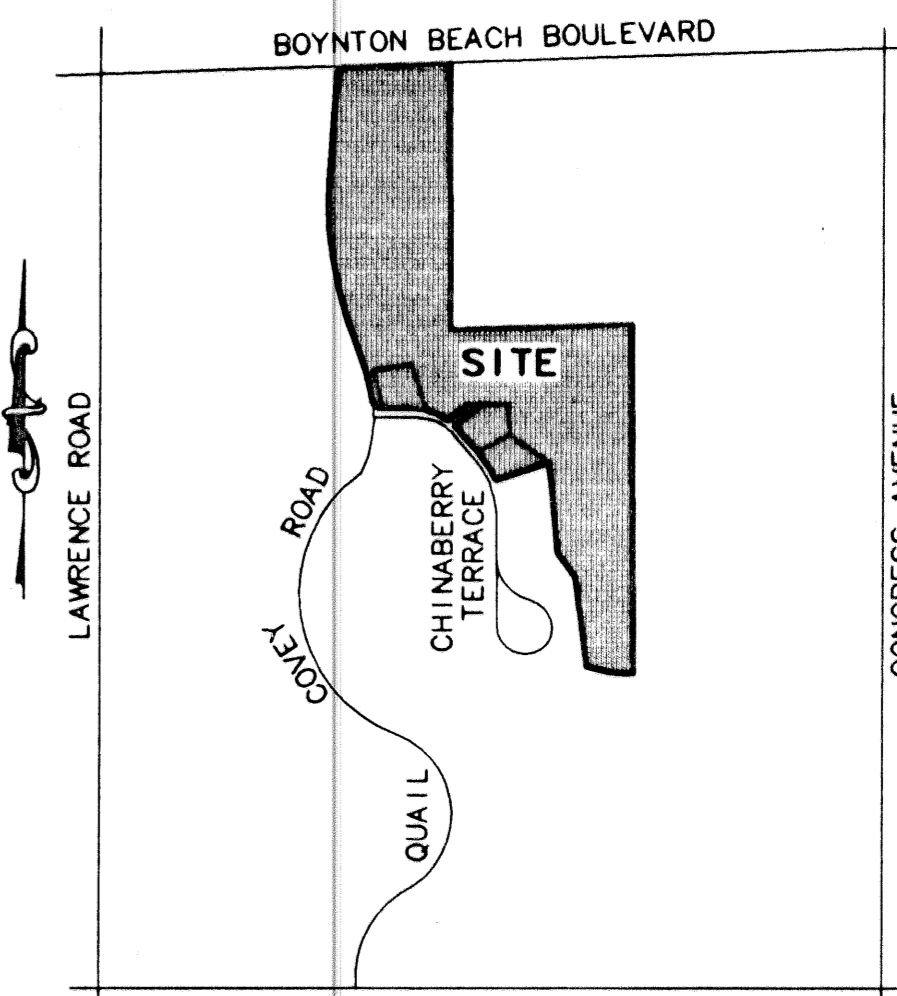


QUAIL RIDGE PLAT NO. 22, A PUD

BEING A REPLAT OF LOTS 13 AND 14 AND A PORTION OF THE GOLF COURSE PLAT NO. 20 QUAIL RIDGE PLAT BOOK 40, PAGES 175 AND 176 SITUATE IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA FEBRUARY, 2002 SHEET 1 OF 3



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 2:54 PM THIS 20th DAY OF May AD, 2002 AND DULY RECORDED IN PLAT BOOK 42 OF PAGES 67 AND 68.

DOROTHY H. WILKEN, CLERK
By: [Signature]

CIRCUIT COURT SEAL

67

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE GOLF CLUB, INC., A FLORIDA CORPORATION AND REUBEN R. AND JANET A. JENSEN, OWNERS OF THE LAND SHOWN HEREON AS "QUAIL RIDGE PLAT NO. 22, A PUD", BEING A REPLAT OF LOTS 13 AND 14 AND A PORTION OF THE GOLF COURSE, PLAT NO. 20 QUAIL RIDGE, AS RECORDED IN PLAT BOOK 40, PAGES 175 AND 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND SITUATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 13 AND 14, PLAT NO. 20 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 175 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 45,278.684 SQUARE FEET, 1.039 ACRES, MORE OR LESS.

PARCEL 11:

A PORTION OF THE GOLF COURSE AS SHOWN ON PLAT NO. 20 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 175 AND 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF LOT 13 AS SHOWN ON SAID PLAT NO. 20 QUAIL RIDGE, SAID POINT BEING ON THE WEST LINE OF SAID GOLF COURSE; THENCE ALONG SAID WEST LINE, NORTH 54°33'16" WEST, A DISTANCE OF 176.10 FEET; THENCE NORTH 00°48'29" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 89°11'32" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 50°42'38" WEST, A DISTANCE OF 92.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 226.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 36°40'59" WEST, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF CHINABERRY TERRACE, TRACT 1 OF SAID PLAT NO. 20 QUAIL RIDGE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°01'08", AN ARC DISTANCE OF 146.02 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°39'51" WEST, A DISTANCE OF 115.73 FEET; THENCE NORTH 49°59'48" WEST, A DISTANCE OF 32.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 990.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 80°20'25" WEST, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF QUAIL COVEY ROAD AS SHOWN ON PLAT NO. 19 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 180 THROUGH 183, INCLUSIVE, OF THE FOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°32'15", AN ARC DISTANCE OF 218.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1410.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°14'24", AN ARC DISTANCE OF 645.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 04°02'34" EAST, A DISTANCE OF 371.02 FEET; THENCE NORTH 46°03'01" EAST, A DISTANCE OF 33.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BOYNTON ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°03'28" EAST, A DISTANCE OF 390.94 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°17'48" EAST, A DISTANCE OF 976.39 FEET; THENCE NORTH 88°11'52" EAST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°23'29" EAST, A DISTANCE OF 1281.40 FEET; THENCE SOUTH 88°15'39" WEST, A DISTANCE OF 40.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 180.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°10'19", AN ARC DISTANCE OF 47.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°34'02" WEST, A DISTANCE OF 78.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 80.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'20", AN ARC DISTANCE OF 9.50 FEET; THENCE NORTH 07°17'52" WEST, A DISTANCE OF 333.19 FEET; THENCE NORTH 35°50'16" WEST, A DISTANCE OF 111.02 FEET; THENCE NORTH 05°11'40" WEST, A DISTANCE OF 331.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 971,628.353 SQUARE FEET OR 22.306 ACRES, MORE OR LESS.

