

DESCRIPTION

A CERTAIN PARCEL IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACTS 19, 20, 45 AND 46 AND PORTIONS OF TRACTS 12, 13, 14, 21, 43, 44, 51, 52, 53, AND 54, OF PALM BEACH FARMS COMPANY, PLAT NO. 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 73, PUBLIC RECORDS OF PALM COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PLAT NO. 18, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGES 13-14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE NORTH 00°-07'-06" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PLAT 18, ALSO BEING THE EAST LINE OF A 30 FOOT RIGHT OF WAY SHOWN ON SAID PLAT BOOK 5, PAGE 73, A DISTANCE OF 1859.74 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF BOYNTON ROAD (SR 804) AS SAID RIGHT OF WAY SHOWN IN ROAD PLAT BOOK 2, PAGES 218 AND 219, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°-03'-28" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 896.00 FEET; THENCE SOUTH 01°-56'-32" EAST, A DISTANCE OF 7.0 FEET; THENCE SOUTH 64°-03'-01" WEST, A DISTANCE OF 33.46 FEET; THENCE SOUTH 0°-4'-02" WEST, A DISTANCE OF 371.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 1410.00 FEET AND A CENTRAL ANGLE OF 26°-14'-24"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 645.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 990.00 FEET, SUBTENDING A CENTRAL ANGLE OF 41°-37'-50", A DISTANCE OF 719.32 FEET; THENCE NORTH 70°-34'-00" WEST ON A LINE RADIAL TO LAST SAID CURVE, A DISTANCE OF 80 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 910.00 FEET AND BEING CONCENTRIC WITH THE HEREINBEFORE DESCRIBED 990 FOOT RADIUS CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 3°-19'-01", A DISTANCE OF 52.68 FEET; THENCE NORTH 73°-53'-01" WEST, AND RADIAL TO THE LAST SAID CURVE, A DISTANCE OF 35.00 FEET; THENCE SOUTH 69°-18'-15" WEST, A DISTANCE OF 530.83 FEET; THENCE SOUTH 8°-45'-43" EAST, A DISTANCE OF 87.81 FEET; THENCE NORTH 84°-59'-26" WEST, A DISTANCE 384.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.767 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 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 19, 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) TRACT 1 (QUAIL COVEY ROAD) FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND IS 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.
4) THE ADDITIONAL RIGHT OF WAY FOR BOYNTON ROAD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

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 16 DAY OF November, A.D., 1979.

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

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JOHN B. DODGE AND JOHN D. McKEY, JR., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS 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 16 DAY OF November, 1979.

[Signature] NOTARY PUBLIC MY COMMISSION EXPIRES 1-7-82

PLAT NO. 19 QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

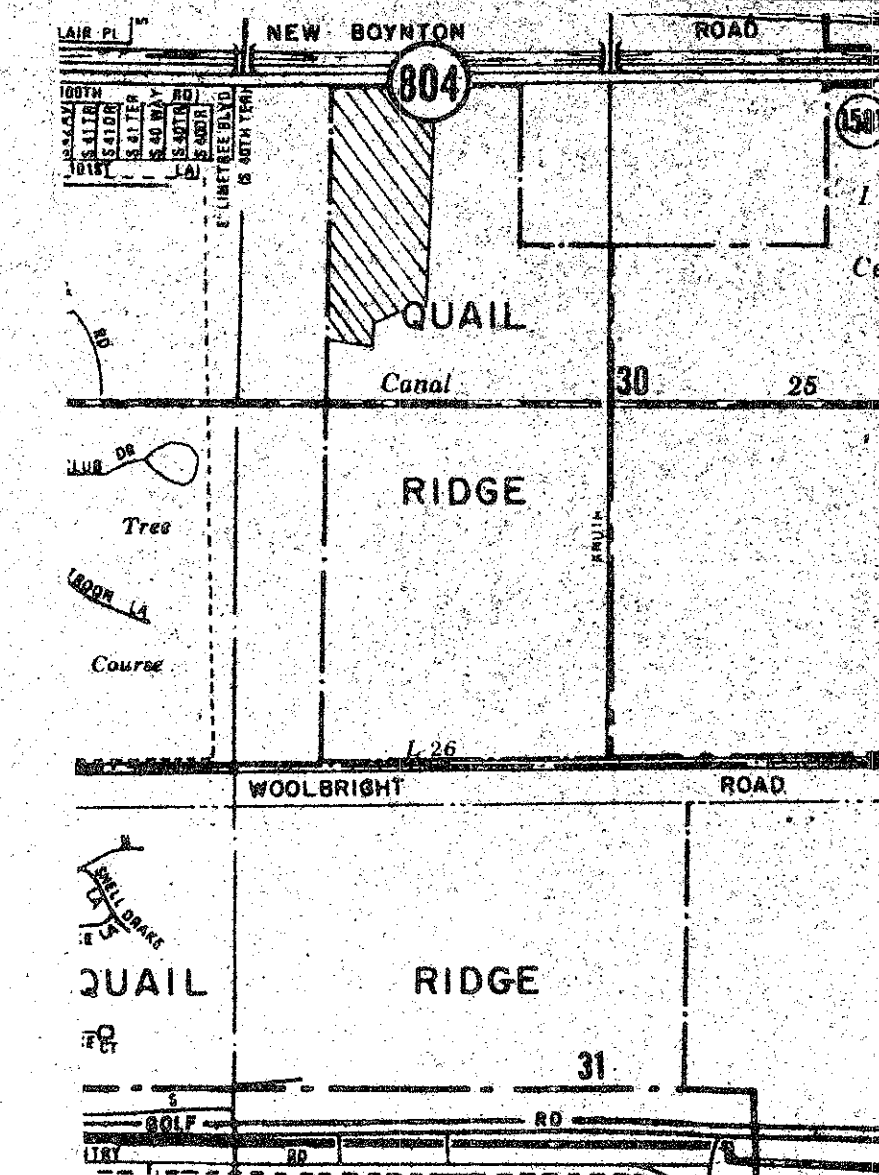
IN SECTION 30 TOWNSHIP 45 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 19, 20, 45 & 46 AND PORTIONS OF TRACTS 12, 13, 14, 21, 43, 44, 51, 52, 53, & 54 PALM BEACH FARMS COMPANY PLAT NO. 8 SEC. 30 T-45-S, R-43-E PLAT BOOK 5 PAGE 73 AND OTHER LANDS.

