89082208

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
QUATRAINE FOUR HOMEOWNERS' ASSOCIATION
CORRECTING THE LEGAL DESCRIPTIONS AND DRAWINGS OF UNITS 9561 AND 9565

KNOW ALL MEN BY THESE PRESENTS that QUATRAINE AT JACARANDA XIX, A JOINT VENTURE, Declarant having previously executed and recorded the Declaration of Covenants and Restrictions for Quatraine Four Homeowners' Association, appearing in Official Records Book 15840 at Page 119, among the Public Records of Broward County, Florida ("Declarant"), which Declaration among other things subjected Clusters 16, 17, 18, 19, 20, 21, 22, 23 and 24 and the units (homesite parcels) therein to the property subjected to the covenants and restrictions contained in the Declaration of Covenants and Restricions asnd made said Clusters and their units a part of the PROPERTY; and

WHEREAS, it has been determined that engineering scrivenor's errors have been made in the description of Units 9561 and 9565 in Cluster 22;

AND, WHEREAS, the Declarant desires to amend the Declaration of Covenants and Restrictions to correct those errors.

NOW, THEREFOR, QUATRAINE AT JACARANDA XIX, A JOINT VENTURE, Declarant makes and declares this Amendment to Declaration of Covenants and Restrictions of Quatraine Four Homeowners' Association, correcting the legal descriptions and drawings of Units 9561 and 9565 in Cluster 22 of QUATRAINE AT JACARANDA IV, as follows:

1. The real property described in Exhibit #1 attached hereto as Units 9561 and 9565 in Cluster 22, is declared to be a portion of the PROPERTY as defined in the Declaration and to the extent necessary shall be deemed to be a supplement to Exhibit "B" in the Declaration, which appears in Official Records Book 15840 at Page 140, among the Public Records of Broward County, Florida.

2. The legal description and drawing of each of the aforedescribed Units 9561 and 9565 in Cluster 22, as reflected in the Exhibit #1 attached hereto and made a part hereof amends, supplements, modifies and is substituted for the respective legal description and drawing of each of those units as contained in the Declaration as originally recorded, and appearing in Exhibit "C" thereof and in particular, among the Public Records of Broward County, Florida, in Official Records Book 15840 at Pages 318, 319, 320, and 321, respectively. All other legal descriptions, drawings and information contained in the Declaration, as originally recorded and heretofore amended, to the extent inconsistent herewith, are modified and amended by this Amendment.

3. The legal descriptions and drawings of Units 9561 and 9565 in Cluster 22, as set forth in the Declaration, as originally recorded and reflected in Paragraph 2 above, are deleted and in their stead there is included as the legal description and drawing for each of those Units the respective legal description contained in the Exhibit #1 attached hereto.

This Amendment is made solely for the purpose of correcting the legal descriptions and drawings for Units 9561 and 9565 and for no other purpose. In all respects not inconsistent with this Amendment, the Declaration of Covenants and Restrictions for Quatraine Four Homeowners' Association heretofore described is ratified and confirmed.

IN WITNESS WHEREOF, the Declarants have caused these presents to be executed by its authorized officers this 27 day of February, 1989.

Signed, sealed and delivered
in the presence of:

Nancy Comparato

Jackie Kaminski

(Corporate Seal)

QUATRAINE AT JACARANDA XIX,
A JOINT VENTURE,
BY: QUATRAINE CONSTRUCTION CORPORATION,
INC., Managing Venturer

BY: _____ V.P.
Vice President

Attest: Della Woods
Asst. Secretary

PLEASE RETURN TO
LAWYERS TITLE INSURANCE CORPORATION
CALL

FEB 5 2 35 PM '89

BK16229PG0059

$20.00
13.50
28.50

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, personally appeared David A. Spear, Vice President and Jerr Woods, Assistant Secretary

respectively, of QUATRAINE CONSTRUCTION CORPORATION, INC., the Managing Venturer of QUATRAINE AT JACARANDA III, A JOINT VENTURE, to me well known and they acknowledged before me that they executed the foregoing instrument for the purposes therein expressed, as such officers, by authority and on behalf of said corporation, as the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 27 day of February, 1989.

Elizabeth A. Rogers
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

MY COMMISSION EXPIRES
JUNE 22, 1992

BK16295PG0060

LAND DESCRIPTION

QUADRAINS AT JACARANDA, IV

UNIT 9561

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.20 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 134.79 feet;

THENCE South 89° 31' 06" West, 71.00 feet;

THENCE North 00° 28' 54" West, 6.33 feet;

THENCE South 89° 31' 06" West, 20.00 feet;

THENCE North 00° 28' 54" West, 22.46 feet;

THENCE North 89° 31' 06" East, 6.78 feet;

THENCE North 54° 31' 06" East, 20.05 feet;

THENCE North 00° 28' 54" West, 19.50 feet;

THENCE North 89° 31' 06" East, 10.00 feet;

THENCE North 00° 28' 54" West, 28.13 feet;

THENCE North 89° 31' 06" East, 4.50 feet;

THENCE North 00° 28' 54" West, 46.87 feet to an intersection with the said Northerly line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

THENCE North 89° 31' 06" East, along said North line and South line, 53.29 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 8,812 square feet (0.202 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
Revised January 26, 1989
86-0687B.561

EXHIBIT #1

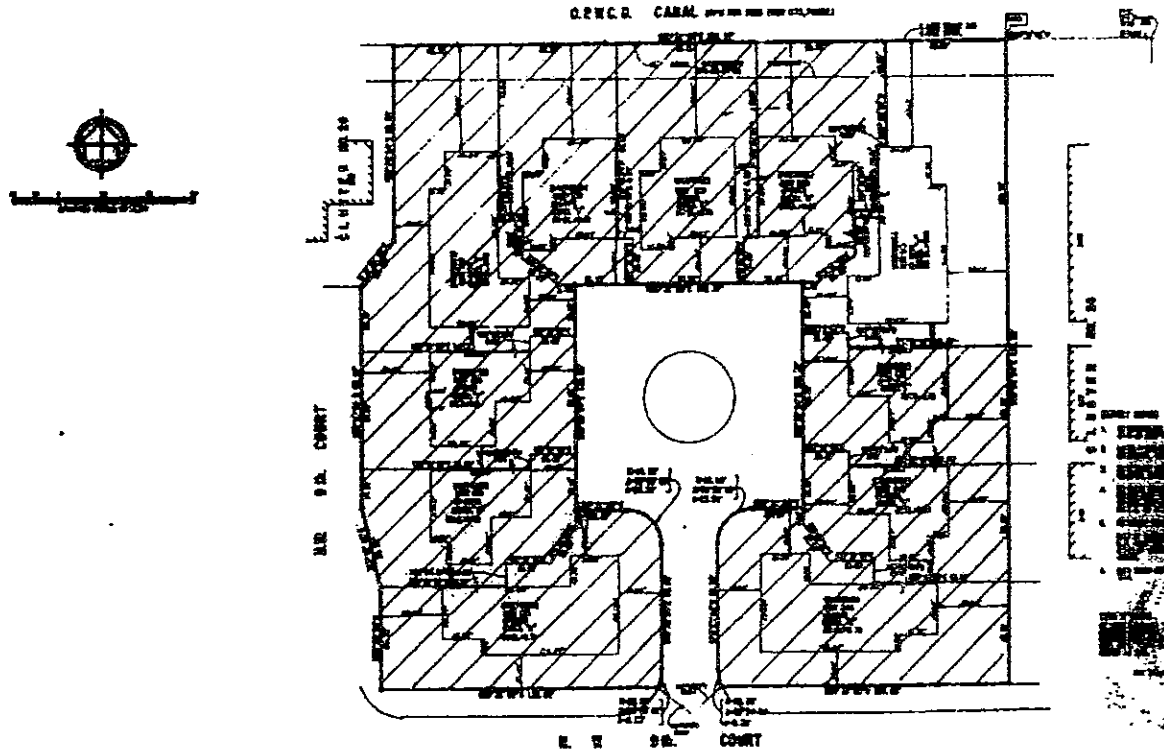

EXHIBIT #1
-2-

CLUSTERS 30 UNIT NO. 9243

JACARANDA PARCEL 215

CLUSTERS 30
QUATRAINE AT JACARANDA
IV

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9565

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 423.49 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 46.87 feet;

THENCE South 89° 31' 06" West, 4.50 feet;

THENCE South 00° 28' 54" East, 28.13 feet;

THENCE South 89° 31' 06" West, 10.00 feet;

THENCE South 00° 28' 54" East, 19.50 feet;

THENCE South 54° 31' 06" West, 20.05 feet;

THENCE South 89° 31' 06" West, 32.16 feet;

THENCE North 00° 28' 54" West, 20.00 feet;

THENCE North 89° 31' 06" East, 6.33 feet;

THENCE North 00° 28' 54" West, 86.00 feet to an intersection with the said Northerly line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

THENCE North 89° 31' 06" East, along said North line and South line, 56.75 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,472 square feet (0.126 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: MKK
May 17, 1988
Revised January 26, 1989
Revised January 31, 1989
86-0687B.565

EXHIBIT #1
-3 -

SHEET 1 OF SHEETS

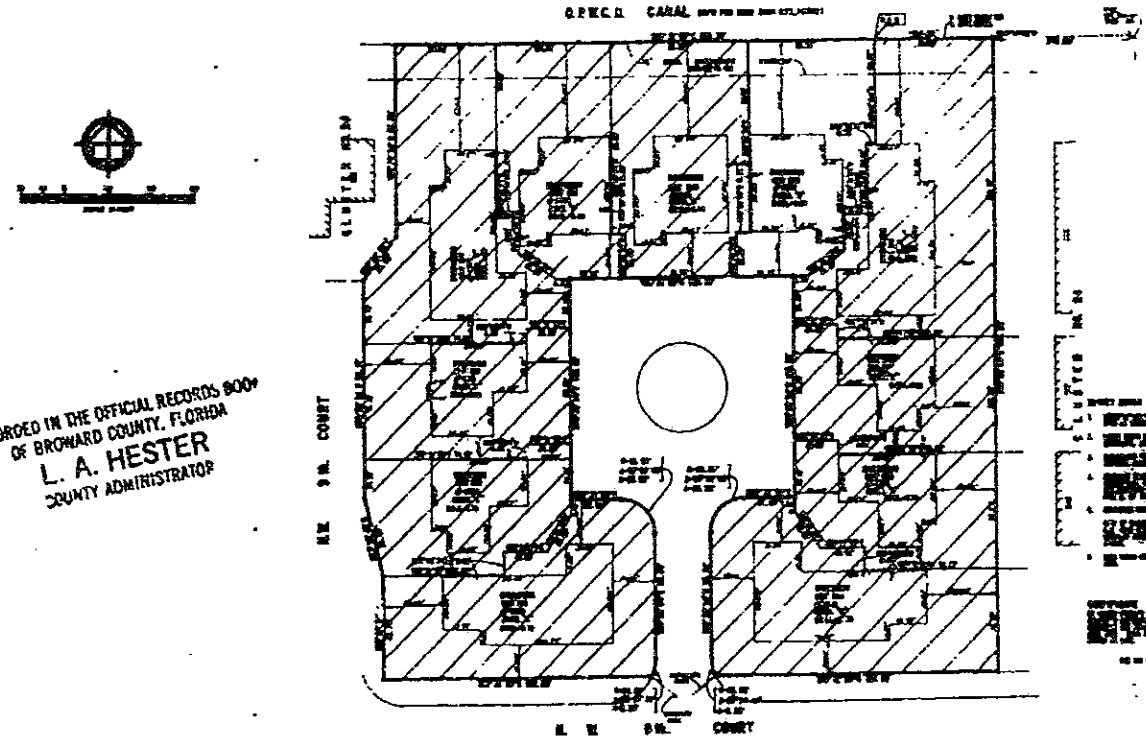

EXHIBIT #1
-4-

CLUSTER PLANT NO. 9645

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

JACARANDA PARCEL 215

CLUSTER 22
QUATRAINE AT JACARANDA
IV

90243395

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
QUATRAINE FOUR HOMEOWNERS' ASSOCIATION
CORRECTING THE LEGAL DESCRIPTIONS AND DRAWINGS OF
UNITS 217 (885), 218 (889), 219 (893), 220 (897), 221 (901), 222 (911), 223 (921), 224 (931) and 225 (941) in CLUSTER 18

KNOW ALL MEN BY THESE PRESENTS that QUATRAINE AT JACARANDA III, A JOINT VENTURE, Declarant, having previously executed and recorded the Declaration of Covenants and Restrictions for Quatraine Four Homeowners' Association, appearing in Official Records Book 15840 at Page 115, among the Public Records of Broward County, Florida ("Declaration"), which Declaration among other things subjected Clusters 16 through 24 inclusive, and the units (homesite parcels) therein to the property subjected to the covenants and restrictions contained in the Declaration of Covenants and Restrictions and made said Clusters and their units a part of the PROPERTY; and

WHEREAS, it has been determined that there is an engineering error in the legal descriptions and drawings of Cluster 18 and of all of its units (Homesite Parcels), to-wit: Units 217 (885), 218 (889), 219 (893), 220 (897), 221 (901), 222 (911), 223 (921), 224 (931) and 225 (941);

AND, WHEREAS, the Declarant desires to amend the Declaration of Covenants and Restrictions to correct those errors.

NOW, THEREFOR, QUATRAINE AT JACARANDA III, A JOINT VENTURE, Declarant makes and declares this Amendment to Declaration of Covenants and Restrictions of Quatraine Four Homeowners' Association, correcting the legal descriptions and drawings of Cluster 18 and of all of its units (Homesite Parcels), to-wit: Units 217 (885), 218 (889), 219 (893), 220 (897), 221 (901), 222 (911), 223 (921), 224 (931) and 225 (941), as follows:

1. The real property described in Exhibit #1 attached hereto as Cluster 18 and its Units 217 (885), 218 (889), 219 (893), 220 (897), 221 (901), 222 (911), 223 (921), 224 (931) and 225 (941) in Cluster 18, are declared to be a portion of the PROPERTY as defined in the Declaration and to the extent necessary shall be deemed to be a supplement to Exhibit "B" in the Declaration, which appears in Official Records Book 15840 at Page 140, among the Public Records of Broward County, Florida. The designation set forth herein of the Units by a number and then a parenthetical number, for example Unit 217 (885), corresponds to the description contained in Exhibit "C" of the original Declaration, which appears in Official Records Book 15840 at Page 162, to-wit: Unit Number (the number not in parenthesis) is the Numerical Order Designation for the unit and the Parenthetical Number (the number contained within the parenthesis) is the Numerical Street Address for that unit. As set forth in the Declaration and for the purpose of legal descriptions the Numerical Order Designation is the effective and official designation.

