

PLAT OF QUIET WATERS, P. R. D.

IN PART OF SEC. 5 & 6, TWP. 44S, RGE 42E
BEING A REPLAT OF TRACTS 50 & 63 AND
PORTIONS OF TRACTS 49 & 64, BLK. 11,
PALM BEACH FARMS COMPANY'S PLAT NO. 3,
P.B. 2, PP. 45 - 54, PUBLIC RECORDS
PALM BEACH COUNTY, FLORIDA

CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1989

381-002
SHEET 1 OF 2

26

State of Florida)
County of Palm Beach) SS
This Plat was filed for record at
11:11 A.M. this 13th day of
February, A.D. 1989 and
duly recorded in Plat Book 65
on Pages 27 through
29.
John B. Dunkle,
Clerk of the Circuit Court
By: *[Signature]*
Deputy Clerk

DEDICATION AND DESCRIPTION

State of Florida)
County of Palm Beach) SS

Know all men by these presents, that MRJ Enterprises, Inc., a Florida Corporation, owner of the lands shown hereon as "Quiet Waters", said lands lying in Sections 5 & 6, Township 44 South, Range 42 East, and being a replat of Tracts 50 and 63, and portions of tracts 49 and 64, all in Block 11, Palm Beach Farms Company's Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida, said land being more particularly described as follows:

Commencing at the Northwest corner of said Tract 50; Thence, North 90°00'00" East, along the North line of said Tract 50, a distance of 30.00 feet for a point of beginning (P.O.B.)

Thence, South 00°00'00" East, along a line 30.00 feet East of, as measured at right angles to the West line of said Tracts 50 and 63, a distance of 1289.68 feet; Thence, North 90°00'00" East, along a line 30.00 North of, as measured at right angles to the South line of said Tracts 63 and 64, a distance of 946.37 feet to the intersection thereof with the curved westerly right-of-way line of Lake North Drainage District Equalizing Canal E-2, said point lying on a curve, concave Easterly, having a radius of 7639.44 feet, and whose radius point bears South 88°36'49" East; Thence, Northerly along said curve and along the westerly right-of-way line of said Lake North Drainage District Equalizing Canal E-2, through a central angle of 09°29'27", a distance of 1298.58 feet to the intersection thereof with the North line of said Tract 49; Thence, North 90°00'00" West, along the North line of said Tracts 49 and 50, a distance of 1084.92 feet to the point of beginning (P.O.B.)

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tract "A", the Water Management Tract, and the Drainage Easement, as shown hereon, are hereby dedicated to the Quiet Waters Community Association, Inc., a Florida Corporation not-for-profit, for water management and drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B", the 20' Lake Maintenance Tract, as shown hereon, is hereby dedicated to the Quiet Waters Community Association, Inc., a Florida Corporation not-for-profit, for water management and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation to maintain those portions of the drainage system associated with County maintained roads.
3. Tracts "C" and "D", Additional Road Right-of-Way, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the use of the Public for proper purposes.
4. The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the construction, and maintenance of utility facilities, including Cable Television Systems.
5. The Drainage Easements and Access Easements, as shown hereon, are hereby dedicated to the Quiet Waters Community Association, Inc., a Florida Corporation not-for-profit, for the purpose of construction and maintenance of drainage facilities, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Furthermore, Palm Beach County shall have the right, but not the obligation, to maintain those portions of the drainage system which drain County maintained roads.
6. The 25 Foot Buffer Easements, as shown hereon, are hereby dedicated to the Quiet Waters Community Association, Inc., a Florida Corporation not-for-profit, for buffer easement and open space purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Furthermore, where buffer easements coincide with other easements, drainage easements shall have first priority, utility easements shall have second priority and buffer easements shall have third priority.
7. The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and Jurisdiction over access rights.

In Witness Whereof, MRJ Enterprises, Inc., a Florida Corporation, has caused these presents to be signed by its President, Secretary and Treasurer, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 13th day of February, A.D. 1989.

MRJ ENTERPRISES, INC.
A Florida Corporation

Witness: *[Signature]* AC
By: *[Signature]* Phil Rutherford, President,
Secretary and Treasurer

