

# QUAIL MEADOW

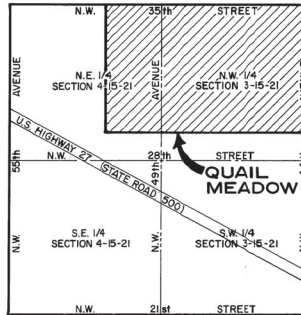
SECTIONS 3 & 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

UNFILED UNDER 5 METER IN PLAT  
WE WERE IN WAIVED IN COUNTY  
COMMISSION RECORD BOOK Y  
NUMBER 1776 PAGE 89  
RECORDED 1-22-87

UNFILED AND/OR VACATED IN PART OR WHOLE  
BY BOARD OF COUNTY COMMISSION RESOLUTION  
NUMBER 1777 THE CORPSE IN OFFICIAL  
RECORD BOOK 1776 PAGE 87

**LEGAL DESCRIPTION**

BEGIN AT THE N.E. CORNER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S89°02'15" W ALONG THE NORTH BOUNDARY OF SAID SECTION 4 A DISTANCE OF 164.12 FEET TO THE S.E. CORNER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST, THENCE CONTINUE ALONG SAID NORTH BOUNDARY OF SECTION 4, N89°54'06" W 828.28 FEET TO THE N.W. CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4, THENCE S00°11'47" E ALONG THE WEST BOUNDARY OF SAID EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4 A DISTANCE OF 2187.95 FEET, THENCE N89°23'40" E 336.63 FEET, THENCE N89°20'25" E 642.41 FEET TO A POINT ON THE WEST BOUNDARY OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N89°09'21" E 1318.55 FEET TO THE S.W. CORNER OF THE NORTH 1/2 1/2 ACRES OF THE THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 LYING WEST OF N.W. 44th AVENUE, THENCE N89°37'10" E ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 1/2 ACRES 1145.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE 2150.16 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 3, THENCE S89°58'20" W ALONG SAID NORTH BOUNDARY 2460.21 FEET TO THE POINT OF BEGINNING. CONTAINING 171.63 ACRES, MORE OR LESS.



LOCATION MAP  
SCALE: 1"=1000'

**COVENANT**

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM WHEN, IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

*Gail Cross*  
GAIL CROSS, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

**APPROVAL OF OFFICIALS**

APPROVED:

- BY *P.D. Stollie* COUNTY ENGINEERING DEPARTMENT
- BY *Walter J. ...* COUNTY PUBLIC WORKS DEPARTMENT
- BY *Michael E. May* COUNTY ZONING DEPARTMENT
- BY *Daniel L. Townsend* COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
- BY *Ronald H. Miller* COUNTY PLANNING DEPARTMENT
- BY *Jack Gore* COUNTY BUILDING DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

BY *Gail Cross*  
GAIL CROSS  
CHAIRMAN OF THE BOARD

ATTEST: *Frances E. Higgins*  
FRANCES E. THIGPIN  
CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK Y, AT PAGES 89, 90, 91, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 11:51 A.M. ON MARCH 23, 1987.

BY *Frances E. Higgins*  
FRANCES E. THIGPIN  
CLERK OF THE CIRCUIT COURT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF QUAIL MEADOW IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 23 DAY OF JANUARY, 1987, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 211H-6, FLORIDA ADMINISTRATIVE CODE.