2. The legal descriptions and drawings of the aforedescribed Cluster 18 and its units 217 (885), 218 (889), 219 (893), 220 (897), 221 (901), 222 (911), 223 (921), 224 (931) and 225 (941), as reflected in the Exhibit #1 attached hereto and made a part hereof amend, supplement, modify and are substituted for the legal description of those Units and their drawings as contained in the Declaration as originally recorded, and appearing in Exhibit "C" thereof and in particular, among the Public Records of Broward County, Florida, in the following Official Records Books and Pages:

UNIT	LEGAL DESCRIPTION	DRAWING
217 (885)	15840/220	15840/222;
218 (889)	15840/223	15840/224;
219 (893)	15840/225	15840/226;
220 (897)	15840/227	15840/229;
221 (901)	15840/230	15840/232;
222 (911)	15840/233	15840/235;
223 (921)	15840/236	15840/238;
224 (931)	15840/239	15840/241;
225 (941)	15840/242	15840/244.

This instrument prepared by: ROBERT I. SHAPIRO, ESQ.
SHAPIRO, LEDER, BREITNER & TAPLIN
Suite 1050, 444 Brickell Avenue
Miami, Florida 33131

THE HERITAGE CORPORATION OF SOUTH FLORIDA
P. O. BOX 70, MIAMI, FLORIDA

90 JUN 15 PM 12 05

BK17508PG0061

All other legal descriptions, drawings and information contained in the Declaration, as originally recorded and heretofore amended, to the extent inconsistent herewith, are modified and amended by this Amendment. Without limiting the generality of the foregoing, all drawings reflecting Cluster 18 shall be deemed so amended and all legal descriptions are likewise appropriately amended.

3. The legal description of the entire Cluster 18 as originally set forth in Official Records Book 15840 at Pages 217 and 218 and the drawing for all of Cluster 18 appearing in Official Records Book 15840 at Page 219 are amended and modified by the legal description and drawing attached hereto as Exhibit #2.

4. The legal descriptions for all of Cluster 18 and for all of its Units 217 (885), 218 (889), 219 (893), 220 (897), 221 (901), 222 (911), 223 (921), 224 (931) and 225 (941) and the drawings for each of those legal descriptions, as set forth in the Declaration, as originally recorded and referenced above, are deleted and in their stead there are included as the legal descriptions and drawings for each of the Units the legal descriptions and drawings contained in Exhibit #1 and the legal description and the drawing for all of Cluster 18 as contained in Exhibit #2.

This Amendment is made solely for the purpose of correcting the legal descriptions and drawings for Cluster 18 and Units 217 (885), 218 (889), 219 (893), 220 (897), 221 (901), 222 (911), 223 (921), 224 (931) and 225 (941) in said Cluster 18 as aforesaid and for no other purpose. In all respects not inconsistent with this Amendment, the Declaration of Covenants and Restrictions for Quatraine Four Homeowners' Association heretofore described and amended is ratified and confirmed.

IN WITNESS WHEREOF, the Declarant have caused these presents to be executed by its authorized managing venturer and its officers this 30 day of MAY, 1990.

Signed, sealed and delivered in the presence of:

QUATRAINE AT JACARANDA III, A JOINT VENTURE,

BY: QUATRAINE CONSTRUCTION CORPORATION, INC., Managing Venturer

BY: V.P. Vice-President

Attest: Assist. Secretary

(Corporate Seal)

THE HERITAGE CORPORATION OF SOUTH FLORIDA
P.O. BOX 70, R... MIAMI, FL...

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, personally appeared

respectively, of QUATRAINE CONSTRUCTION CORPORATION, INC., the Managing Venturer of QUATRAINE AT JACARANDA III, A JOINT VENTURE, to me well known and they acknowledged before me that they executed the foregoing instrument for the purposes therein expressed, as such officers, by authority and on behalf of said corporation, as the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 30 day of May, 1990.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Dec. 20, 1993
Bonded Thru Troy Fain - Insurance Inc.

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 885

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following four (4) courses and distances:

1. North 01° 38' 55" East, 55.96 feet;

2. South 77° 46' 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 78° 09' 39", an arc distance of 68.21 feet to a Point of Tangency;

4. North 24° 04' 12" East, 205.78 feet to the POINT OF BEGINNING;

THENCE continuing North 24° 04' 12" East, along said Westerly line, 45.79 feet;

THENCE South 65° 55' 48" East, 75.00 feet;

THENCE North 24° 04' 12" East, 10.00 feet;

THENCE South 65° 55' 48" East, 19.50 feet;

THENCE North 59° 04' 12" East, 20.05 feet;

THENCE North 24° 04' 12" East, 6.78 feet;

THENCE South 65° 55' 48" East, 21.41 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 11° 32' 13", an arc distance of 3.02 feet to an intersection with a non-radial line (a radial line through said point bears South 35° 36' 25" West);

THENCE South 24° 04' 02" West, 78.70 feet;

THENCE North 65° 55' 48" West, 130.42 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, and containing 7187 square feet (0.165 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
Revised January 5, 1990

86-0687.885 SHEET 1 OF 2 SHEETS

THE HERITAGE CORPORATION OF SOUTH[illegible]
P. O. BOX 70 REV[illegible]TATION
MIAMI, FLORIDA [illegible]135

Return to:

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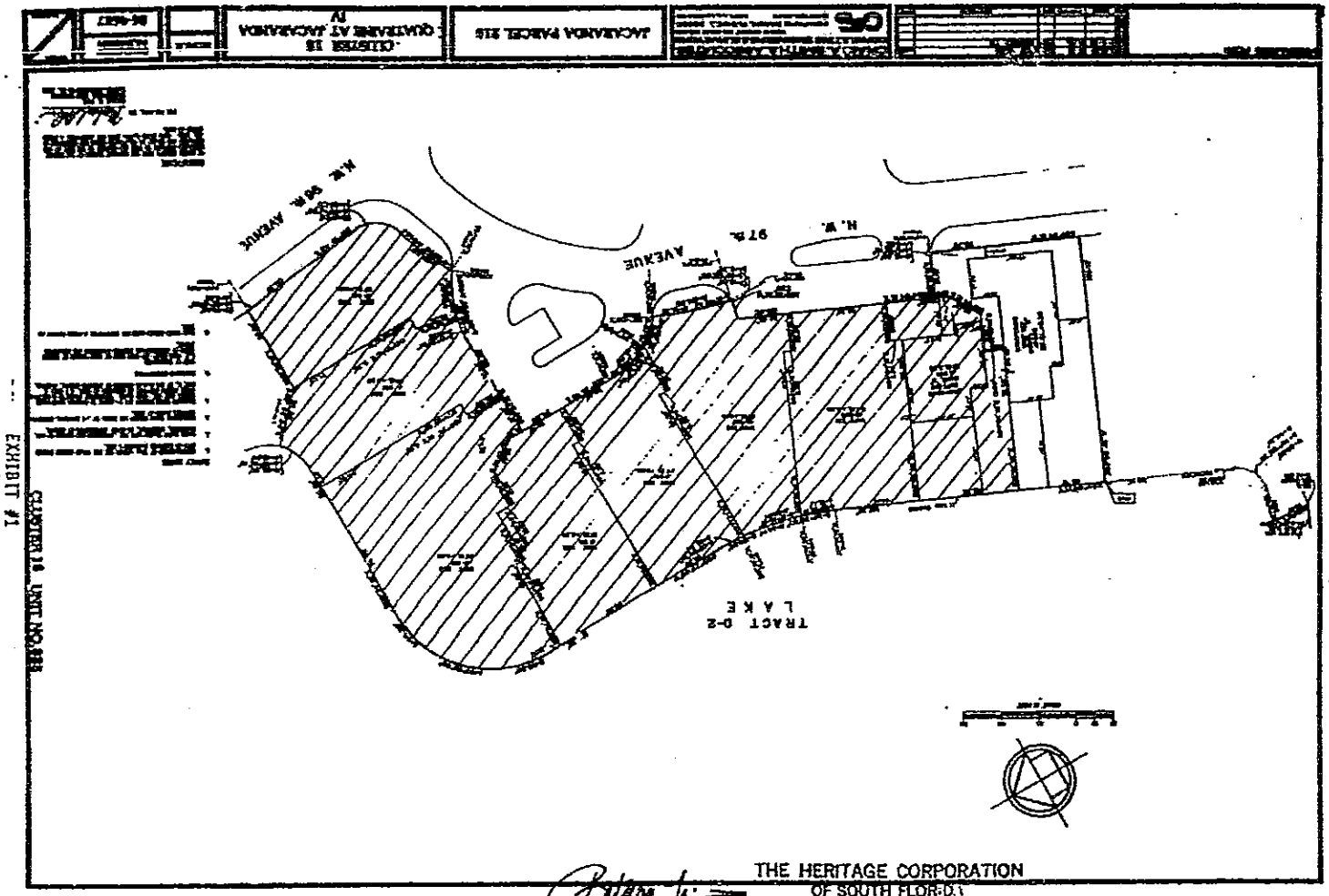
EXHIBIT #1



THE HERITAGE CORPORATION
OF SOUTH FLORIDA
P. O. BOX 70, RIVERSIDE
MIAMI, FLORIDA

BK17588PG0064

CLUSTER 14 UNIT NO. 8B

EXHIBIT #1
-2-

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 889

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following four (4) courses and distances:

1. North 01° 38' 55" East, 55.96 feet;

2. South 77° 46' 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 78° 09' 39", an arc distance of 68.21 feet to a Point of Tangency;

4. North 24° 04' 12" East, 251.57 feet to the POINT OF BEGINNING;

THENCE continuing North 24° 04' 12" East, along said Westerly line, 52.25 feet;

THENCE South 65° 55' 48" East, 86.00 feet;

THENCE North 24° 04' 12" East, 6.33 feet;

THENCE South 65° 55' 48" East, 20.00 feet;

THENCE South 24° 04' 12" West, 32.16 feet;

THENCE South 59° 04' 12" West, 20.05 feet;

THENCE North 65° 55' 48" West, 19.50 feet;

THENCE South 24° 04' 12" West, 10.00 feet;

THENCE North 65° 55' 48" West, 75.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, and containing 5261 square feet (0.121 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
Revised: January 5, 1990

EXHIBIT #1

86-0687.889

SHEET 1 OF 2 SHEETS

JACARANDA PARCEL 21E
CLUSTER 16
QUATRAINE AT JACARANDA
N.W. 94th AVENUE
N.W. 97th AVENUE
TRACT P-2
LAKE
THE HERITAGE CORPORATION
OF SOUTH FLORIDA
P. O. BOX 70, RIVERSIDE STATION
MIAMI, FLORIDA 33135

EXHIBIT #1

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 893

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following four (4) courses and distances:

1. North 01° 38' 55" East, 55.96 feet;

2. South 77° 46' 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 78° 09' 39", an arc distance of 68.21 feet to a Point of Tangency;

4. North 24° 04' 12" East, 303.82 feet to the POINT OF BEGINNING;

THENCE continuing North 24° 04' 12" East, along said Westerly line, 44.18 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Northeasterly along the arc of said curve, having a radius of 150.00 feet, a delta of 06° 55' 14", an arc distance of 18.11 feet to an intersection with a non-radial line (a radial line through said point bears North 72° 51' 02" West);

THENCE South 65° 55' 48" East, 87.09 feet;

THENCE South 24° 04' 12" West, 6.33 feet;

THENCE South 65° 55' 48" East, 20.00 feet;

THENCE South 24° 04' 12" West, 49.58 feet;

THENCE North 65° 55' 48" West, 20.00 feet;

THENCE South 24° 04' 12" West, 6.33 feet;

THENCE North 65° 55' 48" West, 86.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, and containing 6352 square feet (0.146 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
Revised: January 5, 1990

EXHIBIT #1

88401019

DECLARATION OF COVENANTS AND RESTRICTIONS

QUATRAINE FOUR HOMEOWNERS' ASSOCIATION

THIS DECLARATION made this 30th day of Sept., 1988, by QUATRAINE AT JACARANDA III, A JOINT VENTURE, hereinafter the "DECLARANT".

WITNESSETH:

WHEREAS, DECLARANT, having its principal place of business in Broward County, Florida, is the owner of the real property described in Article II of this Declaration and desires to declare and impose certain protective covenants, conditions and restrictions upon said real property to provide for the preservation and enhancement of the property values, amenities and certain of the maintenance of the property and the improvements therein and thereon, contributing to the personal health, safety and welfare of the residents and/or for the maintenance of the lands and the improvements thereon, and to this and desires to subject the property described in Article II hereof to the covenants, restrictions, charges, liens and limitations hereinafter set forth, each and all of which is and are for the benefit of the said property and each owner thereof; and,

WHEREAS, to provide means for meeting certain but not necessarily all of the purposes and intents herein set forth, DECLARANT has or will cause to be incorporated under the laws of the State of Florida, the QUATRAINE FOUR HOMEOWNERS' ASSOCIATION, INC., hereinafter "HA", "Homeowners' Association", or "Association".

NOW, THEREFORE, DECLARANT declares the real property described in Article II hereof, together with such additions thereto as may hereafter be lawfully made pursuant to Article II hereof, is and shall be owned, held, transferred, sold, conveyed and occupied, subject to the covenants, restrictions, easements, charges, liens and limitations, sometimes hereinafter referred to as the "Covenants and Restrictions", hereinafter set forth.

I.

DEFINITIONS

The following words, when used in this Declaration or any supplemental Declaration, shall have the following meanings:

1. ASSOCIATION or Association shall mean and refer to QUATRAINE FOUR HOMEOWNERS' ASSOCIATION, INC. (HA).

2. BUILDING or building shall mean and refer to every structure and improvement upon the PROPERTY capable of housing or sheltering people, materials or equipment, regardless of the form of ownership.

3. COMMON AREAS (Common Areas) shall mean and refer to all areas in the PROPERTY not included within a Homesite Parcel and which are conveyed to the Association. Common Areas shall also include the riparian rights, if any, appurtenant to the Property, whether or not such riparian rights are conveyed to the Association by specific deed.