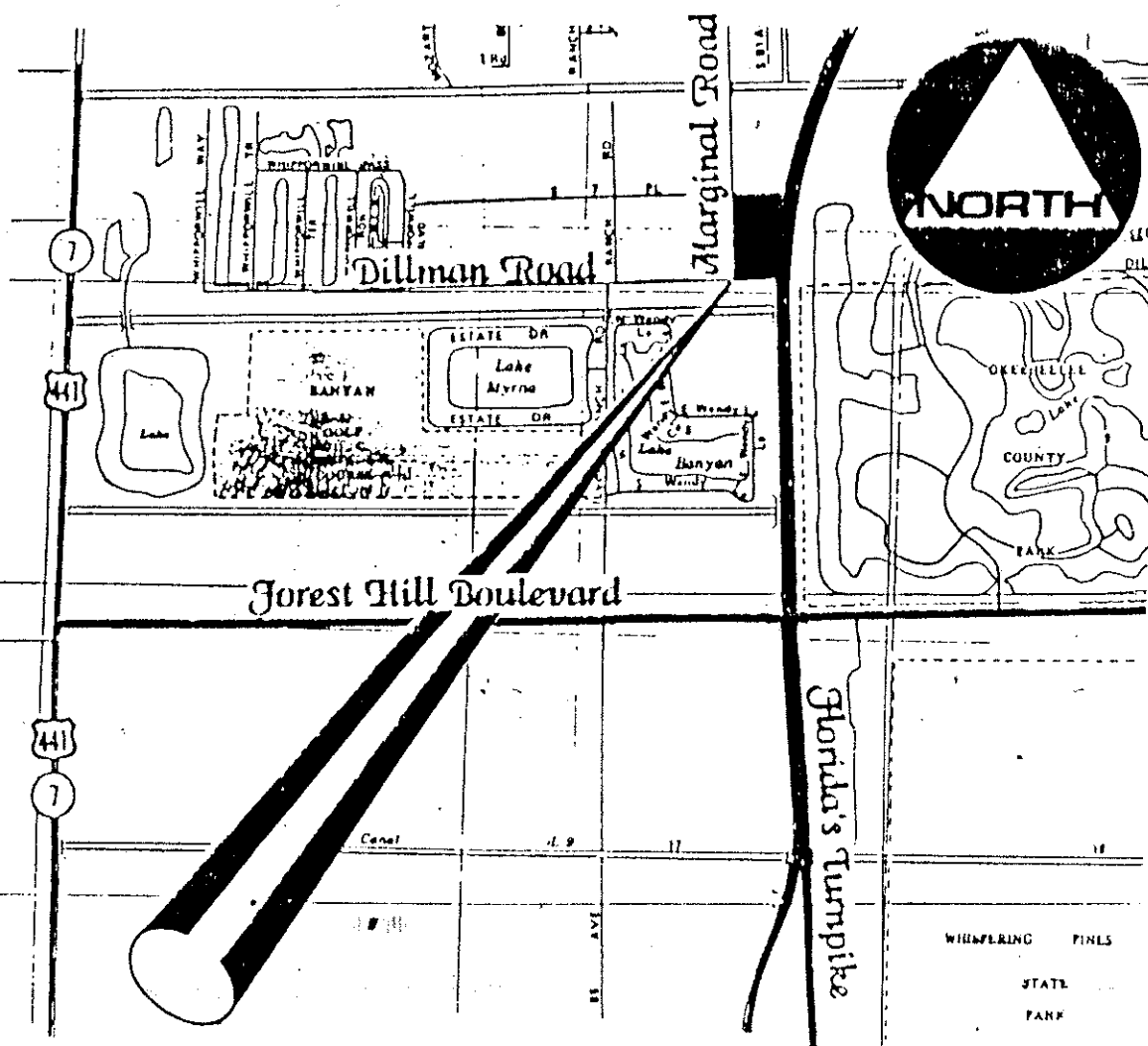
Witness: *[Signature]* Durrance
ACKNOWLEDGEMENT

State of Florida)
County of Palm Beach) SS

Before Me, personally appeared Phil Rutherford, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President, Secretary and Treasurer, of MRJ Enterprises, Inc., a Florida Corporation, and acknowledged to and before me that he executed said instrument as such officers 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 19th day of October, A.D. 1989.

My Commission Expires 10/24/92
[Signature]
Notary Public



LOCATION MAP
N.T.S.

MORTGAGEE'S CONSENT

State of Florida)
County of Palm Beach) SS

The Undersigned, hereby certifies that it is the holder of a mortgage upon the property described hereon, and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agrees that its mortgage, which is recorded in Official Book 5356, at Page 816 et. seq., of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

BELL ENGINEERING, INC.
A Florida Corporation

In Witness Whereof, the said Corporation has caused these presents to be signed by its *[Signature]* and attested to by its *[Signature]* and its seal to be affixed hereto by and with the authority of its Board of Directors this 13th day of February, A.D. 1989.

Attest: *[Signature]* By: *[Signature]*

MORTGAGEE ACKNOWLEDGEMENTS

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 individuals described in and who executed the foregoing instrument as *[Signature]* and *[Signature]* respectively, of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that the seal affixed hereto is the Corporate Seal of said Corporation, and that it was affixed by due and regular Corporate authority, and that said instrument is a free act and deed of said Corporation.

Witness My Hand and official seal this 13th day of Oct. A.D. 1989.

