

DESCRIPTION

A CERTAIN PARCEL IN THE NORTH ONE-HALF (N<sup>1</sup>/<sub>2</sub>) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PLAT NO. 6, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 81 AND 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE SOUTH AS SAME IS SHOWN ON PLAT NO. 1 OF 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 RIGHT OF WAY BEING IN THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,022.29 FEET; LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 85°-50'-39" EAST; SUBTENDING A CENTRAL ANGLE OF 1°-44'-50", A DISTANCE OF 61.67 FEET TO THE END OF SAID CURVE; THENCE NORTH 87°-35'-29" EAST, A DISTANCE OF 92.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 13°-54'-04"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.28 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 45°-41'-12", A DISTANCE OF 207.32 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY 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, SUBTENDING 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 80.00 FEET TO A POINT IN THE ARC OF A 445.00 FOOT RADIUS CURVE, CONCENTRIC WITH THE HEREINBEFORE DESCRIBED 365.00 FOOT RADIUS CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 44°-18'-39", A DISTANCE OF 344.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 50°-13'-14", A DISTANCE OF 416.34 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°-46'-46" WEST, A DISTANCE OF 468.67 FEET; THENCE SOUTH 5°-13'-14" EAST, A DISTANCE OF 275.00 FEET; THENCE NORTH 86°-52'-18" EAST, A DISTANCE OF 131.33 FEET; THENCE NORTH 65°-31'-03" EAST, A DISTANCE OF 246.13 FEET; THENCE SOUTH 85°-14'-11" EAST, A DISTANCE OF 96.33 FEET; THENCE SOUTH 4°-38'-09" EAST, A DISTANCE OF 129.19 FEET; THENCE SOUTH 19°-35'-02" EAST, A DISTANCE OF 53.96 FEET; THENCE SOUTH 64°-35'-32" WEST, A DISTANCE OF 192.02 FEET; THENCE SOUTH 54°-22'-20" WEST, A DISTANCE OF 147.64 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID PLAT NO. 6, QUAIL RIDGE; THENCE SOUTHERLY AND RUNNING ALONG THE BOUNDARY OF SAID PLAT 6 BY THE FOLLOWING COURSES:

SOUTH 19°-14'-18" EAST, A DISTANCE OF 134.00 FEET; THENCE SOUTH 66°-00'-00" WEST, A DISTANCE OF 58.00 FEET; THENCE SOUTH 31°-00'-00" WEST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 60.00 FEET AND CENTRAL ANGLE OF 48°-35'-00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 50.88 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 53°-32'-00", A DISTANCE OF 70.08 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 44°-09'-25", A DISTANCE OF 38.53 FEET TO THE END OF SAID CURVE; THENCE SOUTH 18°-06'-25" EAST, A DISTANCE OF 479.55 FEET; THENCE SOUTH 9°-32'-00" EAST, A DISTANCE OF 231.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.86 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. 8, 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 LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, 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, LTD., 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 22nd DAY OF June, A.D., 1977.

QUAIL RIDGE, INC.

ATTEST: John D. Mckey, Jr. Secretary, John B. Dodge 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 22nd DAY OF June 1977. Sally A. Bauer Notary Public, My Commission Expires 1-7-78

PLAT NO. 8
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

JUNE 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 5th DAY OF July, A.D., 1977.

TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST

WITNESS: Darlene J. Poir Notary Public, My Commission Expires Jan. 12, 1979

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF DUVAL )

BEFORE ME PERSONALLY APPEARED W. L. Jeter, 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 5th DAY OF July, A.D., 1977. Darlene J. Poir Notary Public, My Commission Expires Jan. 12, 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.