4. DECLARANT (Declarant) shall mean and refer to QUATRAINE AT JACARANDA III, A JOINT VENTURE, the initial Developer of QUATRAINE AT JACARANDA FOUR, its specifically designated successors or assigns of any of its rights as DECLARANT under this DECLARATION or any supplemental DECLARATION involving the PROPERTY in QUATRAINE AT JACARANDA FOUR. No person, real or corporate, shall be deemed to be a successor, alternate or additional declarant for the purposes of this Declaration unless such person or entity has been specifically so designated by QUATRAINE AT JACARANDA III, A JOINT VENTURE, by instrument in writing and placed of record.

5. DECLARATION or Declaration shall mean and refer to this document, entitled DECLARATION OF COVENANTS AND RESTRICTIONS, QUATRAINE FOUR HOMEOWNERS' ASSOCIATION, as the same may be amended and supplemented from time to time.

OCT 4 3 59 PM '88

BK 15840 PG 0115

PLEASE RETURN TO
LAWYERS TITLE INSURANCE CORPORATION CA/LL

1109.00
139
1248
27780.

5. DEVELOPER shall mean or refer to QUATRAINE AT JACARANDA III, A JOINT VENTURE, Declarant herein, which is the entity actually developing QUATRAINE AT JACARANDA FOUR, of which QUATRAINE CONSTRUCTION CORPORATION, INC., a Florida corporation, is the Managing Venturer, and its specifically designated successors and assigns. No person, real or corporate, shall be deemed to be a successor, alternate or additional developer for the purposes of this Declaration unless such person or entity has been specifically so designated by QUATRAINE AT JACARANDA III, A JOINT VENTURE, by instrument in writing and placed of record.

7. GOVERNING DOCUMENTS shall mean and refer to this DECLARATION, the Articles of Incorporation and the By-Laws of the HA as the same may be amended from time to time. In the event of conflict or inconsistency among the GOVERNING DOCUMENTS, the provisions of this DECLARATION shall take precedence over any provisions of the Articles of Incorporation and the By-Laws and any provisions of the Articles of Incorporation inconsistent with the provisions of the By-Laws shall take precedence over the By-Laws.

8. HA shall mean and refer to the QUATRAINE AT JACARANDA FOUR HOMEOWNERS' ASSOCIATION, INC., the homeowners' association under the Declaration of Covenants and Restrictions identified in Paragraph 5 above.

9. HOMESITE PARCEL (homesite parcel) shall mean and refer to each of the sites described in Exhibit C attached hereto and made a part hereof, together with the improvements thereon which consist of a single-family dwelling unit. Homesite Parcels shall also include sites within additions to the Property made subject to this Declaration in accordance with the provisions hereinafter contained for that purpose and which are identified by Declarant as Homesite Parcels on Exhibit C or amendments thereto. Type designations, if any, for Homesite Parcels contained in this Declaration are for convenience only. Nothing herein shall be deemed to restrict the Developer and Declarant from improving a Homesite Parcel with any lawful improvement.

10. MEMBER (Member) shall mean and refer to all those OWNERS who are members of the HA as provided in Paragraph 1 of Article III hereof, but the homeowners' association or other representative group of owners, although deemed an OWNER, shall never be a MEMBER.

11. OWNER (Owner) shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any residence in the PROPERTY, but shall not mean or refer to any mortgagee encumbering any parcel in the PROPERTY unless and until such mortgagee has acquired title pursuant to foreclosure or deed in lieu of foreclosure.

12. QUATRAINE AT JACARANDA FOUR shall mean and refer to those certain lands located in Broward County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof. Not all of QUATRAINE AT JACARANDA FOUR is subject to this Declaration at the time of its execution and recording. (See Article II below)

13. PROPERTY (Property) shall mean and refer to all real property and any additions thereto as are made subject to this Declaration and/or any supplemental Declaration under the provisions of Article II hereof within QUATRAINE AT JACARANDA FOUR.

II.

PROPERTY SUBJECT TO THIS DECLARATION

1. Existing Property.

The real property which is and shall be held, transfered, sold, conveyed and occupied subject to this Declaration is located in the Broward County, Florida, and is more particularly described on Exhibit "B" attached hereto and made a part hereof, and is hereinafter sometimes referred to as the "Existing Property".

2. Additions to Existing Property. Additional lands may become subject to this Declaration in the following manner:

A. Declarant shall have the right to bring within the operation of this Declaration, and therefore to have considered as part of QUATRAINE AT JACARANDA FOUR and therefore of the

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PROPERTY, additional properties, without joinder or consent of any other person being required, to accomplish the following purposes:

(a) to include within the PROPERTY and QUATRAINE AT JACARANDA FOUR any portions of any rights-of-way which become abandoned and which abut the PROPERTY, or to otherwise move the boundary lines of the PROPERTY and QUATRAINE AT JACARANDA FOUR such that at locations where possible, the boundary lines abut public ways;

(b) to include within the PROPERTY and, therefore QUATRAINE AT JACARANDA FOUR, the situs of lands containing easement ways for ingress and egress and the swale areas of such easement ways which connect the private road system within QUATRAINE AT JACARANDA FOUR to the public way.

B. The Declarant, at its sole option and without joinder of any person whomsoever, may add to the PROPERTY subject to this Declaration and subject such additions to the jurisdiction of the HA, such portions of QUATRAINE AT JACARANDA FOUR as the Declarant may from time to time desire so to add, by filing among the Public Records of Broward County, Florida, a supplemental Declaration of Covenants and Restrictions reflecting at least in part the legal description of the additional portions of QUATRAINE AT JACARANDA FOUR being subjected to this Declaration and the jurisdiction of the HA, thereby supplementing Exhibit B. In that supplemental Declaration declaring additional portions of QUATRAINE AT JACARANDA FOUR part of the PROPERTY, Declarant may identify additional Homesite Parcels, thereby supplementing Exhibit C hereto. Declarant may however, at Declarant's option, designate Homesite Parcels by a subsequent or supplemental instrument placed of Public Record.

C. Upon approval in writing of the HA pursuant to a vote of its Members, the Owner of any lands who desires to add it to the scheme of this Declaration and to subject it to the jurisdiction of the HA may file of Public Record a supplemental Declaration of Covenants and Restrictions declaring its intention and containing the legal description of the lands to be added. So long as Declarant shall control the HA, either by having elected or appointed a majority of the members of its Board of Directors (governing body) or by reason of its owning Homesite Parcels entitling Declarant to a majority of votes of Members, then there shall be no additions to the PROPERTY other than as permitted under Paragraphs A and B above, unless a majority of Owners other than Declarant shall join with the Declarant in approving such addition.

D. Upon a merger or consolidation of the HA with another association, the HA's properties, rights and obligations may, by operation of Law, be transfered to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may, by operation of Law, be added to the properties, rights and obligations of the HA as surviving Corporation pursuant to a merger. The surviving or consolidated association may administer the Covenants and Restrictions established by this Declaration within the PROPERTY, together with the covenants and restrictions established upon any other property as one scheme. No such merger or consolidation, however, shall effect any revocation, change or addition to the Covenants established by this Declaration within the PROPERTY, except as hereinafter provided.

III.

MEMBERSHIP AND VOTING RIGHTS IN QUATRAINE FOUR HOMEOWNERS' ASSOCIATION

1. Membership. Every person or entity who is a record owner of a fee or undivided fee interest in any homesite parcel located in a portion of the PROPERTY which has been subjected to this Declaration shall be a Member of the HA, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a Member.

2. Voting Rights. Every Member shall be entitled to one (1) vote for each Homesite Parcel in which he holds the interest required for membership under Article I above. When more than one (1) person holds such interest or interests in any Homesite Parcel, all such persons shall be Members, and the vote for such Homesite Parcel shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such Homesite Parcel.

3. Reserved Rights of Declarant to Elect or Appoint a Majority of Directors of the HA. While ultimately the HA Board of Directors will be elected by HA Members or their representatives, nevertheless Declarant, or the Developer if the Declarant so designates, shall have the right to appoint or elect a majority of more of the members of the Board of Directors of the HA until fifteen (15%) percent of the homesite parcels have been sold and closed to owners other than Developer or successor Developer, at which time owners other than Declarant or Developer will have the right to elect not less than 1/3 of the Board of Directors and the Declarant or Developer shall have the right to appoint or elect the remaining members of the Board for a period of time terminating the earlier of the following dates, upon which date Declarant or Developer shall turn over control of the Association to the homesite parcel owners other than the Declarant or Developer:

A. Four (4) months after Developer shall have sold and closed seventy-five (75%) percent of the units; or,

B. Five (5) years after Developer shall have sold and closed the first unit.

The foregoing notwithstanding, the time of turnover of control may be extended by a period not exceeding forty-five (45) days to allow for the proper and lawful notice of a meeting of the Homesite Association at which a lawful election may be held to accomplish the turnover of control. The Developer shall nevertheless have the right to elect or appoint at least one (1) member of the Board of Directors so long as Developer shall own at least one (1) homesite parcel in QUATRAINE AT JACARANDA FOUR.

C. Declarant and/or Developer may at its option in whole or in part relinquish or reduce its rights to elect or appoint a majority of Directors of the HA, by instrument in writing, which shall be binding upon the person so relinquishing its rights from and after its recording, which instrument shall stand as an amendment to this Paragraph 3 of Article III.

IV.

PROPERTY RIGHTS IN THE COMMON AREAS

1. Members' Easements of Enjoyment. Subject to the provisions of Paragraph 3 below, every Member shall have a right and easement of enjoyment in and to the Common Areas and such easement shall be appurtenant to and pass with the title to every Homesite Parcel.

2. Title to the Common Areas. There will be Common Areas in QUATRAINE AT JACARANDA FOUR both at the time of the execution and recording of this Declaration and thereafter. All lands and uses not within the homesite parcels, in the nature of cul-de-sacs, the private roadway system, recreation facilities and so forth which are physically located within the most external perimeter boundaries of QUATRAINE AT JACARANDA FOUR, are created common areas whose use is for the benefit of homesite parcel owners and occupants as well as others under the Declaration of Restrictions for the QUATRAINE FOUR HOMEOWNERS' ASSOCIATION more specifically described in Paragraph 5 of Article I hereof. The sites of those common areas are intended to be owned by the QUATRAINE FOUR HOMEOWNERS' ASSOCIATION, INC. (the "HA") as described in Paragraph 3 of Article I hereof.

3. Extent of Members' Easements in the Common Areas. The rights and easements of enjoyment created hereby shall be subject to the following:

A. The right of the HA provided for in its Articles of Incorporation and/or By-Laws to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for a period not to exceed thirty (30) days for any infraction of its published rules and regulations, except that nothing shall prohibit a Member from reasonable rights of ingress and egress to his Homesite Parcel.

B. The right of the HA to dedicate or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members, provided that no such dedication or transfer, determination as to the purposes or as to the conditions thereof, shall be effective unless approved by a two-thirds (2/3) vote of the Directors of the HA and an instrument signed by the HA through its authorized officers and ratified by Members entitled to cast not less than two-thirds (2/3) of the votes of the Members has been recorded, agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and proposed action thereunder is sent to every Member at least thirty (30) days in advance of any action taken. A Certificate in affidavit form by an officer of the HA having personal knowledge thereof, attesting to compliance with the notice requirement and that the necessary vote of ratification has been received either in writing or at a meeting called at least in part for the purpose, shall be sufficient of record to evidence the required ratification. The restriction herein contained requiring written approval of Members entitled to cast not less than two-thirds (2/3) of the votes of the Members shall not apply to the dedication of the private roadways as public ways or streets nor to the dedication of swales associated therewith, nor to the conveyance of the water distribution and/or sewer system and the drainage systems to the public utility company providing water and/or sewer services in the appropriate case.

V.

ARCHITECTURAL CONTROL COMMITTEE

1. Review by Committee. No building, fence, wall or other structure shall be commenced, erected or maintained upon the PROPERTY nor any part of it, nor shall any exterior addition to or change or alteration therein be made, nor shall any trees, shrubs, landscaping feature, whether or not technically considered a structure, be commenced, erected, maintained or changed upon the PROPERTY until complete plans and specifications showing the nature, kind, shape, height, materials and location and, in the case of landscape, the nature and type of the shrubs or trees involved, shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the HA, or by an Architectural Committee composed of three or more representatives appointed by the Board of Directors. In the event said Board or its said designated Committee fails to approve or disapprove said design and location within thirty-five (35) days after complete plans and specifications have been submitted to it, approval will not be required and this Article shall be deemed to have been fully complied with. The Architectural Control Committee shall also have the rights herein contained in respect of additions to or modifications of external lighting and lighting systems in QUATRAINE AT JACARANDA FOUR, whether of not such lighting be within Common Areas, easement ways owned or maintained by the HA, or on the exterior of buildings. Lighting which is merely visible through open windows or glass doors shall not be deemed "exterior lighting" and for the purposes of this Paragraph shall not be subject to control of the Architectural Control Committee, except that nothing herein shall be deemed to permit any lighting to be utilized within QUATRAINE AT JACARANDA FOUR which constitutes a nuisance. The exterior finish of all improvements, including the exterior of improvements on all Homesite Parcels, within the PROPERTY shall not be changed as to materials or color without approval of the Architectural Control Committee. The foregoing notwithstanding, so long as the Declaration of Restrictions for the HA shall provide for an Architectural Control Committee and that Declaration of Restrictions is binding upon the PROPERTY, then the approval of that Architectural Control Committee for the HA and its requirements shall be senior and paramount to any review, approval or rights of the Architectural Control Committee of the HA provided for in this Article V, and the decision and lawful requirements of the Architectural Control Committee for the HA shall control when in conflict with the decisions and otherwise lawful requirements of the Architectural Control Committee of the HA.

2. Rights of the Declarant. So long as Declarant shall own any dwelling unit in QUATRAINE AT JACARANDA FOUR or until the development of QUATRAINE AT JACARANDA FOUR has been completed in accordance with Declarant's plans and specifications, whichever shall be the later date, the Declarant shall have the exclusive right to exercise all rights and privileges of the Architectural Control Committee mentioned in Paragraph 1 of this Article V. The Declarant may relinquish the rights reserved to it in this Paragraph 2 by an instrument in writing placed among the Public Records of Broward County, Florida, duly executed with the formalities required for deeds, by the Declarant. Declarant shall have no liability nor be answerable to any person for its exercise or non-exercise of its rights herein reserved and the approval of any plans and specifications by the Declarant shall not be challenged by any person or persons whomsoever for reason of provisions of this Article V or any of them. The right to exercise the rights and privileges of the Architectural Control Committee herein reserved to the Declarant may be assigned by the Declarant to the Developer.