My commission expires: 7/25/90
[Signature]
Notary Public

LAND USE

Additional Right Of Way	-	0.788 Acres
Tract "A"	-	8.170 Acres
Tract "B"	-	1.626 Acres
Lots (17)	-	18.953 Acres
Total	-	29.537 Acres
Density	-	0.58 Units/Acre

NOTES

1. Bearings shown or stated hereon are based on, or are relative to an assumed bearing of North 90°00'00" East along the North Line of Tracts 49 and 50, Block 11, Palm Beach Farms Company's Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida.
2. ■ Denotes a Permanent Reference Monument (P.R.M.)
3. ● Denotes a Permanent Control Point (P.C.P.)
4. / Denotes Limited Access Easement
5. Lot lines an/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

Palm Beach County General/Easement Notes & Restrictive Covenants:

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance, maintenance access or landscaping easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and/or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the area within the intersection is drainage and utility easement, construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. There may be additional restrictions that are not recorded on this Plat.

CERTIFICATION OF TITLE

State of Florida)
County of Palm Beach) SS

We, First American Title Company of Florida, Inc., duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to MRJ Enterprises, Inc., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown, that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.

Dated this 13th day of February, A.D. 1989 By: *[Signature]*
Glenda Bellamy,
Vice President

APPROVALS

State of Florida)
County of Palm Beach) SS

Board of County Commissioners:

This Plat is hereby approved for record this 13th day of February, A.D. 1989.

By: *[Signature]*
Carol J. Elquist, Chairman
Board of County Commissioners
Palm Beach County, Florida

Attest:

John B. Dunkle, Clerk
[Signature]
Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 13th day of February, A.D. 1989.

By: *[Signature]*
Herbert F. Kahler, P.E.
Certificate No. 12284

SURVEYOR'S CERTIFICATION

State of Florida)
County of Palm Beach) SS

I Herby Certify, that the plat shown hereon is a true and correct representation of a survey made under my direction, of the hereon described property, that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.'s) have been set, and permanent control points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County Board of Commissioners for the required improvements, and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21 HH-6, F.A.C.

CLYDE MCNEAL
LAND SURVEYING

By: *[Signature]*
Clyde McNeal, P.L.S.
Florida Registration
No. 2883

I, Stuart H. Cunningham, do hereby certify that on Dec. 19, 1989, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by CLYDE MCNEAL, P.L.S.

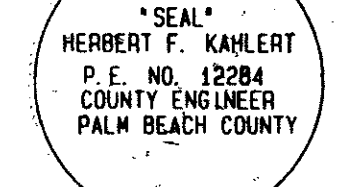
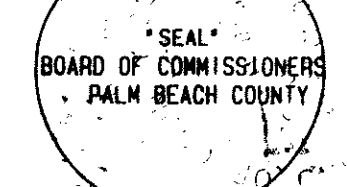
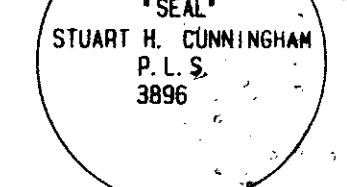
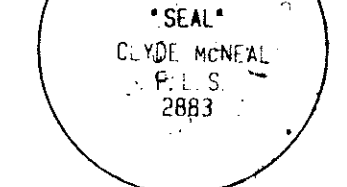
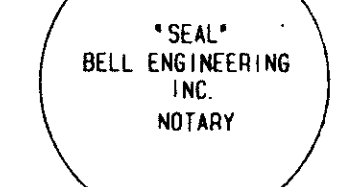
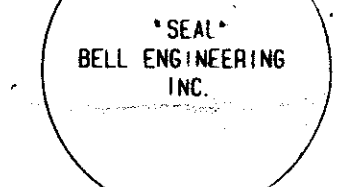
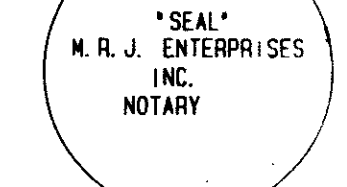
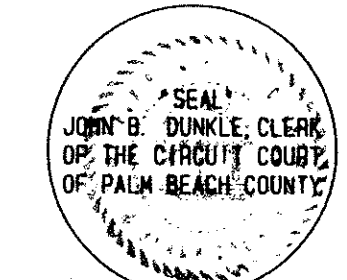
THIS INSTRUMENT PREPARED
BY STUART H. CUNNINGHAM
4500 Belvedere Rd., Suite A
West Palm Beach, FL 33415
Phone No. (407) 689-5455

CUNNINGHAM & DURRANCE
Consulting Engineers, Inc.

By: *[Signature]*
Stuart H. Cunningham
Florida Surveyor Registration
No. 3896

0381-002

PLAT OF QUIET WATERS, P.R.D. 6/5/26



SUBDIVISION # PLAT OF QUIET WATERS P.R.D.
BOOK 65 PAGE 26
BLOCK 11
TRACTS 49, 50, 63, 64
PLAT NO. 3
P.B. 2, PP. 45-54
DATE 12-19-89
BY 3896

TAB 733

Pet 88-66