

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
LAND SURVEYORS-CONSULTING ENGINEERS-LAND PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
APRIL 1994

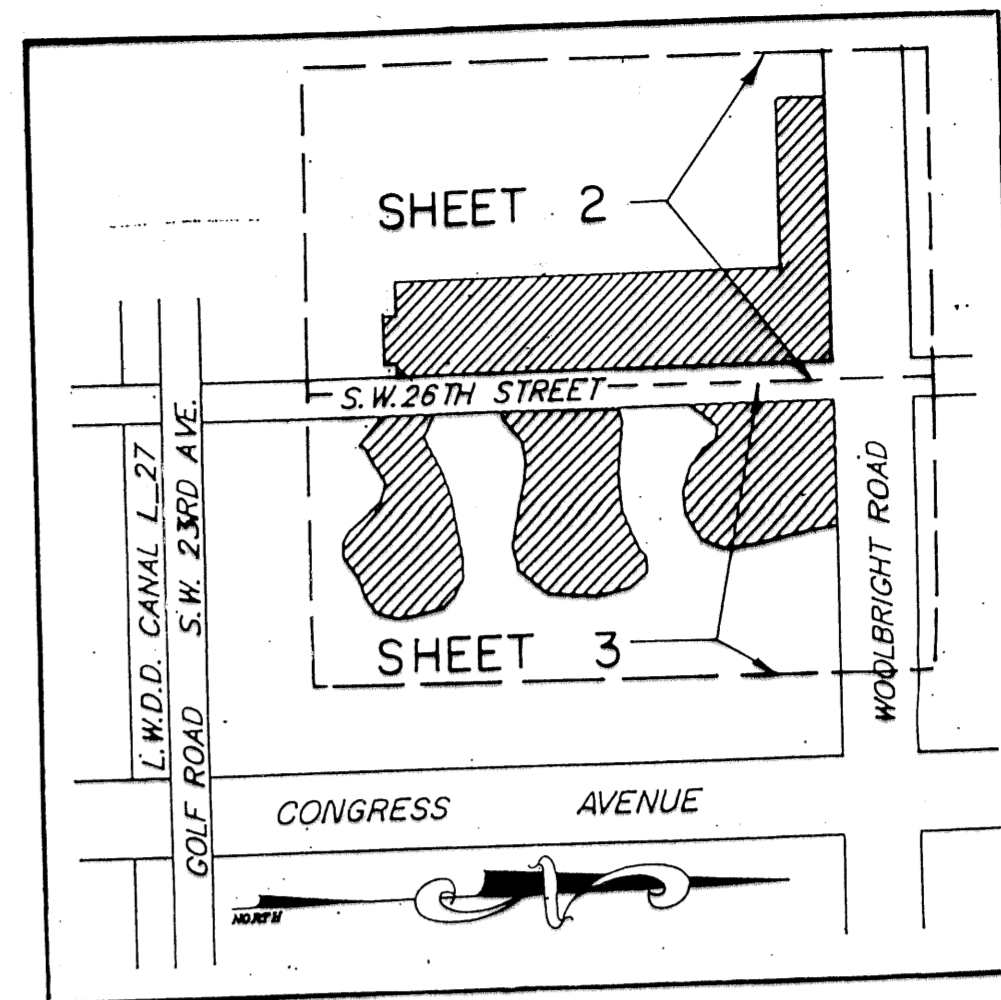
QUAIL RUN VILLAS, P.U.D.

A REPLAT OF A PORTION OF
"QUAIL LAKE WEST AND TRACTS ONE & TWO", AS RECORDED IN PLAT BOOK 50, PAGES 3,4 AND 5
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 31,
TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 3

18

COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:37 P.M.
THIS 25th DAY OF JULY
A.D. 1994 AND DULY RECORDED
IN PLAT BOOK 50 ON
PAGES 18 AND 22

DOROTHY H. WILKEN
CLERK CIRCUIT COURT
By Lisa A. Tropepe
DEPUTY CLERK



LOCATION MAP



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Engle Homes/Palm Beach, Inc., a Florida Corporation, licensed to do business in Florida, owner of the land shown hereon, being in Section 31, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as QUAIL RUN VILLAS, P.U.D., being more particularly described as follows:

Tracts 2, 3, 4, 5 and 6 of said "QUAIL LAKE WEST AND TRACTS ONE AND TWO", according to the plat thereof, as recorded in Plat Book 50, Pages 3, 4, and 5 of the Public Records of Palm Beach County, Florida.