WILLIS C. MELVIN AND ASSOCIATES

BY *Willis C. Melvin*  
WILLIS C. MELVIN  
REGISTERED SURVEYOR NO. 1918  
STATE OF FLORIDA



**STANDARD NOTES**

- UTILITY AND DRAINAGE EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL UTILITY COMPANIES SERVING THE PUBLIC AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS AS APPLICABLE.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY WHICH VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- ALL APPLICATIONS FOR SEPTIC TANK SYSTEMS SHALL BE CONSIDERED ON A LOT BY LOT BASIS EACH DEPENDENT ON ITS MERITS. INSTALLATION SHALL BE SUBJECT TO REGULATIONS IN EFFECT AT THE TIME OF INSTALLATION.
- THIS PLAT CONTAINS 448 LOTS AND 5.58 MILES OF ROAD.
- NO IMPROVEMENTS ARE LOCATED ON THIS PLAT.
- (P) INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- (C) INDICATES PERMANENT CONTROL POINT (P.C.P.)
- D.R.A. INDICATES DRAINAGE RETENTION AREA.
- R.O.W. INDICATES RIGHT-OF-WAY.
- P.O.B. INDICATES POINT OF BEGINNING.
- C INDICATES CENTERLINE
- N INDICATES NORTH
- S INDICATES SOUTH
- E INDICATES EAST
- W INDICATES WEST
- NO. INDICATES NUMBER
- # INDICATES NUMBER
- ① INDICATES CURVE NUMBER
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- ALL RADII ARE 25 FEET UNLESS OTHERWISE SHOWN.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, COUNTY PUBLIC WORKS DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH, AND GENERAL WELFARE.
- DRAINAGE RETENTION AREAS NO. 1, NO. 2, NO. 3, NO. 4, NO. 5, NO. 6, AND NO. 7 ARE PRIVATE DRAINAGE FACILITIES DEDICATED TO AND MAINTAINED BY QUAIL MEADOW PROPERTY OWNERS ASSOCIATION, INC. OR THEIR SUCCESSORS IN TITLE TO SAID DRAINAGE RETENTION AREAS. SAID DRAINAGE RETENTION AREAS SHALL BE USED FOR THE DISPOSAL OF STORM WATER RUNOFF FROM THE PUBLIC ROADS SHOWN ON THIS PLAT AND DRAINAGE EASEMENTS AND RIGHT-OF-WAY FOR SUCH PURPOSE IS HEREOF GRANTED BY THE DEVELOPER. MARION COUNTY SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF SAID DRAINAGE RETENTION AREAS.
- (U) INDICATES EXISTING MARION COUNTY SECTION MONUMENT (UNNUMBERED).

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS; THAT DREXEL INVESTMENTS, INC., A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF QUAIL MEADOW, THE SAME BEING A SUBDIVISION OF THE LANDS HEREOF DESCRIBED, AND THAT THE AVENUES, COURTS, TERRACES, STREETS, PLACES AND LAINE SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW; AND THAT DRAINAGE RETENTION AREAS NO. 1, NO. 2, NO. 3, NO. 4, NO. 5, NO. 6, AND NO. 7, AND DRAINAGE EASEMENTS AND DRAINAGE RIGHTS-OF-WAY DESIGNATED HEREOF SHALL BE PRIVATE PROPERTY AND WHICH ARE HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION, SUBJECT TO AN EASEMENT HEREOF GRANTED TO MARION COUNTY FOR THE PURPOSE OF COLLECTION AND DISPOSAL OF STORMWATER DRAINAGE FROM THE PUBLIC STREET RIGHTS-OF-WAY AND FOR NO USE INCONSISTENT THEREWITH; AND THAT THE UTILITY EASEMENTS, AS SHOWN OR NOTED, ARE RESERVED AND GRANTED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND THAT TRACTS A AND B ARE RESERVED EXCLUSIVELY FOR THE USE OF SEWER FACILITIES.

IN WITNESS WHEREOF THE SAID DREXEL INVESTMENTS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE HEREUON AFFIXED BY ITS ASSISTANT SECRETARY ON THIS 9 DAY OF JANUARY, 1987, ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DREXEL INVESTMENTS, INC.

BY *Harry T. Mangurian Jr.*  
HARRY T. MANGURIAN, JR.  
PRESIDENT

ATTEST *Marlene Boyle*  
MARLENE BOYLE  
ASSISTANT SECRETARY



STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED HARRY T. MANGURIAN, JR. AND MARLENE BOYLE, AS PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF DREXEL INVESTMENTS, INC. TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE: 1-9-87

*Samuel H. Duvall*  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES 11-24-91



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

APPROVED AND/OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 1117-11-17, RECORDED IN OFFICIAL RECORD BOOK 1118 PAGE 77

# QUAIL MEADOW

SECTIONS 3 & 4,  
TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



UNFILED AND/OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 1117-11-17, RECORDED IN OFFICIAL RECORD BOOK 1118 PAGE 77