3. Approval to be in Writing. If the person requesting approval of the Architectural Control Committee or the Declarant in the appropriate case shall request it, the approval or disapproval shall be evidenced in writing. Approval shall be granted in a form entitling them to be recorded among the Public Records, duly executed by the President of the HA, if the HA shall give the approval, the Chairman of the Architectural Control Committee if the Committee shall give the approval or by an officer of the Declarant if the Declarant shall give the approval.

VI.

ALTERATION OF HOMESITES AND COMMON AREAS

1. Alteration of Homesite Parcels.

A. No owner of a homesite parcel shall make or cause to be made any structural modifications or alterations in his homesite parcel without, as mentioned in Article V above, approval of the Architectural Control Committee. No homesite parcel owner shall cause any improvements or changes to be made to the exterior of the building, including but not limited to painting, installation of electric wires, TV antennae or air-conditioning units which may protrude through the walls or roof of the building, install lights in balconies or exterior walls, or in any other manner change the appearance of the exterior of the building or any portion of the building not totally within the homesite parcel, without consent of the HA through its Architectural Control Committee where its consent is required by its Declaration of Covenants and Restrictions. No homesite parcel owner nor any other person except Developer may install upon the roof or exterior of any Building upon the Property or upon the common areas, any TV antennae, radio antennae, electric, electronic or electro-mechanical device, decorative item or affixed furnishing without the consent of the HA where its consent is required by the Declaration, and with such Public Authorities' approval as may be required.

B. As set forth in paragraph 2 of Article V hereof the Declarant may at its option exercise the rights of the Architectural Control Committee for the purposes of this Article VI during the period established in paragraph 2 of Article V.

C. Any alteration in homesite parcels owned by the Developer or a successor Developer, as hereinafter defined, shall not require the approval of the Association or its Architectural Control Committee, but such approval may be given solely by the Developer herein named or by his designee or nominee specifically granted such authority. Provisions of this Paragraph C and Paragraph B above may not be amended without the approval in writing of the Developer or the specific designee or nominee of the Developer.

2. Alterations, Additions and Improvements to Common Areas. The HA shall have the right to make or cause to be made substantial and material alterations, improvements and additions to the Common Areas to which it obtains title or for which it has the exclusive obligations for operation, maintenance and management and the obligation to provide the use rights therein, for the use and benefit of its members, in accordance with the following provisions:

A. A special meeting of all of the homesite parcel owners may be called for the purpose of acting upon the proposal for such substantial alteration, improvement or addition, upon not less than ten (10) days nor more than thirty (30) days notice.

B. A vote of two-thirds (2/3) of the total number of votes of all members in the Association, in person or by proxy, shall be required to approve and adopt the provisions allowing such alterations, improvements or additions.

C. The cost of such alteration, improvement or addition shall be assessed and collected as a common expense and each homesite parcel owner shall bear the same proportionate share of such cost as is the share of the common expense attributable to his homesite parcel in accordance with Paragraph 3 of Article IX hereof.

D. The foregoing notwithstanding, no such improvements, alterations or additions may be made within the common areas or upon the Property without the approval in writing by Developer so long as Developer shall own at least one homesite parcel in QUATRAINE AT JACARANDA FOUR, nor shall any such improvement, alteration or addition be made thereafter without the consent of the HA where required in accordance with the Declaration.

VII.

COMMON AREAS - EASEMENTS - MAINTENANCE

1. Private Roadway. Although QUATRAINE AT JACARANDA FOUR abuts dedicated public ways and/or easement access thereto in use at the time of the recording of this Declaration, as development of QUATRAINE AT JACARANDA FOUR and the PROPERTY has been planned, easements of ingress and egress may be necessary to give access to many of the improvements within the PROPERTY. Easements for ingress and egress will be created from time to time upon the lands within QUATRAINE AT JACARANDA FOUR, providing the necessary and planned access to and from the public ways and/or other access easement and the lands subject to these easements and constituting the roadway system may from time to time become part of the PROPERTY and shall constitute Common Areas, whether or not owned by the HA. The HA is authorized to make reasonable modifications in the easements for ingress and egress upon any lands which are part of the PROPERTY and constitute Common Areas and consistent with the instruments creating those easements, providing that modifications of those easement ways upon property not owned by the HA may only be made if consistent with the then existing improvements upon the lands involved containing the modified easement way. All roadways provided within the PROPERTY shall be deemed subject and are declared to be subject to the easement for ingress and egress for the use and benefit of the owners and occupants of QUATRAINE AT JACARANDA FOUR their lawful guests, servants and employees, and the public authorities, whether or not a separate declaration of easement shall be filed of record. In the event that a roadway site within QUATRAINE AT JACARANDA FOUR and part of the PROPERTY shall be owned by the HA but shall not be subject to a separate Declaration of Easement for ingress and egress, such roadway as provided from time to time and maintained by the HA shall nevertheless be deemed subject to a temporary easement for ingress and egress for the use and benefit of Members and occupants of QUATRAINE AT JACARANDA FOUR, their lawful guests, servants and agents, and the public authorities. The HA is authorized to create and declare by instrument filed among the Public Records easements of ingress and egress in the exercise of its reasonable discretion, consistent with this Paragraph and, in such case, the temporary nature of the easement created in this Paragraph shall be vacated and the specific Declaration of Easements shall control.

2. Recreation Facilities. Developer in accordance with other agreements and undertakings now existing or hereafter entered into will produce from time to time recreation facilities within QUATRAINE AT JACARANDA FOUR and such recreation facilities and the sites thereof when part of the Common Areas, shall be for the use and benefit of the Members of the HA, the lawful occupants of the PROPERTY, and their lawful guests, servants and agents, all in accordance with reasonable rules and regulations as the same may be promulgated from time to time by the HA. The HA may also provide for the sharing of the use and maintenance of certain recreational facilities both within and without the Property under appropriate agreements therefore, in to which the HA is hereby authorized to enter.

3. Operations and Maintenance of the Common Areas. The HA shall maintain and operate the common areas, such maintenance to include repair and replacement, including but not limited to ground clearing and the maintenance and upkeep of the private road system in QUATRAINE AT JACARANDA FOUR, of shrubberies and landscaping, including but not limited to the central courtyards and cul-de-sacs which are common areas. The foregoing obligation of the HA is subject nevertheless to the provisions of Paragraph 3 of Article VIII hereinafter.

4. Granting of Easements. The HA is authorized to make reasonable grants and modifications of easements for ingress and egress and for public utilities across and upon the Common Areas when in its reasonable judgment it determines that such grants or

modifications are in the interests of the Members, providing that such grants and modifications shall only be made if consistent with the then existing improvements upon the lands involved.

5. Easement to the Public Authorities. Rights of ingress and egress in the interests of public health, safety and welfare and in the exercise of the police power and for fire protection, are granted to the public authorities in and upon all those portions of a Homesite Parcel which are not improved by a home and the private roadways, pathways and green areas which are Common Areas or otherwise are subject to the jurisdiction of the HA.

6. Special Maintenance Obligation. The obligation to maintain, operate and repair set forth in Paragraph 3 above shall include but not be limited to berms, swales, the drainage systems, sprinkler systems and the post lighting systems, all of which are located within the PROPERTY whether or not located in Common Areas or upon homesite parcels. In particular and without limitation, the HA shall maintain, operate, repair and replace the post lighting systems within the PROPERTY even though the lighting shall be affixed to improvements outside the Common Areas. Further, and without limiting the generality of the foregoing, the HA shall operate, repair and maintain the various drainage systems within the PROPERTY unless the same shall be maintained and operated by the public authority, or a private utility company, even though the drainage systems are in whole or in part outside the Common Areas. At its option, the HA may maintain the swales and berms abutting the public roads, access easements and QUATRAINE AT JACARANDA FOUR, even though such swales and berms may be outside the legal description of the lands describing QUATRAINE AT JACARANDA FOUR and are within a public right-of-way or an access easement owned by another entity. Furthermore, the HA shall maintain berms within the PROPERTY which berms separate the various portions of the PROPERTY or portions of the PROPERTY from land which are not within the PROPERTY, even though such berms are not on Common Areas.

VIII.

MAINTENANCE, REPAIR, AND FUNCTIONS OF THE HA AND HOMESITE PARCEL OWNERS

1. Maintenance of Improvements. The HA shall maintain, repair and replace when necessary all improvements upon the Common Areas, unless under a specific provision of the Declaration that obligation is imposed upon another person. The Homesite Parcel Owner shall maintain, repair and replace when necessary the exterior of all the buildings upon the Homesite Parcel (improvements upon the Homesite Parcel, if any) including the roofs. The HA may impose reasonable rules and regulations requiring such maintenance, repair and replacement and establishing minimum standards for the level of maintenance, repair and replacement. Should the Owners fail to perform the maintenance, repair and replacement required under this paragraph 1, the HA may perform such maintenance at the Owner's expense and impose the costs thereof as an assessment against the Owner in accordance with the provisions of Paragraph 1.D of Article IX. With respect to the fences enclosing the rear yards of each of the Homesite Parcel, the following shall apply:

a. The Association (HA) shall be responsible only for the exterior painting of those fences and the columns to which they are attached;

b. The individual Homesite Parcel Owner is otherwise responsible for all maintenance and upkeep, including repair and replacement, and of the painting of the interior of that fence. To the extent that a portion of the fence is a party wall, the responsibility for the maintenance, repair and replacement of such portion as constitutes a party wall shall be jointly that of the Homesite Parcel Owners served by that portion, and the Association may impose reasonable rules and regulations requiring such maintenance, repair and replacement and establishing minimum standards for the level of maintenance, repair and replacement of the rear yard fences, including the party wall portions thereof. Should the Owners fail to perform the maintenance required under this subparagraph B, the HA may perform such maintenance at the Owner's expense and impose the costs thereof as an assessment against the Owner in accordance with the provisions of Paragraph 1.D of Article IX.

The color of all exterior walls, roofs and fences must conform to the requirements of the Architectural Control Committee in accordance with Article V hereof. With respect to roofs the Architectural Control Committee shall also have the right to control the materials used in replacement.

2. Maintenance and Repair Obligations of Homesite Parcel Owners.

A. The owner of each homesite parcel at his own expense shall also see to and be responsible for the maintenance of his homesite parcel and all equipment and fixtures therein, including but not limited to all air-conditioning equipment (including compressors for his homesite parcel located within his homesite parcel or on the common areas) and plumbing fixtures, and must promptly correct any condition which would, if left uncorrected, cause any damage to another homesite parcel, and shall be responsible for any damages caused by his willful, careless or negligent failure to act. Furthermore, the owner of each homesite parcel shall at his own expense be responsible for the upkeep and maintenance, including but not limited to painting, replastering, sealing and polishing, of the interior finished surfaces of the interior walls, ceiling and floor and such owner shall at his own expense maintain and replace when necessary all screening within his homesite parcel and within the perimeter walls of the home within his Homesite Parcel, and its attached balconies, terraces and porches, if any, and all window glass and plate glass in windows and plate glass in the home within the homesite parcel. The owner shall be responsible for all roof repairs and replacement, and repairs and replacement of the exterior walls including the painting of the exterior walls of the home and for all repairs, replacement and painting thereof whether or not occasioned by casualty loss. The foregoing *maintenance and repair obligation notwithstanding, the Association, in the exercise of its discretion,* may require established levels of maintenance and upkeep of the various Homesite Parcels with respect to the exteriors, balconies, terraces and porches and may reasonably regulate and control and make rules relating to the appearance, painting and decorating and utilization of said exterior balconies, terraces and porches. Homesite Parcel Owners will be individually responsible for the maintenance of the electrical system and electrical distribution systems and of the water and sewer pipes and lines within their own homesite parcels, including the meters servicing that Homesite Parcel, wherever located; that is to say, in respect of all distributor lines servicing only the homesite parcel and outlets within the Homesite Parcel. It shall be the responsibility of the Association, where not otherwise the obligation of the utility service provider, to maintain and repair that part of the water and sewer service from the distribution system within the common areas up to where the line enters the individual Homesite Parcel, except the meters.

B. Without limiting the foregoing, the HA may nevertheless undertake some or all of the maintenance obligations of the Homesite Parcel Owners as part of an overall plan of maintenance upon such reasonable terms and conditions as the HA may determine to be appropriate and such activities on the part of the HA may include the maintenance and repair of windows, sliding glass doors, screened enclosures, exterior fencing and railings, if any, the roofs, and the like.

C. The foregoing notwithstanding, the Homesite Parcel Owner is responsible for cleanliness and daily upkeep of all areas constituting his homesite parcel and the common areas adjacent thereto and shall likewise be responsible for the repair and the cost of repair and replacement to portions of the Common Areas maintained by the HA or the common areas maintained by the HA, caused intentionally or by negligence or abuse thereof by a homesite parcel owner.

D. There is an easement created, declared and reserved upon each homesite parcel to permit abutting homesite parcel owners and each of their servants, employees, contractors and designees to peaceably enter upon abutting homesite parcels to repair, maintain, inspect, read utility meters and service the improvements upon and grounds within another abutting homesite parcel. This easement is more particularly described in Article XIII hereof.

3. Grounds and Landscape Maintenance. The HA shall maintain the exterior grounds, exterior gardens, exterior trees, shrubs and other landscaping features within QUATRAINE AT JACARANDA FOUR whether or not located within the Common Areas, but not the grounds within a fenced-in yard. The Owner will be responsible for all grounds maintenance within his Homesite Parcel which is within a fenced-in yard. The foregoing notwithstanding, each Owner may individually elect to provide his own grounds and landscaping maintenance in lieu of the HA and in such case the Owner so choosing may discharge the grounds and landscape maintenance at his expense and without charge to the HA or reduction in the dues or assessments due from him. In such case the HA will be relieved of the responsibility to provide the grounds and landscape maintenance for any and all of the homesites owned by Owners so electing to discharge their own maintenance. The election by an Owner to perform his own grounds and landscape maintenance shall not relieve him from performing that maintenance in accordance with minimum standards therefor established from time to time by the HA and reasonably uniformly applied throughout QUATRAINE AT JACARANDA FOUR. In no event may the HA require an Owner to perform a greater level of grounds or landscape maintenance with respect to that property than the HA provides in similar landscape areas elsewhere in the PROPERTY. The HA will maintain and operate, repair and replace the sprinkler system installed by the Developer for the purpose of irrigating the Common Area grounds and the unenclosed (not fenced-in) front yards of the Homesite

Parcels. Not all Common Area grounds have sprinkler system irrigation and there shall be no obligation upon the Developer, Declarant or the HA to extend the sprinkler irrigation system beyond that actually installed by the Developer. Nevertheless, the HA shall have the authority to extend the sprinkler system at its option. The obligation to maintain, operate, repair and replace the sprinkler irrigation system shall extend to the pumps servicing that system.

