

DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF PLAT NO. 7, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 43 AND 44 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 79°-12'-57" WEST AND RUNNING ALONG THE BOUNDARY OF SAID PLAT NO. 7, A DISTANCE OF 539.18 FEET; THENCE SOUTH 6°-07'-37" EAST, A DISTANCE OF 160.58 FEET; THENCE SOUTH 12°-18'-13" EAST, A DISTANCE OF 196.75 FEET; THENCE SOUTH 41°-33'-09" WEST, A DISTANCE OF 137.28 FEET; THENCE SOUTH 62°-32'-56" WEST, A DISTANCE OF 162.21 FEET; THENCE SOUTH 66°-21'-21" WEST, A DISTANCE OF 138.00 FEET; THENCE SOUTH 76°-07'-38" WEST, A DISTANCE OF 147.10 FEET; THENCE SOUTH 89°-18'-39" WEST ALONG THE EXTENSION OF A LINE RADIAL TO A CURVE TO BE DESCRIBED, A DISTANCE OF 92.88 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 445.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND NOW RUNNING ALONG THE BOUNDARY OF PLAT NO. 8, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 60 AND 61, 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 191.33 FEET; THENCE NORTH 39°-46'-46" EAST AND DEPARTING THE BOUNDARY OF SAID PLAT NO. 8, A DISTANCE OF 35.36 FEET; THENCE NORTH 5°-13'-15" WEST, A DISTANCE OF 143.42 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 575.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 7°-27'-11", A DISTANCE OF 74.80 FEET; THENCE NORTH 77°-19'-34" EAST, ALONG A LINE RADIAL TO A CURVE TO BE DESCRIBED, A DISTANCE OF 80.00 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 655.00 FEET AND BEING CONCENTRIC WITH THE HEREBEFORE DESCRIBED 575.00 FOOT RADIUS CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 25°-29'-29", A DISTANCE OF 291.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 38°-09'-55" WEST, A DISTANCE OF 78.73 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°-52'-51", A DISTANCE OF 47.21 FEET TO A LINE PARALLEL WITH AND 220.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW¼) OF SAID SECTION 31; THENCE NORTH 88°-26'-03" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1218.68 FEET TO A POINT IN THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW¼) OF SAID SECTION 31; THENCE SOUTH 0°-26'-26" EAST ALONG THE SAID EAST LINE OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 31, A DISTANCE OF 114.46 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N½) OF THE NORTHWEST ONE-QUARTER (NW¼) OF THE NORTHWEST ONE-QUARTER (NW¼) OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 31; THENCE NORTH 88°-23'-13" EAST ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF (N½) OF THE NORTHWEST ONE-QUARTER (NW¼) OF THE NORTHWEST ONE-QUARTER (NW¼) OF THE NORTHEAST ONE-QUARTER (NE¼), A DISTANCE OF 667.71 FEET TO THE EAST LINE OF THE WEST ONE-QUARTER (W¼) OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 31; THENCE SOUTH 0°-32'-40" EAST, ALONG THE SAID EAST LINE OF THE WEST ONE-QUARTER (W¼) OF THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 31, A DISTANCE OF 269.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.22 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. 9, 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 TRACT 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 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 9th DAY OF June, A.D., 1978.

QUAIL RIDGE, INC.

ATTEST: John B. Dodge, SECRETARY; John B. Dodge, 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 9th DAY OF June, 1978.

Nancy C. Moore, NOTARY PUBLIC, MY COMMISSION EXPIRES Aug 1, 1980

PLAT NO.9
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

MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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 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 9th DAY OF June, A.D., 1978.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY

ATTEST: (Secretary) (President)

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED C. Harrison Newman AND (Name) TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (Title) PRESIDENT AND (Title) 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 9th DAY OF June, A.D., 1978.

NOTARY PUBLIC, MY COMMISSION EXPIRES July 30, 1979

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF DUVAL ) SS

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 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 15th DAY OF May, A.D., 1978.

TRUSTEES OF BARNETT-WINSTON INVESTMENT TRUST

WITNESS: (Authorized Signatures)