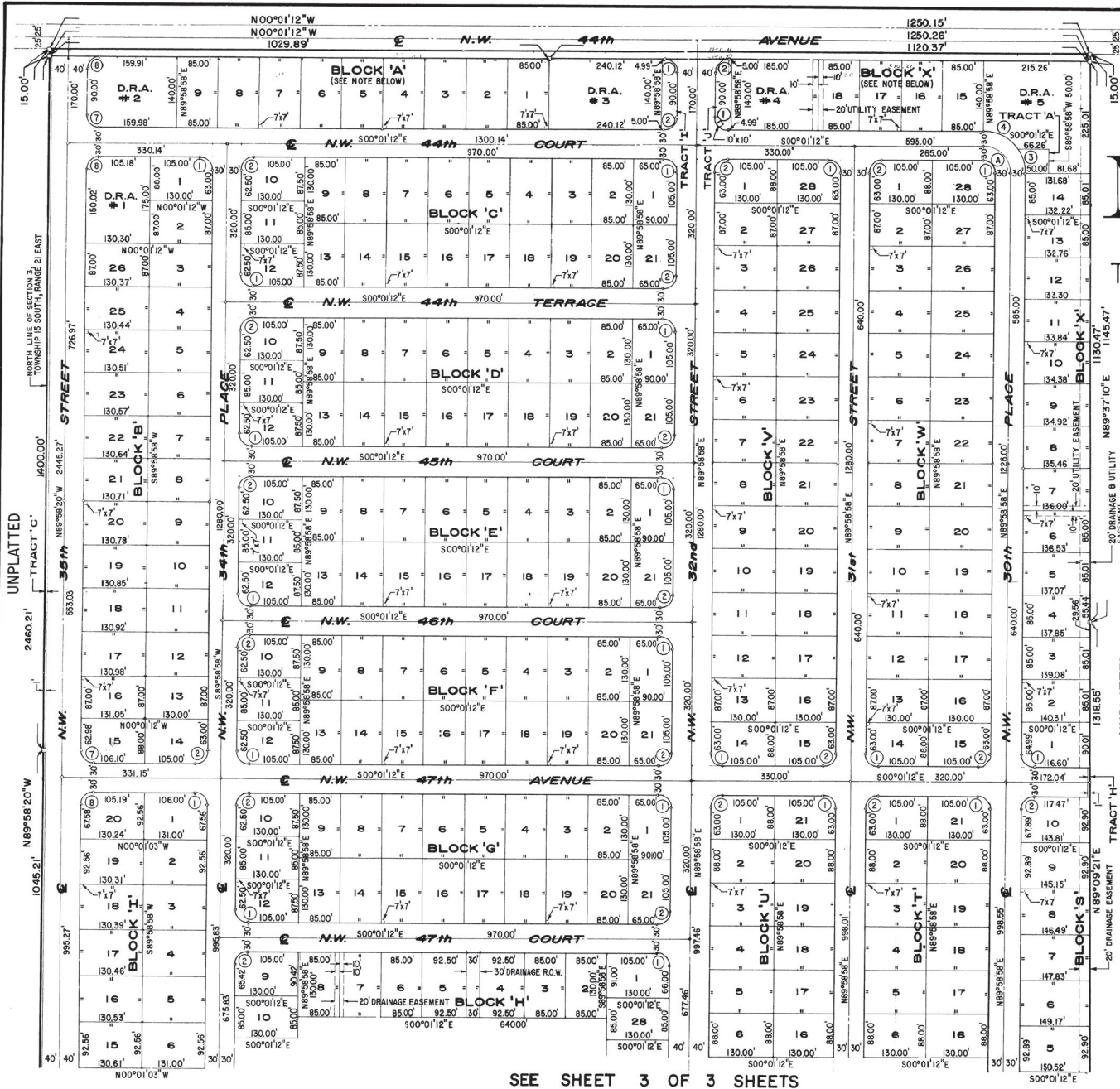
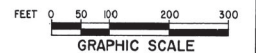
CURVE DATA CENTERLINE					
NO	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
A	90°00'10"	55.00'	86.40'	55.00'	N44°58'53"E

CURVE DATA RIGHT-OF-WAY AND LOTS				
NO	DELTA	RADIUS	ARC	TANGENT
1	90°00'10"	25.00'	39.27'	25.00'
2	89°59'50"	25.00'	39.27'	25.00'
3	36°01'52"	85.00'	53.45'	27.64'
4	53°58'17"	85.00'	80.07'	43.28'
5	89°54'24"	25.00'	39.23'	24.96'
6	90°05'36"	25.00'	39.31'	25.04'
7	90°05'52"	25.00'	39.29'	25.02'
8	89°57'08"	25.00'	39.25'	24.98'
9	89°57'06"	25.00'	39.25'	24.98'
10	89°58'42"	25.00'	39.28'	24.99'
11	90°01'18"	25.00'	39.28'	25.01'
12	91°02'19"	25.00'	39.72'	25.46'

NOTE:  
LOTS 1 THRU 9 INCLUSIVE, BLOCK 'A' AND LOTS 15 THRU 18 INCLUSIVE, BLOCK 'X' ARE RESTRICTED FROM ACCESS ON TO N.W. 44th AVENUE. ACCESS TO SAID LOTS SHALL BE FROM N.W. 44th AVENUE ONLY.

NOTE:  
TRACTS 'I' AND 'U' ARE RESERVED FOR ENTRANCE SIGNAGE AND LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY QUAIL MEADOW PROPERTY OWNER'S ASSOCIATION.

NOTE:  
ALL 7x7' EASEMENT AREAS ARE DESIGNATED FOR ELECTRIC UTILITY TRANSFORMER PADS.



SEE SHEET 3 OF 3 SHEETS

NOTICE: There may be additional easements that are not recorded on this plat that may be found in the public records of this County.

