

DESCRIPTION

A CERTAIN PARCEL IN THE NORTH ONE-HALF (N½) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF 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; SAID POINT BEING IN A LINE PARALLEL WITH AND 100.00 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE EAST-WEST ¼ SECTION LINE OF SAID SECTION 31; THENCE NORTH 1°-51'-28" WEST ALONG THE EAST LINE OF SAID PLAT NO. 1, A DISTANCE OF 167.06 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 260.00 FEET. LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 73°-41'-25" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°-41'-12", A DISTANCE OF 207.32 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1460.00 FEET AND A CENTRAL ANGLE OF 14°-56'-48", A DISTANCE OF 380.87 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 14°-05'-47", A DISTANCE OF 147.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 29°-16'-43", A DISTANCE OF 337.27 FEET, TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 28°-55'-43", A DISTANCE OF 184.29 FEET; THENCE NORTH 89°-18'-39" EAST ALONG THE EXTENSION OF A LINE RADIAL TO LAST SAID CURVE, A DISTANCE OF 172.88 FEET; THENCE NORTH 76°-07'-38" EAST, A DISTANCE OF 147.10 FEET; THENCE NORTH 66°-21'-21" EAST, A DISTANCE OF 138.00 FEET; THENCE NORTH 62°-32'-56" EAST, A DISTANCE OF 162.21 FEET; THENCE NORTH 41°-33'-09" EAST, A DISTANCE OF 137.28 FEET; THENCE NORTH 12°-18'-13" WEST, A DISTANCE OF 196.75 FEET; THENCE NORTH 6°-07'-37" WEST, A DISTANCE OF 160.58 FEET; THENCE NORTH 79°-12'-57" EAST, A DISTANCE OF 539.18 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF THE WEST ONE-QUARTER (¼) OF THE NORTH-EAST ONE-QUARTER (NE¼) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE SOUTH 0°-32'-40" EAST ALONG SAID EAST LINE OF THE WEST ONE-QUARTER (¼) OF THE NORTHEAST QUARTER, A DISTANCE OF 1969.44 FEET TO SAID LINE, BEING PARALLEL WITH AND 100.00 FEET NORTHERLY FROM THE EAST-WEST ONE-QUARTER SECTION LINE; THENCE SOUTH 88°-08'-32" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1588.83 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION MARKED NOT A PART OF THIS PLAT.

CONTAINING 42.492 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE, LTD. A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 7, QUAIL RIDGE AND BEING MORE PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON 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 BUFFER AREAS ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

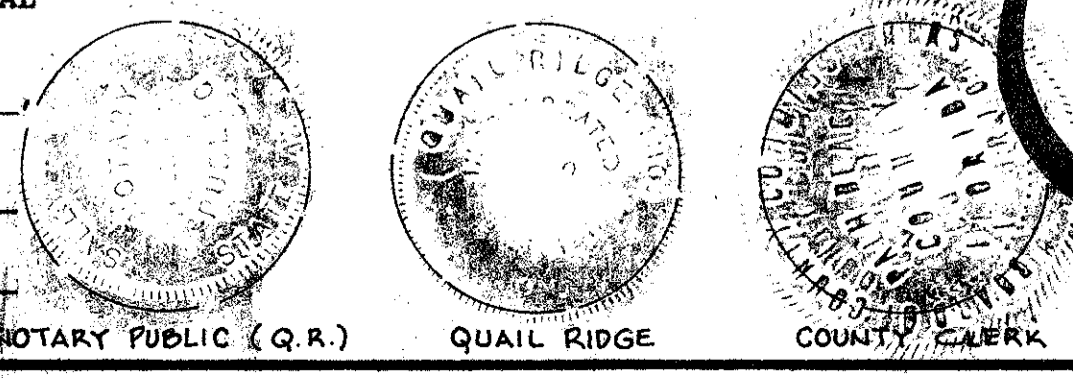
IN WITNESS WHEREOF THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN B. DODGE, PRESIDENT, AND ATTESTED BY JOHN D. MCKEY, JR., SECRETARY, OF QUAIL RIDGE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF QUAIL RIDGE, LTD. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF June, A.D., 1977.

QUAIL RIDGE, INC.
ATTEST: [Signature] BY [Signature]
SECRETARY 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 20th DAY OF June 1977.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-7-78



PLAT NO. 7
QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF SECTION 31 TOWNSHIP 45 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

APRIL 1977

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 HEREON 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 HEREON.

IN WITNESS WHEREOF, JAMES H. WINSTON, THOMAS F. KING, JR., GUY W. BOTTS, H. DOUGLAS MCGEORGE, JR., DONALD L. GOETZ, PRESTON H. HASKELL, PRIME F. OSBORN, MALCOLM 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 14 DAY OF June, A.D., 1977.

TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST
WITNESS: [Signatures] BY: [Signature]
(AUTHORIZED SIGNATURE)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DUVAL

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 14th DAY OF June, A.D., 1977.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Jan. 13, 1979

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 HEREON 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 HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 6-7-77
[Signature]
JOHN D. MCKEY, JR.
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)

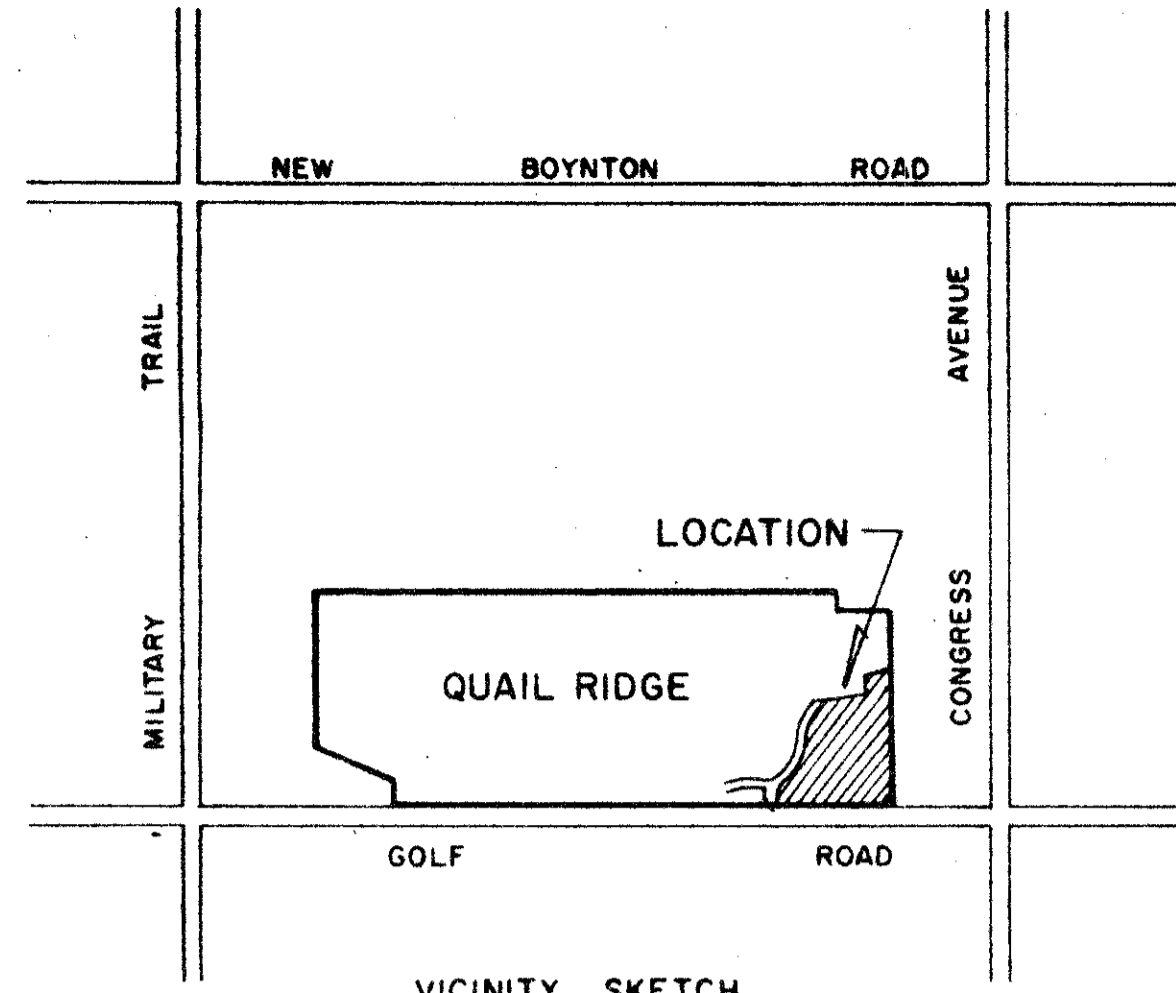
APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 12th DAY OF July, A.D., 1977.
[Signature]
CHAIRMAN (SEAL)

COUNTY ENGINEER

IT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.
BY: [Signature]
COUNTY ENGINEER (SEAL)

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF July 1977.
[Signature]
COUNTY ENGINEER
NOTARY PUBLIC (B-W)
BARNETT-WINSTON



VICINITY SKETCH

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF [Signature]

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) UPON THE HEREON 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 HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF June, A.D., 1977.

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

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF [Signature]

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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY, A CORPORATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF June, A.D., 1977.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-20-79

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.) 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.

REISSUED SURVEYOR NO. 1552
DATE: 6-17-77

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 SUBSIDION 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, EASEMENTS AND RESTRICTIVE COVENANTS FOR THIS PLAT ARE PROVIDED IN THE FILEABLE QUAIL RIDGE CONDOMINIUM ASSOCIATION DOCUMENTS.

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for Record on 10:10 AM
this 14 day of July
1977, and duly recorded in Plat Book No. 33 on page 43 & 44
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature] D.C.

THIS INSTRUMENT WAS PREPARED BY
V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33401