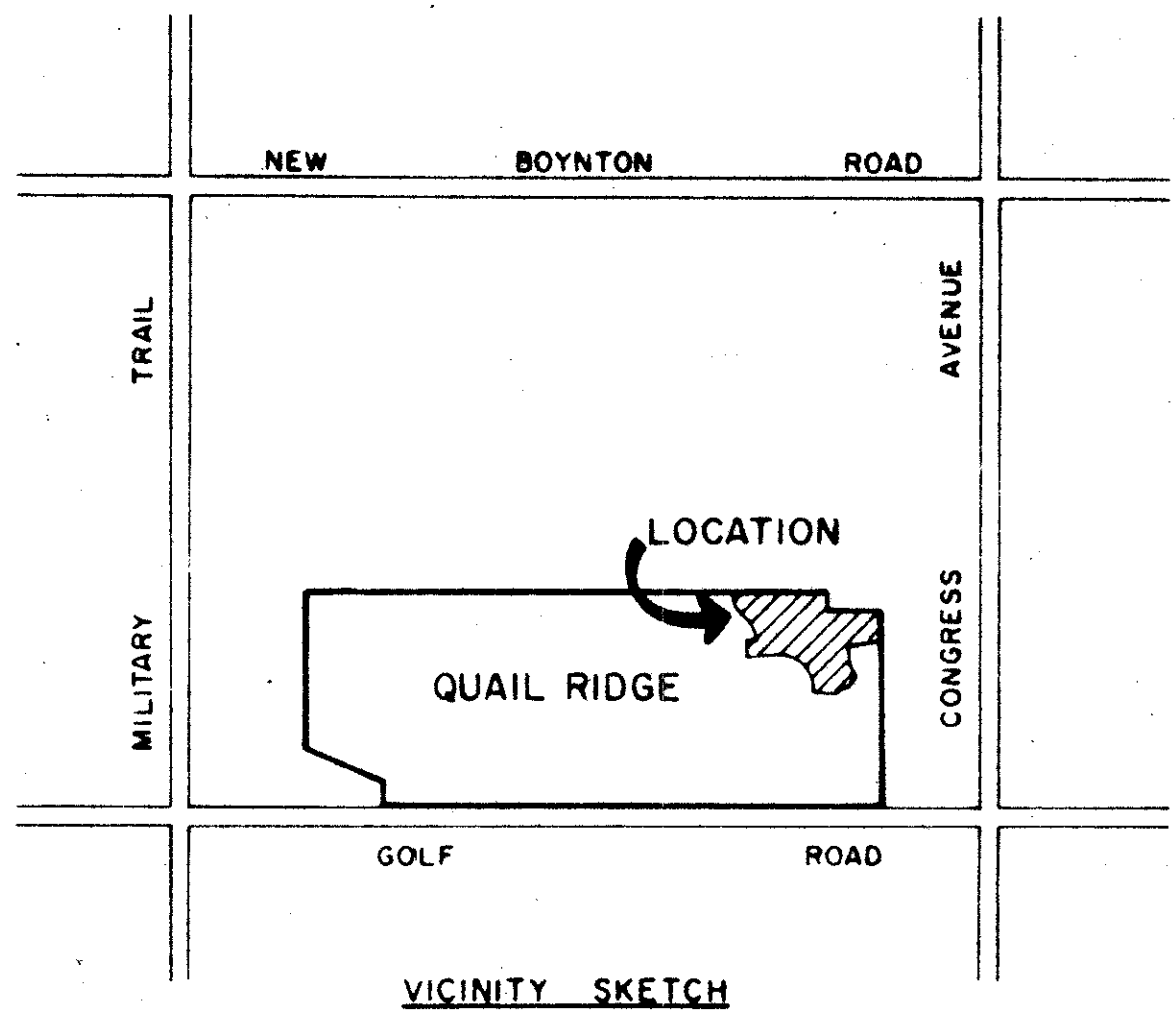
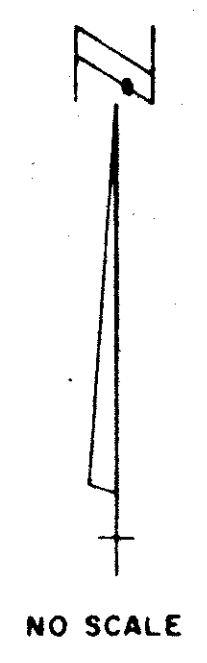
ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF DUVAL ) SS

BEFORE ME PERSONALLY APPEARED W.L. Joran 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 20th DAY OF May, A.D., 1978.

NOTARY PUBLIC, MY COMMISSION EXPIRES 4/2/79



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:00 AM this 22 day of June, 1978, and duly recorded in Plat Book No. 35 on page 748
JOHN B. DUNKLE, Clerk Circuit Court
By: Kyle Shuffels, D.C.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 20th day of June, 1978.

Signature: Peggy B. ... CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

Signature: ... DEPUTY CLERK

COUNTY ENGINEER: This plat is hereby approved for record this 20 day of June, 1978.

Signature: H.P. Kahlert, COUNTY ENGINEER

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

DATE: 5-31-78 JOHN D. MCKEY, JR. (ATTORNEY-AT-LAW LICENSED IN FLORIDA)

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, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Signature: Sanford V. Howard, REGISTERED SURVEYOR NO. 1552, STATE OF FLORIDA 5-23-78

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. 7 QUAIL RIDGE RECORDED IN PLAT BOOK 33, PAGES 43 AND 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. RESTRICTIONS, RESERVATIONS AND RESTRICTIVE COVENANTS FOR THIS PLAT ARE SET FORTH IN THE APPLICABLE QUAIL RIDGE CONDOMINIUM ASSOCIATION DOCUMENTS.

35-7
THIS INSTRUMENT WAS PREPARED BY S. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33409

Large stylized 'QUAIL RIDGE' logo with various stamps and signatures overlaid.