4. Maintenance of Private Utility Lines. The Association shall have the responsibility and authority to maintain, repair, replace and control the private utility lines serving the various homesite parcels which lines are not owned by the public utility companies but are owned by the HA, if any. The responsibility does not extend to individual distribution and feeder lines lying within a particular homesite parcel, but only from the distribution systems within the common areas or HA property up to where the lines enter the individual homesite parcels. All utility lines within the homesite parcel are the maintenance obligation of the individual homesite parcel owners. The maintenance of the overall drainage system is the responsibility of the HA, including individual lateral drainage lines serving the central courtyards which are common areas, if any. Nothing in this Paragraph 4 shall be deemed to impose upon the HA the obligation to maintain any drainage or utility lines within a homesite parcel which serves only that parcel.

5. Discharge of Other Obligations of the HA. The HA in exercising its powers and authorities as granted in its Corporate Charter and By-Laws and by the Laws of the State of Florida, may employ such personnel, contractors, watchmen or security personnel, managers, attorneys, accountants and other professionals as it deems appropriate.

6. Access at Reasonable Hours. For the purpose of performing the maintenance and/or repair functions herein mentioned to be the obligation of the Association, or to be managed by the Association for the benefit of the Homesite Parcel Owners, the HA, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Homesite Parcel and the improvements thereon at reasonable hours on any normal work day and, in the case of emergencies to prevent casualty loss or damage where timely repair is necessary, at any time and on any day commensurate with the nature of the matter involved.

7. Utility Services and Charges. Each Homesite Parcel Owner shall pay all utility charges and expenses billed to his Parcel which are separately metered to his Parcel or which, in accordance with utility rate schedules, are chargeable to his Parcel.

8. Maintenance of Entrance Feature. The HA shall maintain, repair and replace when necessary, the entrance features and walls, if any, including the signage and decorative features, where the same exist in the PROPERTY. This authority and obligation of the HA applies and shall be paramount. The HA shall have paramount control of all decorative aspect of the said entrance features and walls, if any.

9. Individual Assessment for Upgraded Landscaping. In the event a Homesite Owner changes the landscaping provided by Developer on his Homesite Parcel on the area maintained by the HA such that the maintenance of the grounds and landscaping requires more extensive maintenance than the normal and routine maintenance provided by the HA on a reasonably consistent basis for all of QUATRAINE AT JACARANDA FOUR, the HA reserves the right to charge that homesite owner an additional fee for the performance of such special and additional service which fee shall be established by the HA on a fair and reasonable basis.

IX.

ASSESSMENTS

1. Covenant for Assessments. Declarant, for each and every Homesite Parcel which is within the PROPERTY as the PROPERTY shall from time to time be expanded or added to in accordance with the provisions of Article II, hereby covenants and each Owner of any Homesite Parcel within the PROPERTY, by acceptance of a deed therefor, or by acceptance or a deed for any part of the PROPERTY containing one or more Homesite Parcels, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the HA:

A. Regular assessments or charges which shall be assessed by the HA on an annual basis, but collected on a monthly or quarterly basis as the HA shall determine;

B. Special assessments for capital improvements, such assessments to be fixed, established and collected from time to time as hereinafter provided;

C. Extraordinary special assessments arising from unforeseen occurrences, emergencies or casualty loss; and,

D. Assessments imposed against one or more Members or, in the appropriate case the owners' association, to defray the costs and expenses of HA in performing the obligations and undertakings of such Member or owners' association when under the provisions of this Declaration the HA has performed such duties or obligations for failure of the Member or owners' association to perform it.

E. So long as a majority of the Board of Directors of the HA have been appointed or elected by the Developer, the authority to increase assessments or impose certain assessments shall be restricted in accordance with the provisions of Paragraph 11 of this Article IX.

The regular assessments, special assessments and extraordinary special assessments and assessments provided for in subparagraph D above, together with interest thereon and the cost of collection thereof as hereinafter provided, shall be a charge upon the Homesite Parcel or Improvement and shall be a continuing lien upon the Homesite Parcel upon which such assessment is made, in accordance with the provisions of Paragraph 8 hereafter set forth. Each such assessment, together with such interest thereon and costs of collection thereof as hereinafter provided shall also be the personal obligation of the person or association who was the Owner of such Homesite Parcel or Improvement at the time the assessment fell due.

2. Purpose of Assessments. The assessments levied by the HA shall be used exclusively for the purposes of discharging the obligations of the HA hereunder and under its Charter and By-Laws and for the purposes of promoting the recreation, health, safety and welfare of residents in the PROPERTY and, in particular, for the improvement and maintenance of the PROPERTY, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Areas and of the homesite parcels and improvements situated upon the PROPERTY, including but not limited to the payment of such taxes imposed upon the HA and upon the Common Areas, the payment of insurance premiums, costs of repair and replacement, maintenance and management not only of the Common Areas, but the other obligations of maintenance and management imposed upon the HA and for the costs of labor, equipment, materials and the management and supervision thereof.

3. Apportionment of Assessments. The "basic assessments" which are all assessments, whether regular, special, extraordinary, for capital purposes or otherwise, except the assessments authorized or described in subparagraph D of Paragraph 1 above shall be assessed against units in equal proportions such that each Member will pay the same share thereof for each homesite parcel owned. For the purpose of this Paragraph 3, if a homesite parcel is owned by more than one (1) person, all owners thereof shall nevertheless be considered only one Member for the purposes of assessment for each homesite parcel owned, but all such owners shall be jointly and severally liable for the assessment upon their homesite. "Individual Assessments" under subparagraph D of Paragraph 1 above shall be assessed only against the homesite and its owner(s) and shall not constitute a basic assessment.

4. Budget of the HA. The HA shall from time to time establish a budget for its fiscal operating period for all assessments described in subparagraph 1.A above which it anticipates for the ensuing fiscal period and may at its option establish such a budget for assessments described in subparagraph 1.B and these shall be apportioned among the homesite parcels and shall be payable over the fiscal period for which they are established by the HA, in either monthly or quarterly payments as the HA shall provide. The funding of reserves for replacement or deferred maintenance shall be treated as a subparagraph 1.A item, but such reserves are nevertheless discretionary with the HA and such reserves need not be established. Any budget for special assessments for capital improvements shall nevertheless, if adopted, require the approval set forth in Paragraph 5 below as modified by Paragraph 11 below.

5. Special Assessments for Capital Improvements. In addition to the regular assessments authorized by subparagraphs 1.A and 1.B above which are budgeted for as provided in Paragraph 4 above, the HA may levy a special assessment for capital improvement for the purpose of defraying in whole or in part the cost of any reconstruction or unexpected replacement of a described capital improvement on the Common Areas or for which the HA would otherwise then have the exclusive obligation for repair, replacement and maintenance as described in this Declaration, providing that any such assessment shall have the assent of not less than 3/4 of the votes of all Directors or by a vote of 2/3 of the Members voting in person or by proxy at a meeting of Members duly called for the purpose in accordance with the By-Laws at which a quorum is present, or the assent in writing of not less than 2/3 of the whole number of Members of the Association in the manner provided for in the By-Laws for the approval of actions or amendments by instrument in writing rather than at meetings. Similarly, the HA may levy a special assessment for capital improvements for any other purpose providing that the same is proposed by the Board of Directors and approved by a vote of 2/3 of the Members voting in person or by proxy at a

meeting of Members duly called for the purpose in accordance with the By-Laws, at which a quorum is present, or the assent in writing of not less than 2/3 of the Members of the Association in the manner provided for in the By-Laws for approval of actions or amendments by instrument in writing rather than at a meeting. All special assessments for capital improvements shall be due and payable in accordance with the provisions of the resolution approving them or, if that resolution shall fail to provide when such special assessment for capital improvements is due and payable, the HA's Board of Directors may upon which regular assessments were based.

6. Extraordinary Special Assessments. In the event of unforeseen occurrences, emergencies or casualty loss endangering the PROPERTY or any part of it or improvements thereon or the health, welfare or safety of the Members and/or occupants of the PROPERTY, the nature and extent of which require remedial action to be undertaken by the HA, the HA may impose extraordinary special assessments to defray the costs thereof. The powers and authorities herein granted are in contemplation and recognition of the fact that provisions to respond to such unforeseen occurrences, emergencies or casualty loss may not have been anticipated or provided for in the budget of the HA upon which regular assessments were based.

7. Collection of Assessments, Interest. Regular assessments, which are the aggregate of the assessments defined in subparagraphs 1.A and 1.B above, established in accordance with the budget of the HA mentioned in Paragraph 4 hereof, shall be due and payable on the first day of each and every month, if the HA shall elect to collect its regular assessments monthly, or on the first day of each quarter, if the HA shall elect to collect its regular assessments quarterly, and shall become delinquent if not paid within ten (10) days of the due date. Alternatively, special assessments for capital improvements as defined in Paragraph 5 hereof shall become due and payable on the date established by the HA therefor and shall become delinquent if not paid within twenty (20) days thereafter. Extraordinary special assessments mentioned in Paragraph 6 above shall be due and payable on the date established therefor by the HA and shall become delinquent if not paid within fifteen (15) days thereafter. The HA may permit special assessments for capital improvements and/or extraordinary special assessments to be payable in installments and may extend the grace periods hereinabove set forth for all types of assessments. The HA may impose an interest and/or late charge upon any assessment or assessments or any installments thereof not paid upon the due date or prior to their becoming delinquent and such interest, if imposed, may, once the payment is delinquent, be computed from the due date of the payment. The interest charge and late charge imposed by the HA, if any, shall be established by resolution of the Board of Directors, shall not exceed the rates permitted by Law and shall be uniform in application. Should the HA employ the services of an attorney in respect of the collection of any delinquent assessment, then the HA may impose and add to the assessment due and delinquent the reasonable attorney's fees incurred by the Association in the collection and any and all court costs and expenses in the event a judicial proceeding of any kind is instituted.

8. Lien of the Association - Priorities and Subordinations.

A. Lien. The HA has a lien on each homesite parcel for any unpaid assessments due in respect thereof, with interest thereon, and for reasonable attorneys' fees and court costs and expenses, if any, incurred by the HA incident to the collection of assessments or enforcement of the lien. The lien shall be effective from and after the recording of a Claim of Lien among the Public Records of Broward County, Florida. The Claim of Lien shall contain the following information:

(a) The name of the record owner;

(b) The amount claimed to be due as of the date of execution of the Claim of Lien and the due dates of such amount or amounts;

(c) A description of the homesite parcel against which the Claim is imposed; and,

(d) If the Claim of Lien is for assessments which are periodic, such as regular assessments, or other assessments imposed in installments, then the Claim of Lien may prospectively include any and all installments or periodic payments of such assessments coming due subsequent to the date of the execution of the Claim of Lien and any interest which may become due thereon, until the Claim of Lien shall be discharged by satisfaction or other appropriate instrument of record, or by an appropriate order of court having jurisdiction. The Claim of Lien must be signed and acknowledged by an officer or agent of the HA.

Non-material variations or omissions from the Claim of Lien shall not invalidate its operation. The filing of a Claim of Lien shall not be a prerequisite for the HA's exercising any or all of its rights to collect unpaid assessments and the HA may enforce its lien rights and collect any and all assessments, court costs and attorneys' fees secured thereby by the filing of a proper and appropriate

action in a court having jurisdiction. Upon payment of the Claim of Lien, the person making the payment is entitled to satisfaction or other discharge of the Lien.

B. Enforcement of the Lien. The HA may bring an action in its name to foreclose a lien for assessments in the manner of foreclosure of a mortgage of real property and may also bring an action to recover a money judgment for the unpaid assessments without waiving any Claim of Lien or lien rights.

C. HA may Purchase at Foreclosure Sale. The HA may purchase the Homesite parcel at the foreclosure sale and has the power to hold, lease, mortgage or convey the Homesite parcel.

D. Exoneration of First Mortgagees. When the mortgagee of a first mortgage of record or other purchaser of a homesite parcel obtains title to the homesite parcel as a result of foreclosure of the first mortgage or as a result of a deed given in lieu of foreclosure, such acquirer of title and his successors and assigns shall not be liable for the share of the assessments, whether such assessments shall be regular, special or extraordinary, imposed by the Association pertaining to the homesite parcel or chargeable to the former owner which became due prior to the acquisition of title as a result of the foreclosure or the deed in lieu of foreclosure, unless the assessments imposed are secured by a Claim of Lien which is recorded prior to the recording of the foreclosed mortgage or the mortgage extinguished by the deed in lieu thereof. The unpaid share of such assessments not otherwise collected from the prior owner obligated therefor, shall become a regular expense and therefore a regular assessment under subparagraph 1.A above, collectible from all homesite parcel Owners, including such acquirer, his successors and assigns, and thereafter shall be assessed against all homesite parcel Owners as part of the regular assessments or otherwise as the HA shall determine, but in all events apportioned as a subparagraph 1.A assessment.

E. Estoppel Certificates to be Given by the Association. Any Owner shall have the right to acquire from the HA a certificate showing the amount of unpaid assessments against him with respect to his homesite parcel. The owner and holder of any mortgage or other lien of record on any homesite parcel shall have the same right as to the Parcel upon which he holds a lien.

9. Prohibition of Assessments of Unimproved Portions of the PROPERTY. No assessment shall be imposed upon Developer, Declarant or any other person for reason of the ownership of any portion of the PROPERTY unless improved by a completed home (or unit). Assessments shall be imposed only against the Owners of homesite parcels containing completed improvements consisting of a single family dwelling (including the Declarant and the Developer). Assessments against the Owner of a homesite parcel, other than Declarant or Developer, will first become due the first day of the month next succeeding total completion of construction of a residence upon the homesite parcel, as evidenced by the issuance of a Certificate of Occupancy or other lawful authority for the occupancy of the homesite parcel, but in no event shall an assessment become due in respect of a homesite parcel which is not declared part of the PROPERTY. Assessments against the Declarant or Developer as the Owner of a homesite parcel shall first become due the first day of the fourth month next succeeding completion of construction of a dwelling upon the homesite parcel, except that if such homesite parcel owned by Developer or Declarant is sooner occupied, the assessments will first become due the first day of the month next succeeding such occupancy.

