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DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 3, PLAT NO. 1, QUAIL RIDGE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 95, 96 AND 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 50.00 FEET; THENCE EAST ALONG THE NORTH LINE OF TRACT 1, SAID PLAT NO. 1, A DISTANCE OF 556.93 FEET; THENCE NORTH 11°-47'-35" WEST, A DISTANCE OF 1064.08 FEET; THENCE NORTH 6°-29'-56" WEST, A DISTANCE OF 121.65 FEET; THENCE NORTH 41°-12'-35" WEST, A DISTANCE OF 88.91 FEET; THENCE SOUTH 15°-23'-24" EAST, A DISTANCE OF 149.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 360 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 84°-52'-00" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°-43'-24", A DISTANCE OF 117.64 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 36; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 267.81 FEET TO A POINT IN A LINE PARALLEL WITH AND 220.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 36; THENCE SOUTH 89°-41'-39" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 999.58 FEET; THENCE SOUTH 35°-42'-42" EAST, A DISTANCE OF 136.71 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 312.74 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 66°-20'-15" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 09°-04'-09", A DISTANCE OF 60.58 FEET TO THE SOUTHEAST CORNER OF TRACT 5, SAID PLAT NO. 1, QUAIL RIDGE; THENCE ALONG THE BOUNDARY OF SAID PLAT 1 BY THE FOLLOWING COURSES; SOUTH 35°-42'-42" EAST, A DISTANCE OF 80.14 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 302.74 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 58°-03'-23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°-12'-35" WEST, A DISTANCE OF 66.68 FEET; THENCE SOUTH 15°-23'-24" WEST, A DISTANCE OF 97.56 FEET; THENCE SOUTH 33°-41'-12" EAST, A DISTANCE OF 393.21 FEET; THENCE SOUTH 26°-33'-54" EAST, A DISTANCE OF 451.69 FEET; THENCE SOUTH 43°-15'-17" EAST, A DISTANCE OF 255.38 FEET; THENCE SOUTH 27°-06'-29" EAST, A DISTANCE OF 94.37 FEET; THENCE SOUTH 81°-12'-53" WEST, A DISTANCE OF 111.31 FEET; THENCE NORTH 55°-10'-32" WEST, A DISTANCE OF 280.18 FEET; THENCE NORTH 77°-41'-31" WEST, A DISTANCE OF 112.59 FEET; THENCE SOUTH 86°-00'-33" WEST, A DISTANCE OF 373.19 FEET; THENCE SOUTH 77°-35'-04" WEST, A DISTANCE OF 532.99 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 435.37 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 29°-03'-56" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 45°-09'-07", A DISTANCE OF 39.15 FEET; THENCE NORTH 78°-30'-15" EAST, A DISTANCE OF 109.09 FEET; THENCE SOUTH 78°-05'-12" EAST, A DISTANCE OF 329.42 FEET; THENCE EAST, A DISTANCE OF 261.19 FEET; THENCE SOUTH 80°-10'-35" EAST, A DISTANCE OF 216.85 FEET; THENCE SOUTH 69°-42'-18" EAST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 59°-28'-36" EAST, A DISTANCE OF 243.57 FEET; THENCE EAST, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING.

PLAT NO. 5 QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

BEING A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND A PORTION OF THE NW 1/4 OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1

MAY 1976

MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS West Palm Beach, Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) COUNTY OF DUVAL )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2163, PAGE 930 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERECIN.

IN WITNESS WHEREOF, JAMES H. WINSTON, THOMAS P. KING, JR., GUY W. BOTTS, H. DOUGLAS MCGEORGE, JR., DONALD L. GOETZ, PRESTON H. HASKELL, PRIME F. OSBORN, MALCOLME M. PRINE AND JAMES S. TAYLOR, NOT INDIVIDUALLY, BUT ONLY AS TRUSTEES OF BARNETT WINSTON INVESTMENT TRUST, AN UNINCORPORATED BUSINESS TRUST ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA PURSUANT TO A DECLARATION OF TRUST DATED APRIL 21, 1972, AS AMENDED AND RESTATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY A PERSON AUTHORIZED BY SAID TRUSTEES THIS 16 DAY OF August, A.D., 1976.

TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST

WITNESS: [Signature] BY: [Signature] (AUTHORIZED SIGNATURE)

WITNESS: [Signature]

ACKNOWLEDGMENT STATE OF FLORIDA ) COUNTY OF DUVAL ) PURSUANT TO TERMS OF "LIMITATION ON LIABILITY" RECORDED IN PUBLIC RECORDS OF PALM BEACH COUNTY SIMULTANEOUSLY HERewith IN O.R. BOOK 2580, PAGE 215

BEFORE ME PERSONALLY APPEARED [Signature], TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF August, A.D., 1976. [Signature] NOTARY PUBLIC MY COMMISSION EXPIRES [Date]

MORTGAGEE'S CONSENT STATE OF FLORIDA ) COUNTY OF Palm Beach )

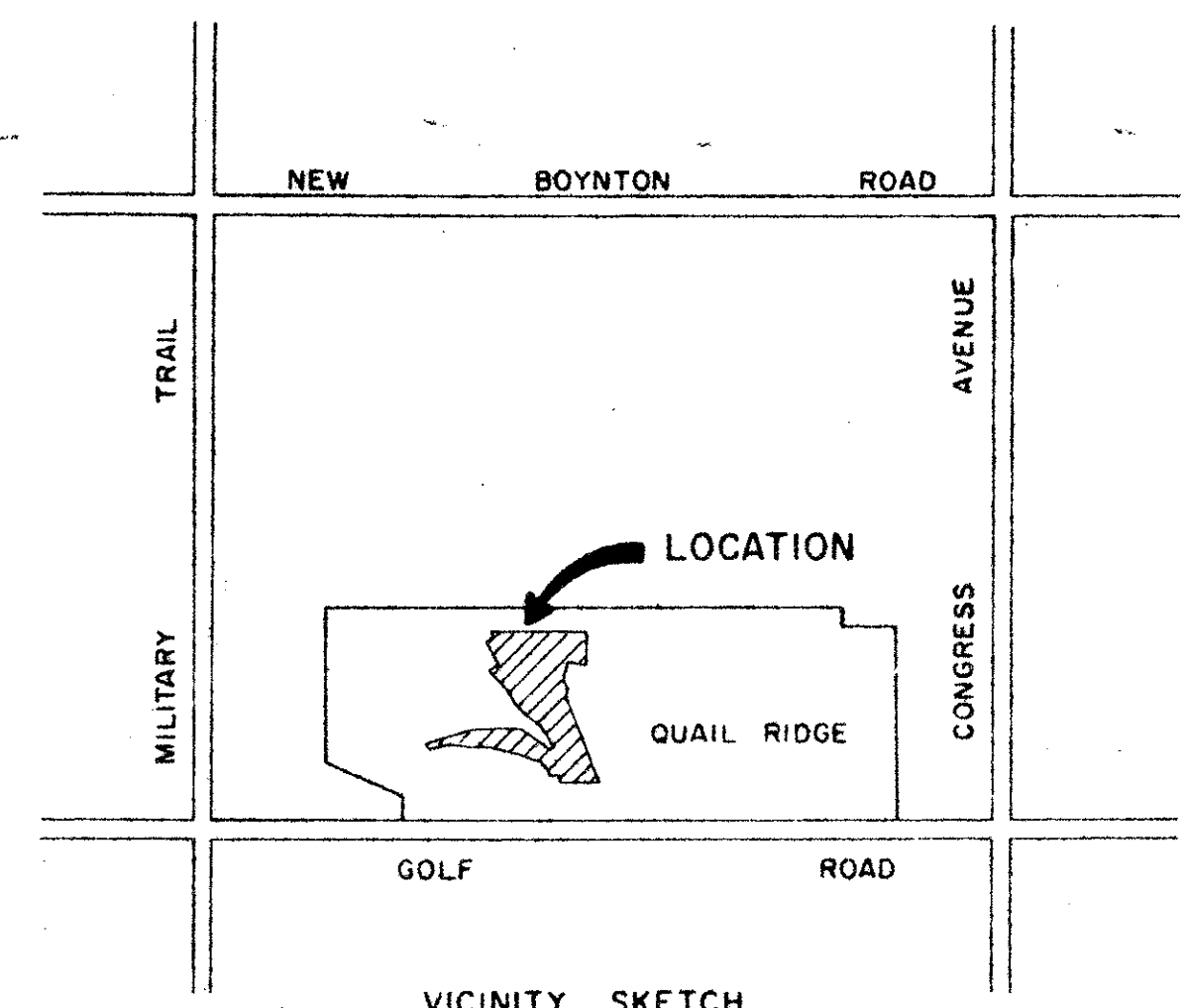
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE(S), LIEN(S) OR OTHER ENCUMBRANCE(S) WHICH (IS) (ARE) RECORDED IN OFFICIAL RECORD BOOK 2164, 2174, PAGE(S) 917, 1114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF August, A.D., 1976.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY ATTEST: [Signature] BY: [Signature] (PRESIDENT/VICE PRESIDENT) (SEAL)