LESS

All that portion of said Tract 2 lying in "QUAIL RUN", according to the plat thereof, as recorded in Plat Book 57, Pages 100 through 102 inclusive of the Public Records of Palm Beach County, Florida.

LESS

All that portion of said Tract 6 lying in said "QUAIL RUN".

Said lands situate in the City of Boynton Beach, Palm Beach County, Florida.

Containing 23.7273 Acres, more or less.

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-Way of Record.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Streets:

Tracts "R", "R-1", "R-2", and "R-3", as shown hereon, are hereby reserved for the Quail Run Villas Homeowners Association, Inc., its successors and assigns, as a street tract and utilities easement serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach.

2. Water Management Tracts:

Tract "W", as shown hereon, is hereby reserved for the Quail Run Master Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach.

3. Drainage and Lake Maintenance Easements:

The drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Quail Run Villas Homeowners Association, Inc., its successors and assigns, without recourse to the City of Boynton Beach.

The lake maintenance easements as shown hereon are hereby reserved for the Quail Run Master Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach.

The City of Boynton Beach shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.

4. Utility Easements:

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

5. Limited Access Easements:

The limited access easements as shown hereon are hereby dedicated to the City of Boynton Beach, Florida, for the purpose of control and jurisdiction over access rights.

6. Open Space/Landscape/Buffer Tracts:

Tracts "L-1", "L-2", "L-3", "L-4", "L-5", and "L-6", as shown hereon, are hereby reserved for the Quail Run Villas Homeowners Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach.

7. Wall/Landscape Maintenance Easement:

The wall/landscape easements, as shown hereon, are hereby dedicated to the Quail Run Master Homeowners Association, Inc., its successors and/or assigns for wall maintenance and other proper purposes.

8. Tennis Court and Landscape Easement:

The tennis court and landscape easement, as shown hereon, is hereby dedicated to the Quail Run Master Association, Inc., its successors and/or assigns for tennis court and landscaping.

9. Pervious Landscape Easement:

All pervious areas that lie within the boundaries of this plat are the maintenance obligation of the Quail Run Villas Homeowners Association, Inc., its successors and/or assigns, without recourse to the City of Boynton Beach except areas described in the maintenance agreement, as recorded in Official Records Book 8347, at Page 1009

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereto, and with the authority of its Board of Directors, this 16th day of June 1994.

Engle Homes/Palm Beach, Inc., a Florida Corporation, licensed to do business in Florida

ATTEST: David Shapiro Secretary BY: Harry Englestein Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Harry Englestein and David Shapiro, who are personally known to me, or have produced as identification and did/did not take an oath, and who executed the foregoing instrument as Vice President and Secretary of Engle Homes/Palm Beach, Inc., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 16th day of June 1994.

My Commission Expires: Elizabeth Lana Notary Public

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The undersigned hereby certifies that it is the holder of mortgages and other security instruments upon the property described hereon as follows:
1. Mortgage and Security Agreement Dated June 10, 1994, in favor of the undersigned Mortgagee, Recorded on June 15, 1994, in O.R.B. 8305, P.1259, Public Records of Palm Beach County, Florida.
2. Mortgage Spreader and Loan Modification Agreement Dated June 10, 1994, recorded on the Lien June 15, 1994 in O.R. Book 8305, P.1286, encumbering the Land described herein by the Lien June 15, 1994 in O.R. Book 8305, P.1286, in favor of the undersigned Mortgagee, of that certain Mortgage and Security Agreement in favor of the undersigned Mortgagee, Dated February 16, 1994, recorded on February 18, 1994, in O.R. Book 8130, Page 981, both in the Public Records of Palm Beach County, Florida, and does hereby severally and consent to the dedication of the land described herein as a dedication by the owner thereof and agrees that its mortgages shall be subordinated to the dedication shown herein.
IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President and its

seal to be affixed heron this 21st day of JUNE 1994.