10. Limitation of Special Assessments for Capital Improvements. The provisions of Paragraph 5 to the contrary notwithstanding, so long as the Declarant as Developer of QUATRAINE AT JACARANDA FOUR or its designated successor as the developer of QUATRAINE AT JACARANDA FOUR, shall own more than one (1) homesite parcel in QUATRAINE AT JACARANDA FOUR, no special assessments for capital improvements imposed under the provisions of Paragraph 5 hereof shall be assessable against or binding upon the Declarant or its successor as developer without the written permission of the Declarant or that successor as developer. For the purpose of this Paragraph 10, no person shall be deemed to be a successor developer to the Declarant unless a specific document executed by Declarant identifying such successor as a successor or alternate developer to Declarant shall be placed among the Public Records of Broward County, Florida. No person shall be deemed to be a successor or alternate developer to Declarant for the purposes of this Paragraph 10 simply by virtue of having acquired title to one or more parcels of land, whether or not such parcels are improved. The provisions of this Paragraph 10 may not be amended without the written consent of the Declarant or a successor to the Declarant as developer, so long as the Declarant or any such successor developer shall own any homesite parcel in QUATRAINE AT JACARANDA FOUR.

11. Limitations on Assessment During Period When Declarant Has Appointed or Elected a Majority of the Board of the HA.

A. Limitations on Increases in Regular Assessment. The Developer, in and about the sale of homesite Parcels in QUATRAINE AT JACARANDA FOUR, by separate instruments has promulgated budgets setting forth assessment levels for homesite Parcels and Members of the HA apportioned in accordance with this Declaration, which assessment levels are hereinafter referred to as "original assessments". The total amount set forth in those budgets and the assessments based thereon contemplated quantities of activity and availability of facilities in QUATRAINE AT JACARANDA FOUR which from time to time may not yet have been achieved, for which reason the original assessment levels may be reduced by the Developer on a temporary basis to a level referred to as a "reduced assessment".

So long as a majority of the Board of Directors of the HA have been appointed or elected by Developer or Declarant, Developer agrees that the HA assessments, exclusive of special assessments for capital improvements, on individual Homesite Parcels and Members shall not be increased more than fifteen (15%) percent per annum compounded over the original assessment. The limitation herein intended shall in no event be based upon the reduced assessment levels described above. Once the Developer no longer controls the HA, the increase in annual assessments shall not exceed fifteen (15%) percent of the prior year's assessment, exclusive of special assessments for capital improvements, unless such increase is approved by a majority vote of the members present and voting at a meeting of members called at least in part to consider the budget, at which a quorum is present.

B. Restrictions on Special Assessments for capital improvements. So long as Developer shall be in control of the HA and Members other than Developer shall have elected less than one-third (1/3) of the Directors of the HA, then no special assessment for capital improvements under Paragraph 5 above may be imposed by the Developer unless approved by a majority of the whole number of Members other than Developer.

So long as Developer shall control the HA, the approval of a special assessment by a 3/4 vote of the Directors shall be deemed the approval of the Declarant and Developer, as the case may be, as required under Paragraph 10, and thus such approval shall be binding upon Declarant and Developer in respect of Homesite Parcels owned by them.

X.

USE RESTRICTIONS

1. Use and Occupancy of Homesite Parcels. The Homesite Parcel may be used and occupied by the respective Owner thereof as a private single-family dwelling unit for themselves, their families and social guests and for no other purposes except where specific exemptions are made in this Declaration. The number of persons permanently residing in a Homesite Parcel shall be limited to two (2) persons per bedroom (as "bedrooms" are displayed in accordance with Developer's original plans).

2. Use of Common Areas. The Common Areas shall be used in the manner for which they are reasonably intended for the enjoyment of the Homesite Parcel Owners, their families and social guests and shall be subject to such reasonable regulation by rules and by-laws as may, in the opinion of the HA, achieve the maximum beneficial use thereof, which rules and by-laws may be promulgated by the HA from time to time.

3. Prohibition on Nuisances. No nuisance shall be allowed upon the PROPERTY, nor shall any practice be allowed which is an unreasonable source of annoyance to Owners and occupants of the Homesite Parcels or which will interfere with the peaceful possession and proper use of the PROPERTY by residents. Furthermore, no immoral, grossly improper, offensive or unlawful use shall be made of the PROPERTY nor of any of the improvements thereon.

4. No Signs. No "For Sale", "For Rent" or other sign shall be displayed by any Homesite Parcel Owner upon the Homesite Parcel or upon any of the PROPERTY, except in accordance with such rules and regulations permitting the same as may be promulgated from time to time by the HA.

5. No Commercial Vehicles, Trailers, Campers and Boats. The HA may restrict parking within the HA Property (QUATRAINE AT JACARANDA FOUR) to prohibit in whole or in part the parking of trailers, including boat trailers, recreation vehicles of any nature, campers, boats, and commercial vehicles, except that commercial vehicles shall be allowed upon the HA Property on a temporary basis incidental to the maintenance, repair, construction or improvement of any portion of QUATRAINE AT JACARANDA FOUR, and for the delivery of goods and services to the Owners and occupants of the HA Property, and except that panel and pickup trucks not exceeding 3/4 ton, vans and open passenger vehicles such as jeeps, which are primary transportation for the lawful occupant of a dwelling unit and not otherwise used for commercial purposes, shall not be prohibited.

6. No Restriction Re Occupancy By Children. There shall be no prohibition, by rule, regulation or otherwise, against the permanent occupancy by children of any age in Homesite Parcels in this Village; however, the appropriate authorities, including the Developer and the HA, will have rule making powers over the use of the Common Areas. The Developer has reserved to itself and to the HA the authority to make such rules, regulations and restrictions as it deems necessary with regard to the use of the recreation facilities, including the right to make special rules regarding the use of the recreation facilities by persons under sixteen (16) years of age.

7. Pets. The Homeowners' Association, by its rules and regulations, may impose prohibitions on the keeping of pets in the Homesite Parcels. Such restrictions shall not, however, prohibit original owners of Homesite Parcels from bringing and keeping no more than two pets (cats or dogs) whose combined weight does not exceed seventy (70) pounds, or only one (1) pet in the event its weight exceeds seventy (70) pounds, upon the QUATRAINE AT JACARANDA FOUR Property and within the owner's Homesite Parcel. Such pets shall nevertheless be subject to the reasonable rules and regulations promulgated by the HA applicable thereto. The HA shall have senior authority to control the keeping of pets within not only the Homesite Property, but elsewhere in QUATRAINE AT JACARANDA FOUR, except that the rules and regulations promulgated by the HA shall not prohibit original owners from bringing pets conforming to the requirements set forth above upon the Homesite Property and within the owner's Homesite Parcel. This Paragraph shall not be amended without the written consent of the Developer so long as Developer owns any unit in QUATRAINE AT JACARANDA FOUR nor thereafter in any way which would cause those original owners who had brought pets meeting the requirements of this Paragraph upon the Homesite Property and in the Homesite units from keeping those pets. This Paragraph shall not be construed to authorize nor permit any pet to be kept within any Homesite parcel nor upon the Homesite Property which pet is or becomes a legal nuisance.

8. Fences. No fence, wall or other structure shall be erected upon any portion of the PROPERTY, except as originally installed by Developer, if any, and except any approved by the Architectural Control Committee in accordance with Article V of this Declaration of Covenants and Restrictions and in conformity with the requirements of the Public Authorities.

9. Garbage and Trash Disposal. No garbage, refuse, trash or rubbish shall be deposited on any portion of the PROPERTY except in areas provided by the Developer or approved by the Homeowners' Association and in accordance with the requirements of Broward County for disposal or collection by the Broward County Waste Division. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. In the event garbage and waste collection shall be discharged by contract with a private company, the prohibitions herein contained shall be reasonably modified to meet the reasonable requirements of that company.

10. Drying Areas. No clothing, laundry or wash shall be aired or dried on any unenclosed portion of the PROPERTY in an area exposed to view from any other portion of the PROPERTY.

11. Antennae. No television or radio antennae or towers of any nature shall be erected on any portion of the PROPERTY or on the exterior of any Homesite Parcel except master antennae systems approved by the HA, the Architectural Control Committee of the HA, or the Developer, may be installed and maintained.

12. Prohibition Against Reflective Materials. No reflective materials visible from the exterior of the Buildings shall be affixed to any window, glass door or any part of a Homesite Parcel or Building except in accordance with rules, regulations and provisions permitting the same promulgated by the HA which shall have reasonable uniform application throughout the PROPERTY. The HA may permit, in the exercise of its discretion, the installation of certain light-screening, energy-saving materials upon windows and glass doors in the interest of energy conservation, under such criteria and uniform rules and regulations as it shall promulgate. If the Owner of a Homesite Parcel shall have installed permitted materials in windows and/or glass doors in accordance with the rules and regulations promulgated by the HA, then changes in those rules and regulations shall not affect that installation and the Homesite Parcel Owner shall not be required to remove such installation.

13. Furnishings and Finishings of Balconies, Terraces and Porches. Balconies, terraces and porches, if any, shall not be used for the storage or placement of equipments such as freezers, refrigerators, etc., nor for other purposes which are generally unsightly in the reasonable opinion of the Architectural Control Committee. This covenant is placed here to preserve the exterior appearance and aesthetics and shall be so construed.

14. Miscellaneous - Rules and Regulations. The HA may adopt or modify and amend from time to time reasonable Rules and Regulations not inconsistent with this Declaration governing the use and occupancy of the PROPERTY and in particular the Common Areas.

15. Master Association. All of QUATRAINE FOUR, including the Property, is subject to the Declaration of Covenants and Restrictions of the MASTER DECLARATION for CENTRAL PARK NORTH AT JACARANDA, recorded under Clerk's File Number 87112493, among the Public Records of Broward County, Florida.

16. Garage Modification Limitations. The garage doors provided by the Developer in the homes constructed upon the Homesite Parcels may not be removed, modified or in anyway altered without the consent of the Developer so long as the Developer, or any successor Developer, shall own any Homesite Parcel or undeveloped land within the real property described in Exhibit "A" and the thereafter consent of the Architectural Control Committee. In accordance with laws, rules, ordinances and regulations of the City of Plantation, the garages and garage spaces within QUATRAINE AT JACARANDA FOUR may not be converted to bedrooms or other living quarters. If the City of Plantation shall change or modify its restrictions regarding the conversion of garage spaces, the garage spaces shall still not be modified without the approval of the appropriate architectural control committees having jurisdiction. In all cases, there shall be no modification except as is permitted by the City of Plantation under its applicable zoning, laws, rules, ordinances and regulations and upon the issuance of appropriate permits.

17. Mandatory Garage Door Closing. Garage doors shall remain closed except when the area behind them is actually in current use.

18. Restrictions on Transient Rentals. The Association may by rule or regulation restrict renting of any and all homesite parcels and the improvements thereon on a transient basis, but shall not have the authority nor power to restrict non-transient rentals. For the purpose of this provision, a transient rental is any rental for a period of less than sixty continuous days, or two consecutive calendar months, whichever shall be the shorter period. The Association may by rule or regulation require that the owner of each homesite parcel notify the Association of the name(s) of any persons who may be occupying the homesite parcel and the improvements thereon in the absence of the owner, and the duration (term) of such occupancy. The Association may require that it be also notified of a mailing address for such other occupier separate and distinct from the address of the homesite parcel, which address may be if the homesite parcel is not the permanent address of the occupant, the occupant's permanent address, or otherwise the occupant's business address. If there is no business address, then the Association may require as an alternative the name and address of a person not in residence at that homesite parcel who may be contacted in an emergency. The membership at any meeting of members called at least in part for the purpose made at which a quorum is present, by motion duly passed, impose, modify and amend any restrictions and requirements set forth in this Paragraph 18 and any restriction, requirement, modification or amendment thereto imposed by the membership at such a meeting, shall not be modified in any inconsistent way by the Board of Directors for a period of one (1) year from the date of the enactment of said provision. By way of example and not of limitation, if the members shall by resolution prohibit any restrictions on rentals of any nature whatsoever which are for a period of thirty or more days, that the Board of Directors may not impose a restriction on rentals in excess of thirty days, but may impose restrictions upon rentals of less than thirty days.

XI.

PARKING

All vehicle parking areas for a Homesite Parcel owner are located upon the homesite parcel. If parking spaces are provided within the common areas, their use shall be subject to reasonable rules and regulations respecting them established by the HA respecting such common areas, and otherwise they shall be for guest parking. The HA has primary and senior authority over parking in common areas pursuant to the Declaration. Parking on the private roadway will also be subject to reasonable rules and regulations promulgated by the HA and may be prohibited. The Developer may establish initial rules and regulations and prohibitions respecting parking. The parking of certain types of vehicles within the PROPERTY may further be controlled under the provisions of Paragraph 5 of Article X above.

XII.

AMENDMENTS

A. General. Except as elsewhere provided in this Declaration, this Declaration and its provisions may be amended from time to time by resolution adopted by the Board of Directors of the HA and approved at any regular or special meeting of the Members at which a quorum is present by a vote of not less than 2/3 of the Members present and voting, or by instruments in writing executed by not less than 2/3 of the whole number of Members. Such amendment when approved and adopted shall be recorded among the Public Records of Broward County, Florida.

B. Limitation on Amendment. The provisions of Paragraph A above notwithstanding, no provisions of this Declaration which require to be effective, operational or to be enacted, or for action to be taken thereunder, a vote of Members greater than that required in Paragraph A above, shall be amended, modified, changed or deleted by any amendments to this Declaration insofar as it appertains to said provision or provisions, unless in addition to all other requirements of Paragraph A above being met, said amendment or change shall be approved by a vote of the Members of not less than that required by specific provision of this Declaration to effect such specific provision or provisions. Furthermore, no amendment or change to this Declaration or any of its provisions shall modify, amend, delete or change the rights, duties, obligations or specific authorities or powers of Declarant, Developer or any named successor or alternates thereto, without the written consent of the Declarant or the Developer in the case that the rights, duties, obligations, special authorities or powers are exclusively those of the Declarant or the Developer. In all events no amendment or change in this Declaration or to any of the provisions hereof shall be effective without the consent and approval of the Declarant in writing if at the time of the adoption of such amendment the Declarant shall own any lands within QUATRAINE AT JACARANDA FOUR as yet undeveloped but which are then planned to be developed by Declarant, Developer or a successor thereto, or at any time at which Declarant or Developer shall own any Homesite Parcel within the PROPERTY which is being offered for sale in the ordinary course of business.

