

DESCRIPTION

A CERTAIN PARCEL IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 120, PALM BEACH FARMS COMPANY PLAT NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 73; RUN THENCE SOUTH 88°-26'-03" WEST ALONG THE SOUTHERLY LINE OF TRACTS 120, 119, 118 AND A PART OF 117 OF SAID PLAT BOOK 5, PAGE 73, ALSO BEING A LINE PARALLEL WITH AND 40.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1303.15 FEET; THENCE NORTH 0°-25'-59" WEST, A DISTANCE OF 51.73 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 290 FEET AND A CENTRAL ANGLE OF 30°-59'-25"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.86 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 480 FEET AND A CENTRAL ANGLE OF 23°-16'-44"; A DISTANCE OF 195.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°-50'-10" EAST, A DISTANCE OF 399.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 560 FEET AND A CENTRAL ANGLE OF 83°-08'-42"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 812.65 FEET TO THE END OF SAID CURVE; THENCE NORTH 70°-57'-27" EAST, A DISTANCE OF 363.46 FEET; THENCE NORTH 3°-34'-35" EAST, A DISTANCE OF 160.31 FEET; THENCE NORTH 6°-08'-14" WEST, A DISTANCE OF 93.54 FEET; THENCE NORTH 11°-46'-06" WEST, A DISTANCE OF 269.67 FEET; THENCE NORTH 22°-14'-56" EAST, A DISTANCE OF 118.85 FEET; THENCE NORTH 52°-34'-23" EAST, A DISTANCE OF 123.41 FEET; THENCE SOUTH 31°-33'-00" EAST, A DISTANCE OF 244.50 FEET; THENCE NORTH 89°-36'-31" EAST, A DISTANCE OF 80.00 FEET TO A POINT IN THE EAST LINE OF TRACT 88 OF SAID PLAT BOOK 5, PAGE 73, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF A 30 FOOT ROAD RIGHT OF WAY, AS SHOWN ON SAID PLAT BOOK 5, PAGE 73; THENCE SOUTH 0°-23'-29" EAST ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 1883.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.63 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. 14, 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 AND THE 20 FOOT ACCESS EASEMENT AS SHOWN, IS HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2) THE 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 UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES.

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 15th DAY OF March, 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 15 DAY OF March, 1979.

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 1-7-82

MORTGAGEE'S CONSENT

STATE OF FLORIDA )
COUNTY OF DUVAL ) 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 MAY 22, 1973, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2163, PAGE 954, PUBLIC RECORDS OF PALM BEACH COUNTY, AS MODIFIED BY THAT INSTRUMENT DATED SEPTEMBER 29, 1976 AND RECORDED IN OFFICIAL RECORD BOOK 2591, PAGE 1891, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, JAMES H. WINSTON, THOMAS P. 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 COMPASS INVESTMENT GROUP, 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 March, A.D., 1979.

TRUSTEES OF COMPASS INVESTMENT GROUP
WITNESS: [Signature] BY: [Signature] (AUTHORIZED SIGNATURE)

WITNESS: [Signature]

PLAT NO. 14
QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

IN SECTION 30 TOWNSHIP 45 SOUTH, RANGE 43 EAST.
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF
TRACTS 105, 119, 120 AND PORTIONS OF TRACTS 73,
74, 87, 88, 106, 107, 117 AND 118 PALM BEACH
FARMS COMPANY PLAT NO. 8 SEC. 30 T-45-S, R-43-E

PLAT BOOK 5 PAGE 73
AND OTHER LANDS

IN 3 SHEETS SHEET NO. 1

MOCK, ROOS & SEARCY, INC.

CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

FEBRUARY 1979

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF DUVAL ) SS

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 COMPASS INVESTMENT GROUP AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 15 DAY OF March, A.D., 1979.

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 1-20-79

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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF March, 1979.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH

ATTEST: [Signature] (SECRETARY) BY: [Signature] (PRESIDENT)

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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/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 19 DAY OF March, A.D., 1979.

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 7-20-79

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, WHICH IS 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, RICHARD 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 15th DAY OF March, 1979.

WITNESS: [Signature] BY: [Signature] JOHN D. MCKEY, JR. ATTORNEY-IN-FACT

WITNESS: [Signature]

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 15th DAY OF March, A.D., 1979.