UNPLATTED

UNPLATTED

# QUAIL MEADOW

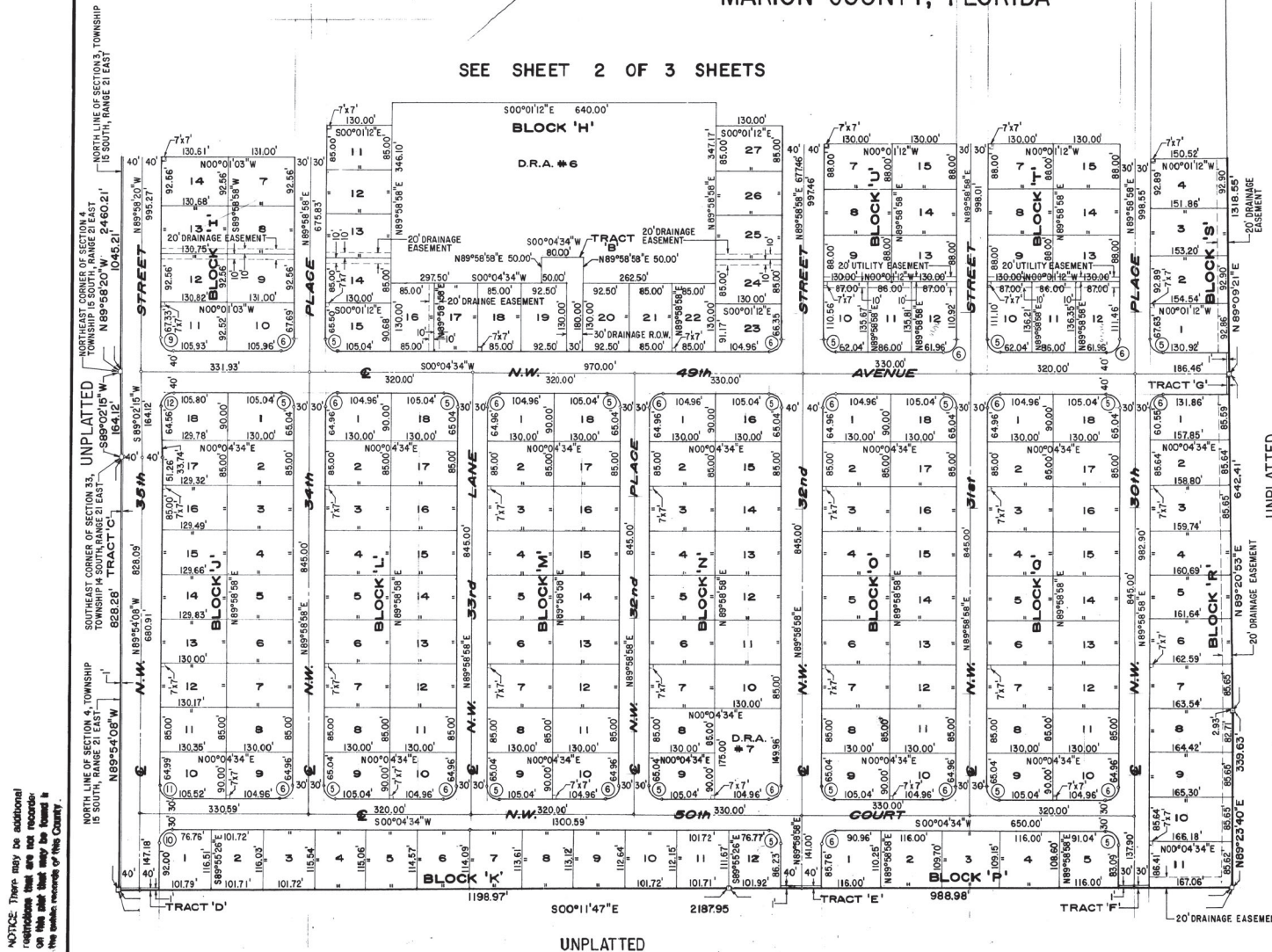
SECTIONS 3 & 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

ANNULLED AND/OR VACATED, IN PART OR WHOLE  
BY BOARD OF COUNTY COMMISSION RESOLUTION  
NUMBER 97-2777 RECORDED IN OFFICIAL  
RECORD BOOK 1776 PAGE 677

ANNULLED AND/OR VACATED, IN PART OR WHOLE  
BY BOARD OF COUNTY COMMISSION RESOLUTION  
NUMBER 97-2777 RECORDED IN OFFICIAL  
RECORD BOOK 1776 PAGE 677

SEE SHEET 2 OF 3 SHEETS

N  
SCALE: 1"=100'



NOTICE: There may be additional  
revisions that are not recorded  
on this plat that may be found in  
the public records of this County.

NOTE:  
ALL 7x7' EASEMENT AREAS ARE DESIGNATED  
FOR ELECTRIC UTILITY TRANSFORMER PADS.