TOTAL AREA CONTAINING 1,016,907.037 SQUARE FEET, 23.345 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, REUBEN R. AND JANET A. JENSEN, DO HERETO SET OUR HAND AND SEAL THIS 14th DAY OF May, 2002.

WITNESS: [Signature] BY: [Signature]
JANET STROSHEN-ROUSSEAU REUBEN R. JENSEN

WITNESS: [Signature] BY: [Signature]
TERRY M. LITZMAN JANET A. JENSEN

WITNESS: [Signature] BY: [Signature]
JANET STROSHEN-ROUSSEAU JANET A. JENSEN

WITNESS: [Signature] BY: [Signature]
TERRY M. LITZMAN

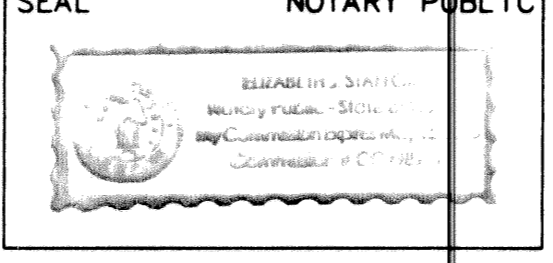
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED REUBEN R. AND JANET A. JENSEN WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF May, 2002.

MY COMMISSION EXPIRES: 5-15-2005 DATE
[Signature]
ELIZABETH J. STAFFORD
NOTARY PUBLIC



NOTARY: Elizabeth J. Stafford
PRINT NAME

NOTARY LICENSE NO. 00998947

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF MAY, 2002.

WITNESS: [Signature] BY: [Signature]
JANET STROSHEN-ROUSSEAU JOHN P. BRUGLER
PRINT NAME EXECUTIVE VICE PRESIDENT

WITNESS: [Signature] BY: [Signature]
TERRY M. LITZMAN

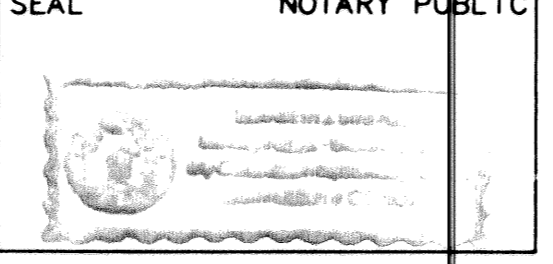
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN P. BRUGLER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF QUAIL RIDGE GOLF CLUB, INC. A FLORIDA CORPORATION AND SEVERELY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 14th DAY OF MAY, 2002.

MY COMMISSION EXPIRES: 5-15-2005 DATE
[Signature]
ELIZABETH J. STAFFORD
NOTARY PUBLIC



NOTARY: Elizabeth J. Stafford
PRINT NAME

NOTARY LICENSE NO. 00998947

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 89°39'51" WEST ALONG THE NORTH LINE OF CHINABERRY TERRACE, TRACT 1, AS SHOWN ON THE PLAT OF "PLAT NO. 20 QUAIL RIDGE", AS RECORDED IN PLAT BOOK 40, PAGES 175 THROUGH 176, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

4. NOTE: 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.

5. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

TABULAR DATA PETITION NO. 72-51

LOT 13A:	1.039 ACRES
LOT 15:	0.527 ACRES
GOLF COURSE:	21.779 ACRES
TOTAL:	23.345 ACRES

SURVEYOR'S CERTIFICATION

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 SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 16th DAY OF May, 2002
[Signature]
KEVIN M. BECK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6168

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROD TENNYSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO QUAIL RIDGE GOLF CLUB, INC. AND REUBEN R. AND JANET A. JENSEN; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: May 16, 2002 BY: [Signature]
ROD TENNYSON

APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS PLAT WAS FILED FOR RECORD ON 2002 DAY OF May, 2002, 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]
GEORGE T. WEBB, P.E., COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY KEVIN M. BECK, P.S.M., IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE: NONE
P.A. NO.: A1004.00
DATE: FEBRUARY, 2002
DRAWING NO.: 45-43-30-93

FLORIDA L.B. NO. 48

MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

SHEET 1 OF 3

QUAIL RIDGE PLAT NO. 22
BEING A REPLAT OF LOTS 13 AND 14 AND A PORTION OF THE GOLF COURSE PLAT NO. 20 QUAIL RIDGE PLAT BOOK 40, PAGES 175 AND 176 SITUATE IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

SUBDIVISION Quail Ridge
BOOK 05 PAGE 67
EASEMENTS FLOOD MAP # 100B
ZONING AR
QUAD # 1D
TAZ 49b
PUD NAME Quail Ridge Plat # 22
ZIP CODE 33476