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 1-7-82

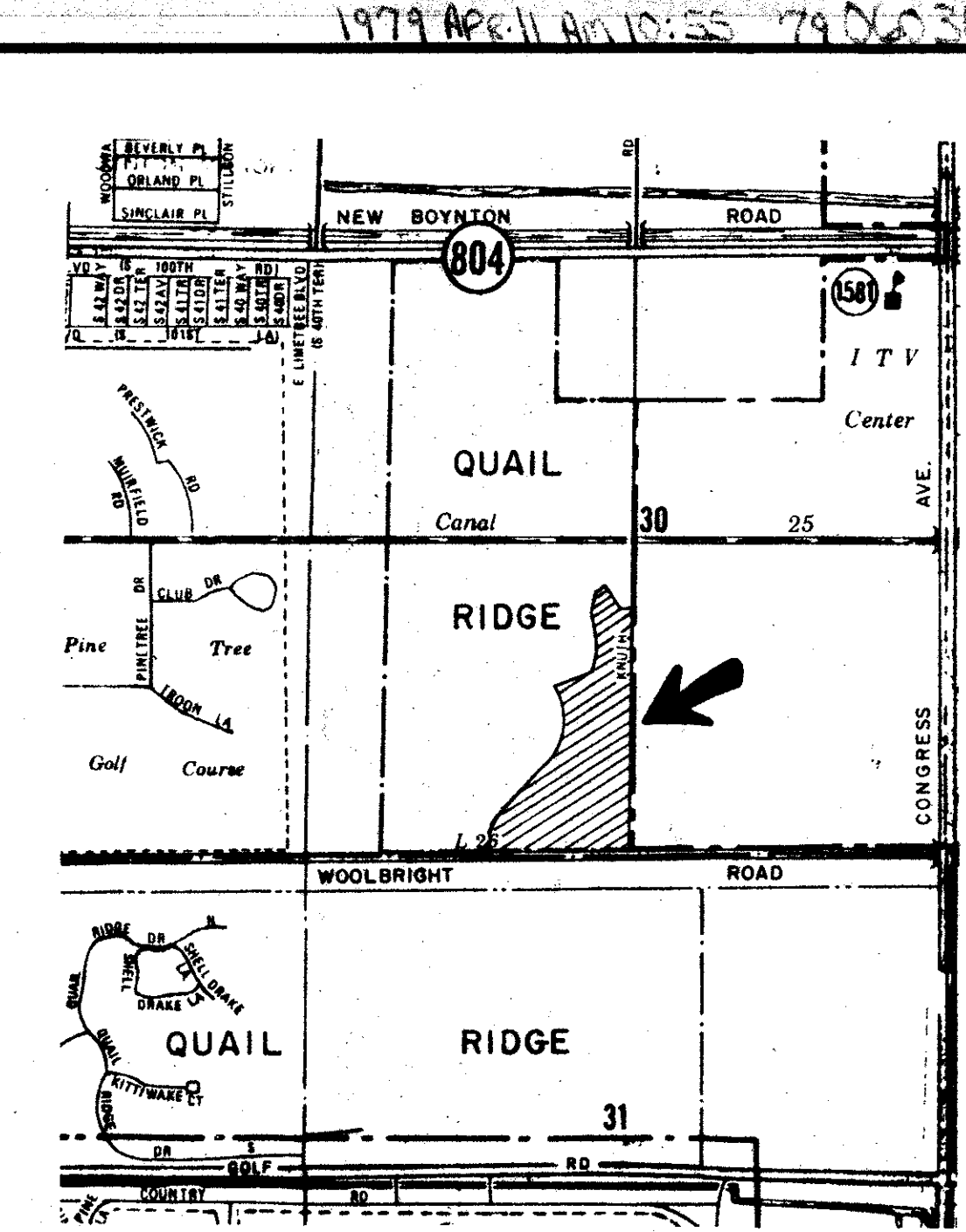
TITLE CERTIFICATION

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

DATE 15, 1979 JOHN D. MCKEY, JR.

30/45/43



VICINITY SKETCH

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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF March, 1979.

FIRST AFFILIATE, INC., A FLORIDA CORPORATION

ATTEST: [Signature] (SECRETARY) BY: [Signature] (PRESIDENT)

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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/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 19 DAY OF March, A.D., 1979.

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 7-20-79

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND 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 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.

DATE 3/16/79 REGISTERED SURVEYOR NO. 21552 STATE OF FLORIDA 3-7-75

1000-082

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