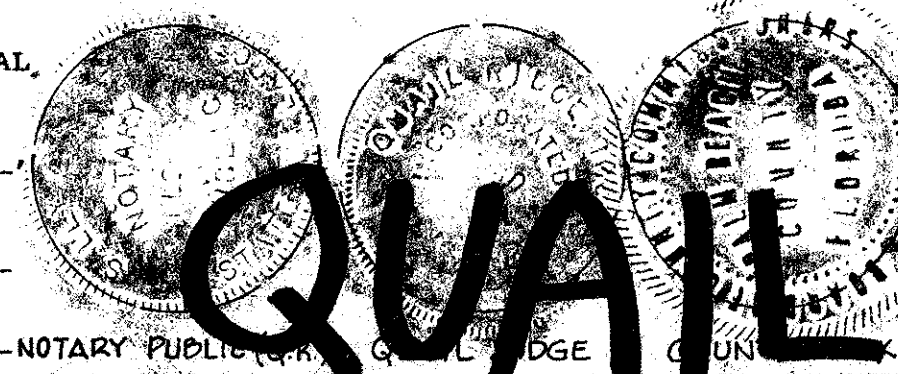
APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 21st DAY OF July, A.D., 1977. BY: Chairwoman

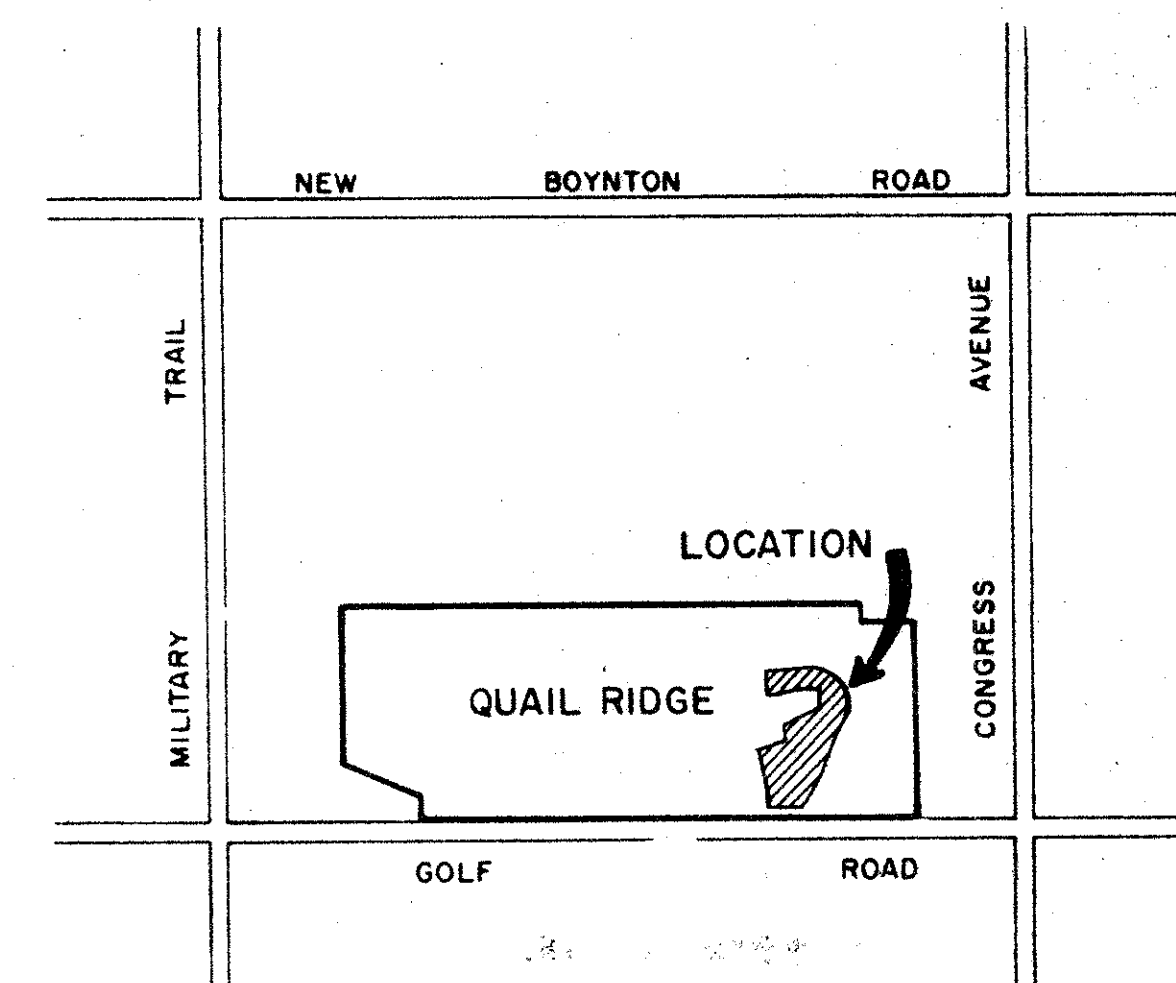
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF July, 1977.