C. Rights of Declarant to Amend. The Declarant may amend this Declaration and its provisions from time to time with the consent of the Board of Directors of the HA, by resolution of not less than a majority of its Directors, whether or not at the time the Declarant shall have the right to or shall have appointed or elected the majority of the Directors of the HA. No amendment adopted pursuant to the provisions of this Paragraph C shall be effective to change the proportion of assessment applicable to the various Homesite Parcels without the consent in writing of the Owners of the Homesite Parcels to which the changes are applicable, to modify any restriction or limitations upon Declarant herein contained respecting levels of assessment, expenditures and the authorization of expenditures and budgets of the HA, impose any lien or liens other than those specifically provided for herein, upon any portion of the PROPERTY, to impose any disproportionate financial burden upon the Owner of any Homesite Parcel within the PROPERTY except in strict accordance with the provisions hereof, nor to disenfranchise any Homesite Parcel Owner.

D. Limitations on Amendments in Favor of Mortgagees. No amendment or change to this Declaration or any of its provisions shall be effective to impair the validity or priority of any mortgage encumbering a Homesite Parcel within the PROPERTY or any other mortgage upon the PROPERTY or any portion of it without the written consent thereto by the mortgagees affected thereby. The provisions of this Paragraph D may not be amended nor modified.

XIII.

EASEMENTS FOR ENCROACHMENT AND SPECIAL USAGES

A. Special Encroachment Easements and Usages.

1. All Homesite Parcels and the Common Areas shall be and are individually and collectively subject to easements for encroachments which now or hereafter exist or come into being caused by settlement or movement of Homesite structures or other improvements upon the property constituting part of the Homesites, or caused by minor inaccuracies in construction or reconstruction of the Homesites or the Homesites structures or other improvements upon the Homesite Parcels, which encroachments shall be permitted to remain undisturbed and such easements shall and do exist and shall continue as valid easements so long as such encroachment exists. A valid easement for the maintenance of such encroachments is herein created so long as such encroachments stand. Nothing in this Paragraph shall be deemed to grant or permit authority to any Homesite Parcel Owner to add to or modify his Homesite in such a manner as to create an encroachment where none before existed, but the easement and right of encroachment herein contained shall apply only to construction as originally created and completed or to reconstruction ocasioned by casualty loss or damage to the Homesite structures. Upon such reconstruction or rebuilding, the plans, specifications and execution thereof shall not require any such encroachments except to the extent previously existing prior to the casualty loss or damage.

2. All Homesite Parcels and the Common Areas shall be and are individually and collectively subject to easements for encroachments for conditions created at the time of the initial construction of the Homesites permitting entrance features, planters, landscape features, and like installations and improvements, which are intended to be Common Areas to encroach upon Homesite Parcels. Furthermore, all Homesite Parcels and the Common Areas shall be and are individually and collectively subject to easements for encroachments for conditions created at the time of the initial construction of the Homesite Parcel permitting overhangs (roof, balconies, etc.) electric meters (cans), other utility meters, their containers (boxes), and utility valves, switches and distribution boxes, sidewalks and driveways, and the like, to encroach upon abutting property not within the Homesite Parcel for which the features are constructed. Such easements and encroachments do not and shall not unreasonably interfere with access to the Homesite Parcel upon which the encroachment exists. The aforementioned encroachments shall be permitted to remain undisturbed and such easements shall and do exist and shall continue as valid easements so long as such encroachments exist and thereafter, if within one (1) year of the removal of the planter or landscape feature constituting the encroachment the same shall be rebuilt or reinstalled and such rebuilding or reinstalling has been substantially completed prior to the expiration of that one (1) year period, or in the case of an overhang, it is replaced or reconstructed within a two (2) year period of its removal by casualty loss or otherwise. A valid easement for the maintenance of such encroachments is hereby created so long as such encroachments stand.

3. All Homesite Parcels and the Common Areas shall be and are individually and collectively subject to easements to permit the following:

a. The run-off of rain and storm waters from the roofs of improvements upon abutting Homesite Parcels;

b. The encroachment by the exhaust from electric clothes dryers or similar equipment used by an abutting Homesite Parcel Owner or occupant when the vent therefore is installed in a wall of the improvement next abutting the Homesite Parcel boundary at such proximity that the valve or flap covering such vent extends into the abutting homesite parcel or that the exhaust blows into the abutting homesite parcel;

c. To permit a hot water heater drain (safety valve exhaust drain) and Air conditioning condensate drains to traverse the Homesite Parcel property line, and to discharge water upon the abutting Homesite Parcel. In this regard Homesite Parcel Owners are charged with the knowledge that such hot water heater drains are safety and emergency precautions and that the discharge therefrom may in emergency conditions be very hot water. The Homesite Parcel Owners whose property is charged with this easement shall not make any installation nor maintain any usage at the point of such easement right or proximate thereto which would endanger property or persons, nor block the free flow of discharged waters upon the easement way; and

d. To permit the natural flow of rain and storm waters across Homesite Parcels.

e. The reading, repair, maintenance and replacement of utility meters, utility lines and installations and the delivery of utility services.

The easements herein created will be used in a reasonable manner the particular circumstances involved being taken into consideration. In particular a circumstance which shall be taken into consideration in analyzing the use of any such easement shall be the fact that throughout the property, in certain Homesite Parcels, a perimeter wall of the home or structure upon the homesite parcel lies upon or with close proximity to the Homesite Parcel line and that such use is permitted, may be retained, and is agreed by all persons taking a deed to a Homesite Parcel to be a reasonable, esthetic and proper usage. Easement ways herein created in this subparagraph A (3) shall not be deemed to require nor permit access to the interior of any home built upon a Homesite Parcel for the purposes of exercising the easements rights herein above set forth declared and reserved. They may nevertheless be exercised and enjoyed within any fenced in area.

4. All Homesite Parcels and the Common Areas shall be and are individually and collectively subject to easements permitting the HA and the Owners of a Homesite Parcel (the "benefited homesite"), its lawful occupants, their designees, servants, employees, contractors and agents to come upon grounds and lands of abutting Homesite Parcels ("the easement way homesites") for the following purposes:

a. To permit the painting, repair, inspection, reading of utility meters and mechanical work upon any improvements upon the benefited homesite;

b. In and about the repair of the roof of the benefited homesite;

c. In and about the servicing and replacement of air conditioning equipment which services the benefited homesite;

d. To permit access to the benefited homesite's grounds and to permit the landscape maintenance and grounds maintenance of the benefited homesite.

The use and exercise of the rights and easements ways created in this subparagraph A (4) shall be in a lawful manner and without damage or distruction to the easement way homesites, and are non-exclusive easements.

5. All Homesite Parcels shall be and are individually and collectively subject to an easement to permit the HA, its servants, employees, contractors and agents, to come across the property in a lawful and peaceable manner, to respond to an emergency situation, imminently threatening persons or property, and to take such steps as it deems appropriate to try to abate the condition and threat, to perform and discharge its duties and obligation respecting landscape maintenance, repair and replacement, to perform and discharge its duties and obligation with respect to exterior maintenance and painting and the otherwise in the exercise of its powers and duties.

6. The Common Areas and all Homesite Parcels shall be and are individually and collectively subject to easements along the rear property lines and side yard lines, and for reasonable distance therefrom of each Homesite Parcel, and not within (under or interfering with) a structure (home), for the installation and the maintenance of utility lines which may serve more than the one Homesite Parcel and other lands, and for the installation and maintenance of storm water drainage features, including but not limited to simple contouring, drainage pipes, drains, culverts and the like, it being understood that nothing in this provision shall be deemed to impose an obligation upon Declarant, Developer or the HA to make any installation or provision for such drainage. Nothing in this sub-paragraph 6 shall be deemed to permit the installation of any utility lines or drainage pipes, drains or culverts which are substantially inconsistent with the then existing improvements upon the Homesite Parcel. Homesite Parcels and the Common Areas are also subject to the easements for utility lines and the maintenance thereof shown on the drawings attached hereto as Exhibits, as those drawings are supplemented and amended from time to time in accordance with this Declaration.

7. The easements identified in this Article XIII are declared, created and reserved as perpetual easements for the uses and benefits herein described, and shall also constitute covenants which run with the land, and which may be modified and amended by amendments to this Declaration, subject nevertheless to the restrictions and limitation on such modifications and amendments herein after set forth. The encroachments provided for herein and the easements created permitting them shall not unreasonably interfere with the use and occupancy of the Homesite Parcel upon which the encroachment exists by the Homesite Parcel Owner and occupants thereof.

B. <u>Developer's Right to Create Easements Enlarging Fenced-in Homesite Yards.</u> Developer shall have the right to create an easement upon the Common Areas next abutting a Homesite Parcel for the exclusive use and benefit of the Owner of the Homesite Parcel involved. The easement shall be created by the Developer enclosing with fencing a portion of the Common Areas next abutting the Homesite Parcel, thereby expanding the size of the enclosed yard (fenced-in yard) of a Homesite Parcel beyond the Homesite Parcels boundaries. The mere act of Developer's constructing the fencing enclosing such yard shall create the easement and no separate document need be executed or recorded. The encroachment and the easement for the exclusive use thereof shall continue in favor of the Homesite Parcel Owner as a valid easement so long as such encroachment exists and thereafter if within one (1) year of the removal or destruction of the fence which encroaches the same shall be rebuilt or reinstalled and such rebuilding or reinstallation has been substantially completed prior to the expiration of that one (1) year. A valid easement for the maintenance of each such encroachment is hereby created which maintenance easement shall exist so long as such encroachment stands. Nothing herein shall be deemed to permit any person other than the Developer to create the encroachments or the easements therefor herein provided. Nothing herein nor the existence of the fence as an encroachment shall modify or change the maintenance obligations in respect of the fence which obligation shall be the same as if the fence were on the property line of the Homesite Parcel. Similarly, the Homesite Parcel Owner having the easements herein provided for upon a portion of the Common Areas shall have the maintenance obligation respecting the yard area within the easement area enclosed by the Homesite Parcel fence to the same extent as if the easement area were a portion of the Homesite Parcel and enclosed by the fence. The yard areas upon which the easements are created hereunder and which are enclosed by the fences shall not be improved by the erection thereon of any structure or improvement other than the fence without the written permission of the Developer or the HA. So much of the Common Areas as are subject to the easement herein created and enclosed by a Homesite Parcel fence shall be deemed for the exclusive use and occupancy of that Homesite Parcel Owner and occupants to the exclusion of all other persons, so long as the easement exists.

C. Special Definition of Common Areas. For the purpose of this Article XIII the term "COMMON AREAS", "Common Areas" and "common areas" shall all be deemed to refer both to the common areas as defined in Paragraph 3 of Article I of the Declaration and any commonly used property in the Property whether or not its use is restricted exclusively to the members, such that the easements for encroachments and special usages herein contained shall be extant.

D. Amendment. The provisions of this Article XIII shall not be amended in any manner to vacate, reduce or terminate any of the easements created hereunder without the written consent of the owners and mortgagees of any Homesite Parcel benefitted by such easements and without the written consent of the Developer so long as the Developer or any specifically named designee or designees of the Developer shall own land which is under development or planned for development in the real estate development containing QUATRAINE AT JACARANDA FOUR which development is commonly known as QUATRAINE AT JACARANDA NORTH, but the approval of Developer as Developer shall not be required subsequent to December 31, 1995 in any event.

XIV.

MISCELLANEOUS

1. Authority to Make Rules and Regulations. The HA shall have the authority to make reasonable regulations respecting the use of the Common Areas and other matters which are under its cognizance in accordance with this Declaration. Whenever the approval of the HA is required for an action to be taken by a Homesite Parcel owner or respecting decoration or utilization of the PROPERTY in which the HA is granted some supervisory control, the actions and decisions of the HA shall be required to be reasonable.

2. First Mortgages. Where a first mortgage by some circumstance fails to be a first mortgage but it is evident that it is intended to be a first mortgage, it shall nevertheless for the purposes of this Declaration be deemed a first mortgage and the holder thereof shall be deemed a first mortgagee.

3. Alternative Products. Developer reserves the right to improve Homesite parcels by products other than the single family detached homes and such alternative products may include but are not limited to attached homes, townhomes or condominium apartment buildings, or any of which may be constructed upon one or more contiguous Homesite parcels. In all events, each and every single family detached home and condominium unit shall individually constitute one (1) Homesite Parcel for the purpose of assessments and voting rights and one (1) Homesite Parcel under Paragraph 9 of Article I and for all other purposes under this Declaration, it being the intention of the Declarant that each separate single family dwelling, whether in townhouse form, condominium unit form, or other form, shall be treated as one Homesite Parcel, regardless of the number of parcels aggregated to constitute the site of that single family dwelling or condominium apartment building.

4. Security. The HA may undertake security for the entire PROPERTY with the consent of 2/3 of the Members obtained at a meeting of Members called at least in part for the purpose and with the consent of the HA which may not be unreasonably withheld but which consent may be reasonably conditioned if security for all of QUATRAINE AT JACARANDA NORTH is being provided under other auspices. So long as Declarant or Developer shall have any unsold dwelling units in QUATRAINE AT JACARANDA FOUR or any portion of QUATRAINE AT JACARANDA FOUR is not improved, then no security shall be undertaken by the HA without the Declarant's written approval. At its option the HA in providing security may maintain and operate any guardhouses, kiosks and electronic or electo-mechanical gates and other instrumentalities designed or located to control traffic and/or security within QUATRAINE AT JACARANDA FOUR for the benefit of significant portions of the PROPERTY not maintained or operated by the public authorities, whether or not such installation shall be within the property of in QUATRAINE AT JACARANDA FOUR. The HA shall have no obligation to provide such security but may do so in the exercise of its discretion. Security may include but is not limited to the providing of in-place guards, roving guards or security personnel, electronic or electro-mechanical instrumentation (gates, etc.) and the like.

5. Cable T.V. - Utility. For the purpose of this Declaration, Cable T.V. services shall be considered utility services and the cable T.V. provider a utility. This Paragraph shall not however be deemed to grant any cable T.V. company any rights or privileges of any nature whatsoever which they would not have except for the inclusion of this Paragraph. If, however, a cable T.V. company (provider of cable T.V. services) is permitted on the PROPERTY by an agreement with the developer or with the HA, then such cable T.V. company shall have such easement and usage rights as are granted to other utility companies in this Declaration, except that no installation may be made by a cable T.V. company on the exterior of any building or site except in accordance with the reasonable requirements of the Architectural Control Committee in the interest of esthetics.