Sun Bank South Florida, National Association
A National Banking Association
ATTEST: Mary Anne Murphy Secretary BY: SEYMOUR I. SHULMAN ITS VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Jeffrey I. Shulman who is personally known to me, or has produced as identification and did/did not take an oath, and who executed the foregoing instrument as Vice President of Sun Bank/South Florida, National Association, a National Banking Association, and severally acknowledged to and before me that he executed such instrument as such officer of said National Banking Association and that the seal affixed to the foregoing instrument is the seal of said National Banking Association and that said instrument is the authorized free act and deed of said National Banking Association.

WITNESS my hand and official seal this 21st day of June 1994.

My Commission Expires: Stem R. Pason Notary Public

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The Quail Run Master Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 16th day of June 1994.

Quail Run Master Association, Inc., a Florida corporation not for profit

WITNESS: Linda M. Japponella Notary Public BY: John A. Kraynick President

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The Quail Run Villas Homeowners Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 16th day of June 1994.

Quail Run Villas Homeowners Association, Inc., a Florida corporation not for profit

WITNESS: Linda M. Japponella Notary Public BY: Mark A. Bidwell President

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared John A. Kraynick who is personally known to me, or has produced as identification and did/did not take an oath, and who executed the foregoing instrument as president of Quail Run Master Association, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 16th day of June 1994.

My Commission Expires: Elizabeth Lana Notary Public

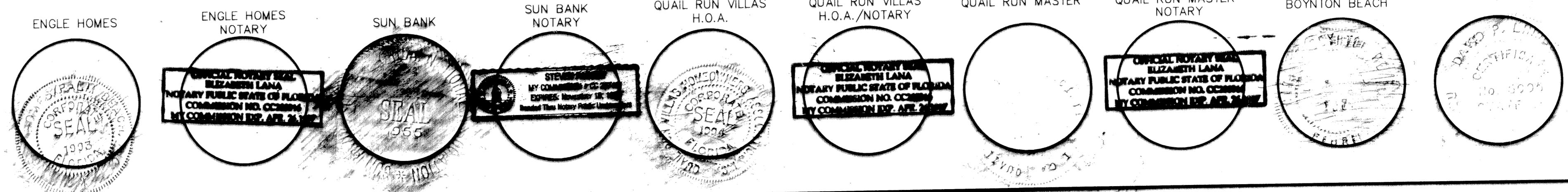
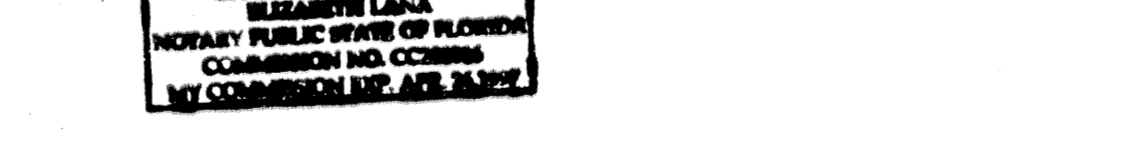
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Mark A. Bidwell who is personally known to me, or has produced as identification and did/did not take an oath, and who executed the foregoing instrument as president of Quail Run Villas Homeowners Association, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 16th day of June 1994.

My Commission Expires: Elizabeth Lana Notary Public



CITY APPROVALS:

City Engineer: LISA A. TROPEPE
Approved this 22nd day of JULY 1994. A.D.

City Commission:
This plat is hereby approved for record this 19th day of JULY 1994. A.D.

ATTEST: Edward J. Hartman Mayor, City of Boynton Beach, Florida

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, Kerry D. Safier, 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 Engle Homes/Palm Beach, Inc.; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: June 16, 1994 Kerry D. Safier

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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.'s") have been placed as required by law and the Permanent Control Points ("P.C.P.'s") will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

6/30/94 David P. Lindley
David P. Lindley, P.L.S.
Reg. Land Surveyor #5005
State of Florida

SUBDIVISION: Quail Run Villas P.U.D.
BOOK 73 PAGE 18
FLOOD ZONE: FLOOD HAZARD
CHAD: ZONING
SE: ZIP CODE
PUD NAME: C/Boynton Bch
2/45/93

702 497