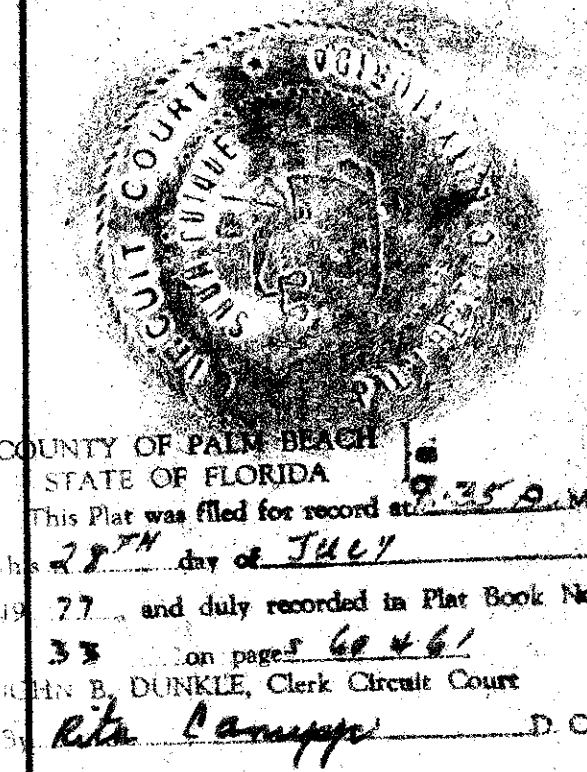
ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS



QUAIL RIDGE



NO SCALE



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 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 HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF July, A.D., 1977.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY, ATTEST: Corinne Brooks Secretary, Chairman President/Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF Palm Beach )

BEFORE ME PERSONALLY APPEARED Corinne Brooks, To Me Well Known, and KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND PRESIDENT 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 14th DAY OF July, A.D., 1977. Janice L. Thumell Notary Public, My Commission Expires May 17, 1979

SURVEYOR'S CERTIFICATE

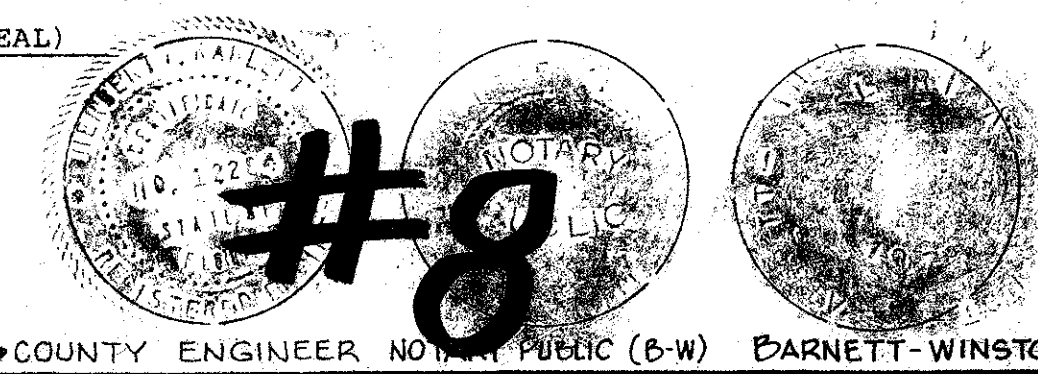
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY 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.

Attest: Santa L. Howard Registered Surveyor No. 1552 State of Florida

Handwritten notes: 31/45/43 1000-140 33

THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS 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 FOR THIS PLAT ARE PROVIDED IN THE APPLICABLE QUAIL RIDGE CONDOMINIUM ASSOCIATION DOCUMENTS.

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



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