ACKNOWLEDGMENT STATE OF FLORIDA ) COUNTY OF Palm Beach )

BEFORE ME PERSONALLY APPEARED [Signature], TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED QUAIL RIDGE, INC., A CORPORATION WHICH IS GENERAL PARTNER OF QUAIL RIDGE, LTD. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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, ACTING AS GENERAL PARTNER OF QUAIL RIDGE LTD. WITNESS MY HAND AND OFFICIAL SEAL, THIS 13th DAY OF August, 1976. [Signature] NOTARY PUBLIC MY COMMISSION EXPIRES 1-20-79



NO SCALE

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record with me on 8th day of Sept. 1976, and duly recorded in Plat Book 32, page 51 and 52 JOHN B. DUNKLE, CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOF IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, 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.

[Signature] REGISTERED SURVEYOR NO. 1552 STATE OF FLORIDA 5-12-76

TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

I, JOHN D. MCKEY, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO QUAIL RIDGE LTD. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREOF; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

[Signature] JOHN D. MCKEY, JR. ATTORNEY-AT-LAW LICENSED IN FLORIDA

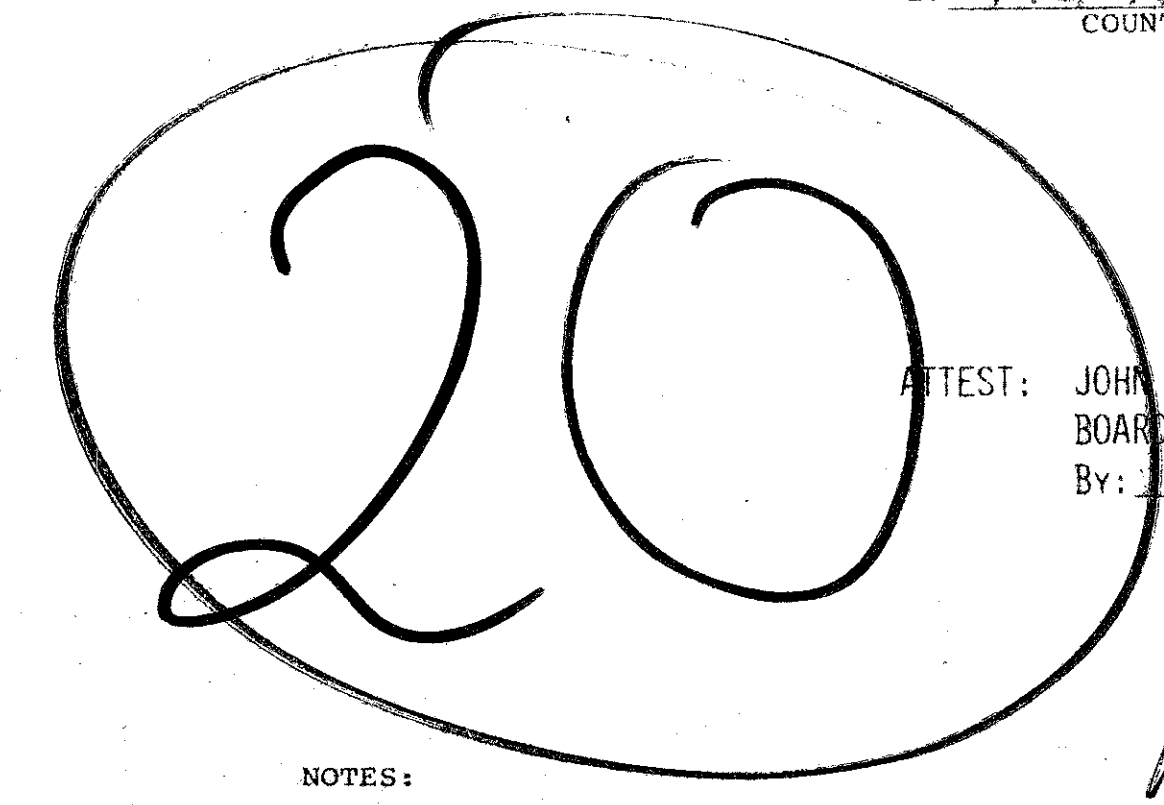
APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 16th DAY OF August, A.D., 1976. BY [Signature] CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES. BY [Signature] COUNTY ENGINEER