IN 4 SHEETS SHEET NO. 1

MOCK ROOS & SEARCY, INC.

CONSULTING ENGINEERS WEST PALM BEACH, FLORIDA

SEPTEMBER 1979



VICINITY SKETCH NO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN UPON THE HEREINDESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEN DATED SEPTEMBER 30, 1976, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2591, PAGE 1837 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/VICE PRESIDENT, ATTESTED BY ITS SECRETARY/ ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF November, 1979.

FIRST AFFILIATE, INC., A FLORIDA CORPORATION

ATTEST: Cordie L. Nelson ASST. (SECRETARY) BY: [Signature] VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN UPON THE HEREINDESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEN DATED OCTOBER 1, 1976, AND RECORDED IN OFFICIAL RECORD BOOK 2591, PAGE 1897, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, RICHARD FRISBEE, MARIE I. GRADY, CLIFTON W. RAND, LLOYD GREINER, JOHN BILTHUIS, ARTHUR HEINIS, RICHARD JOHNSTON, J. ALLEN MACLEAN, WILLIAM GERSTNECKER AND ANN S. GERSTNECKER, HIS WIFE, WILLIAM STICKNEY, HOWARD SEEL, AND JOHN GOODING HAVE CAUSED THESE PRESENTS TO BE SIGNED BY JOHN D. McKEY, JR., THEIR LAWFUL ATTORNEY-IN-FACT, THIS 16 DAY OF November, 1979.

WITNESS: [Signature] BY: JOHN D. McKEY, JR. ATTORNEY-IN-FACT O.R. BOOK 3039 PAGES 595-610 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JOHN D. McKEY, JR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS THE LAWFUL ATTORNEY-IN-FACT FOR THE ABOVE-NAMED PERSONS, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16 DAY OF November, A.D., 1979.

[Signature] NOTARY PUBLIC MY COMMISSION EXPIRES 1-7-82

TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

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.

11/16/79 DATE [Signature] JOHN D. McKEY, JR.

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN UPON THE HEREINDESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIEN DATED SEPTEMBER 30, 1976, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2591, PAGE 1822 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/VICE PRESIDENT, ATTESTED BY ITS SECRETARY/ ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF November, 1979.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH

ATTEST: Cordie L. Nelson ASST. (SECRETARY) BY: [Signature] PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JEFFREY L. HILL AND Cordie L. Nelson, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ ASSISTANT SECRETARY OF THE ABOVE NAMED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ ASSISTANT 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 20 DAY OF November, A.D., 1979.

[Signature] NOTARY PUBLIC MY COMMISSION EXPIRES 2-15-81

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JEFFREY L. HILL AND Cordie L. Nelson, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ ASSISTANT SECRETARY OF THE ABOVE NAMED FIRST AFFILIATE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ ASSISTANT 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 20 DAY OF November, A.D., 1979.

[Signature] NOTARY PUBLIC MY COMMISSION EXPIRES 2-15-81

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.R.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER GUARANTEE POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature] REGISTERED SURVEYOR NO. 1552 STATE OF FLORIDA 11-24-79

THIS INSTRUMENT WAS PREPARED BY S. V. HOWARD MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS 2930 DRECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA 33409