1000-157

NOTES: THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS. THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS. BEARING REFERENCE: PLAT NO. 1 QUAIL RIDGE RECORDED IN PLAT BOOK 30, PAGES 95, 96 AND 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. RESTRICTIONS, RESERVATIONS AND RESTRICTIVE COVENANTS OR THE PLAT BE PROVIDED IN THE APPLICABLE QUAIL RIDGE CONDOMINIUM ASSOCIATION DOCUMENTS.

31/45/43

32/52

DEDICATION

CONTAINING 32.996 ACRES, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREOF, BEING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREOF AS PLAT NO. 5 - QUAIL RIDGE AND BEING MORE PARTICULARLY DESCRIBED HEREOF HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.
3) THE AREAS INDICATED AS BICYCLE PATHS ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4) THE AREAS INDICATED AS LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

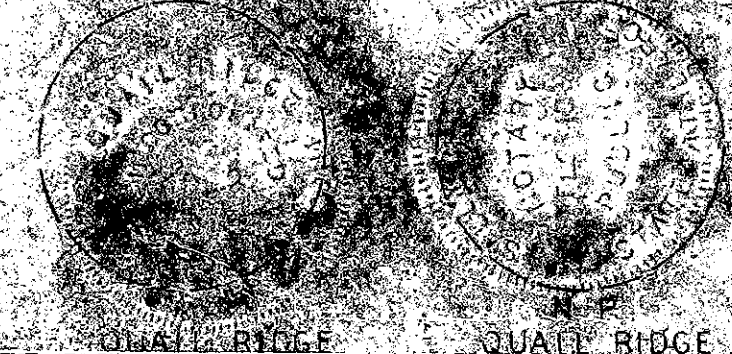
IN WITNESS WHEREOF THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN B. DODGE, PRESIDENT, AND ATTESTED BY JOHN D. MCKEY, JR., SECRETARY, OF QUAIL RIDGE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF QUAIL RIDGE, LTD. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF August, A.D., 1976.

QUAIL RIDGE, INC. ATTEST: [Signature] SECRETARY BY [Signature] PRESIDENT

ACKNOWLEDGMENT STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN B. DODGE AND JOHN D. MCKEY, JR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED QUAIL RIDGE, INC., A CORPORATION WHICH IS GENERAL PARTNER OF QUAIL RIDGE, LTD. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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, ACTING AS GENERAL PARTNER OF QUAIL RIDGE LTD.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 13th DAY OF August, 1976. [Signature] NOTARY PUBLIC MY COMMISSION EXPIRES 1-20-78



QUAIL RIDGE

QUAIL RIDGE

BARNETT-WINSTON