6. Rear and Side Yard Utility Easements. Easements for the installation, operation and maintenance of utility lines exist along the side and rear property lines of each Homesite Parcel, within an area measured on perpendiculars from those lines approximately four (4') feet into each Homesite Parcel. However this easement may extend beyond that area, to wit: more than four (4') feet into the Homesite Parcel to accomodate the original installation of the utility lines at the time of the construction of the Development known as QUATRAINE AT JACARANDA FOUR. These easement ways may be reflected on drawings attached as Exhibits to this Declaration and the Supplements and Amendments to those drawings made in accordance with this Declaration, but need not be so reflected to be effective.

7. Requirements to Conform to Applicable Building and Zoning Laws, Rules, Ordinances and Regulations. Nothing in this Declaration, nor in the ByLaws or Charter of the Homeowners' Association shall be deemed to authorize any modification, amendment or change in the Homeowners' Association Property, the improvements thereon, the boundaries of units, the common elements, or any improvements upon the Homeowners' Association Property, whether or not such changes shall constitute additions to the improvements, except in strict compliance with applicable laws, rules, ordinances and regulations of the governmental authorities having jurisdiction thereof, and without limiting the generality of the foregoing, compliance with the zoning and building laws, rules, ordinances and regulations of the City of Plantation. Any modification to any improvement upon the Homeowners' Association Property, or any additions to the improvements within the Homeowners' Association Property, may only be made in strict compliance with such zoning laws, ordinances, rules and regulations, and lawfully authorized variances thereto, and where required by law, the issuance of appropriate building permits. Nothing in this Paragraph shall prohibit nor restrict the additions of real property to the Existing Property in accordance with Paragraph 2 of Article II hereof.

8. Authority for the City of Plantation to Enforce Certain Obligations of Maintenance. Should the Homeowners' Association fail to adequately maintain: the landscaping installed by the Developer pursuant to the requirements imposed by the City Council of the City of Plantation as a condition to the approvals for the construction and improvements of the Property; or the easement ways of ingress and egress (the private roads) described in this Declaration or otherwise owned by the Homeowners' Association and constituing private roadways within the purview of Paragraph 1 entitled "Private Roadway" in Article VI hereof; then after thirty (30) days notice to do so by the City of Plantation, the City of Plantation shall have and is hereby given the right and authority to enforce the obligations of the Association for such maintenance as required by Paragraphs 1 and 4 of Article VIII hereof, and the power of the City of Plantation shall extend to and include the right under judicial supervision to reach and apply powers of the Association to make assessments for the purpose of receiving funds necessary to defray the costs of such maintenance, and to otherwise exercise the powers of the Association to collect such assessments against Members.

9. Restrictions on Amendment. The provisions of these Paragraphs 7, 8 and 9 hereof and the provisions of Paragraph 5 entitled "Easement to Public Authorities" of Article VII hereof shall not be amended without the consent of the City of Plantation as evidenced by the signature of a duly authorized officer of the City of Plantation or the signature of the City Attorney or of an Assistant City Attorney.

10. Master Television Antenna and Cable Television. The Association, by action of its Board of Directors, is authorized to enter into agreements to provide or allow master television service, whether or not in association with cable television service, to be given to the owners or occupants of improvements to real property in the PROPERTY and/or in the vicinity of the PROPERTY, upon such terms and conditions as the Board of Directors shall approve, including but not limited to the authority of the Association to enter into a master television service contract in which the cost may be treated as an assessable expense in which case it will be apportioned equally among the residences as if an assessment under subparagraph 1.B of Article IX. This authority is granted in realization of the fact that a master television antenna may be able to serve the residence owners as well as persons residing on other improved property in the vicinity of the PROPERTY on a more economical basis. This authority shall be liberally construed to allow the placement of cables, equipment and all necessary and adjunctive mechanical, electro-mechanical, electrical and/or electronic devices upon the PROPERTY as the Board shall approve to effectuate the intentions of this Paragraph. Residence owners shall have the right to have cable television services extended and provided within their residences without action of the Board of Directors and such services may be brought to the residence owners requiring or desiring such service over the common areas of the PROPERTY as other utility services may be extended to the residences, providing that such installation shall not be unsightly and that such installation shall not interfere with the reasonable, lawful and peaceful use of the common areas by the persons entitled to use them. Nothing in this Paragraph shall be construed to impose upon the Developer or any other person, either real or corporate, the obligation to provide or install either a master television antenna or cable television facilities in this development, nor to prohibit such installation when the approvals herein required are given. Television lines (cable and/or otherwise) within the PROPERTY shall be deemed "utility lines" and the purveyors of television services utilizing those lines shall be deemed "utilities". The HA may grant reasonable easements to provide further extensions of the television services (cable and/or otherwise) hereunder. Easements granted to provide for these services shall be required when granted to be consistent with the then existing improvements within the PROPERTY. The authority granted to any association other than the HA to enter into similar agreements with providers of television services (cable and/or otherwise), shall be subject to the authority granted the HA herein and if the HA has entered into any such agreement, then at the option of the HA, the terms of that agreement shall be preemptive, and no association may enter into any agreement inconsistent therewith without approval of the HA. The requirements of Paragraph 7 above shall apply to the installation of Satellite Dish Antenna.

11. Senior Association. If the Public Authorities require it, the Developer may create a homeowners' association to discharge some or all of the maintenance and operational obligations of both the HA and of the homeowners' association of Quatraine at Jacaranda Three - Phase 1, which senior association's declaration will be senior in operation and priority to this Declaration and to the declaration of covenants and restrictions of the Quatraine at Jacaranda Three - Phase 1 homeowners' association. The covenants and restrictions for that senior association and its other organizational documents in providing for such maintenance and operation shall fairly and equitably provide for assessments of homesite parcel owners in both developments and shall otherwise fairly parallel the provisions of this Declaration and of the declaration of covenants and restrictions for the Quatraine at Jacaranda Three - Phase 1 respecting such maintenance and operation. The declaration of covenants and restrictions for the senior association shall be senior in dignity and operation to this Declaration and to the declaration of covenants and restrictions for Quatraine at Jacaranda Three - Phase 1 homeowners' association when so declared by Declarant herein.

12. Restrictions on Leasing of Homesite Parcels and Improvements Thereon by the Developer. The Developer named herein, to wit: Quatraine at Jacaranda III, a Joint Venture, may not lease any dwelling unit on the PROPERTY, nor may that Developer operate a leasing office on the PROPERTY, without the consent of the City Counsel of the City of Plantation. As the condition to obtaining such consent, that Developer must establish the existence of an economic hardship arising from an inability to sell the dwelling units (Homesite Parcels). This provision may only be enforced by the City of Plantation and by no other person or persons, and shall only be enforceable if the requirement established by the City of Plantation, to include this restriction in this Declaration is otherwise lawful and enforceable at the time(s) of its enforcement and was lawful and enforceable on the date the building permits for improvements in Quatraine at Jacaranda Four was first issued.

13. Severability. Invalidation of any one of these covenants and restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, QUATRAINE AT JACARANDA III, A JOINT VENTURE, by and through QUATRAINE CONSTRUCTION CORPORATION, INC., its Managing Venturer, has caused the execution of this DECLARATION OF COVENANTS AND RESTRICTIONS, and its corporate seal to be affixed hereto, this 30th day of Sept, 19 88.

(Corporate Seal)

QUATRAINE AT JACARANDA III, A JOINT VENTURE,

BY: QUATRAINE CONSTRUCTION CORPORATION, INC.
MANAGING VENTURER

BY: George E. McAdle Vice Pres.

Attest: Elizabeth A. Roop, Asst. Sec.

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, a Notary Public in and for the County and State aforesaid, duly authorized to take acknowledgements, personally appeared

George E. McAdle, VP and Elizabeth A. Roop, Asst. Sec.

of QUATRAINE CONSTRUCTION CORPORATION, INC., the Managing Venturer of QUATRAINE AT JACARANDA III, A JOINT VENTURE, to me well known and they acknowledged before me that they executed, sealed and delivered the foregoing DECLARATION OF COVENANTS AND RESTRICTIONS for the uses and purposes therein expressed, as such officers, by authority and on behalf of said Corporation, as the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Broward County, Florida, this 30th of September, 19 88.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

BK15840PG0137

EXHIBIT A

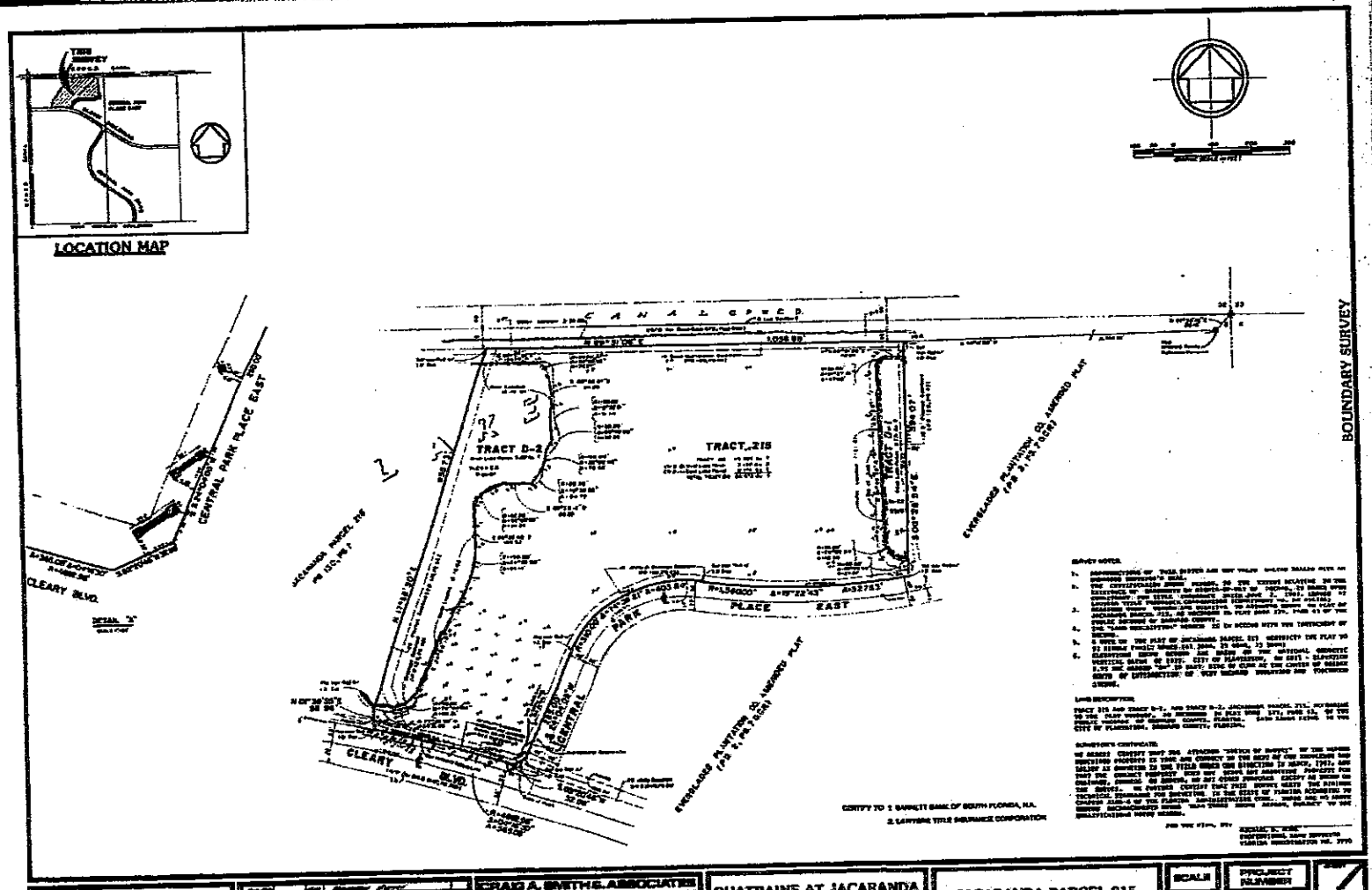
TO DECLARATION OF COVENANTS AND RESTRICTIONS
QUATRAINE FOUR HOMEOWNERS' ASSOCIATION

"LAND DESCRIPTION FOR QUATRAINE AT JACARANDA FOUR"

The real property which may become subject to this Declaration and which is commonly known as QUATRAINE AT JACARANDA FOUR is legally described as follows:

Tract 215, Tract D-1 and Tract D-2 of JACARANDA PARCEL 215, according to the Plat thereof, recorded in Plat Book 129 at Page 43 of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

The foregoing property is reflected on the attached "BOUNDARY SURVEY for JACARANDA PARCEL 215", also subtitled "QUATRAINE AT JACARANDA FOUR".



A-2

BK15840PG0139

EXHIBIT B

TO DECLARATION OF COVENANTS AND RESTRICTIONS
QUATRAINE FOUR HOMEOWNERS' ASSOCIATION

THE EXISTING PROPERTY

The Existing Property consists of the parcel of real property more particularly described on the legal description attached hereto and made a part hereof, entitled "LAND DESCRIPTION QUATRAINE AT JACARANDA FOUR (IV)" (and reflected on the attached drawing entitled "LOCATION MAP"), which includes a parcel of real property identified as "QUATRAINE AT JACARANDA FOUR (IV) INGRESS/EGRESS AND UTILITY EASEMENT and four parcels identified as "RECREATION AREAS NO. 1, 2, and 3" and "GREEN AREA", which although included in the Legal Description of QUATRAINE AT JACARANDA FOUR are also shown here for ease of reference. In each case the legal description precedes the drawing to which it is applicable. On the drawing applicable to the legal description of the parcel described therein its borders are crosshatched for ease of reference.

LAND DESCRIPTION

QUATRAINE AT JACARANDA IV

All of Tract 215, JACARANDA PARCEL 215 according to the plat thereof as recorded in Plat Book 129, Page 43 of the Public Rocords of Broward County, Florida.

Said lands lying in the City of Plantation, Broward County, Florida and containing 16.565 acres more or less.

BK 15840 PG 0141

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
July 20, 1988
86-0687.BOU

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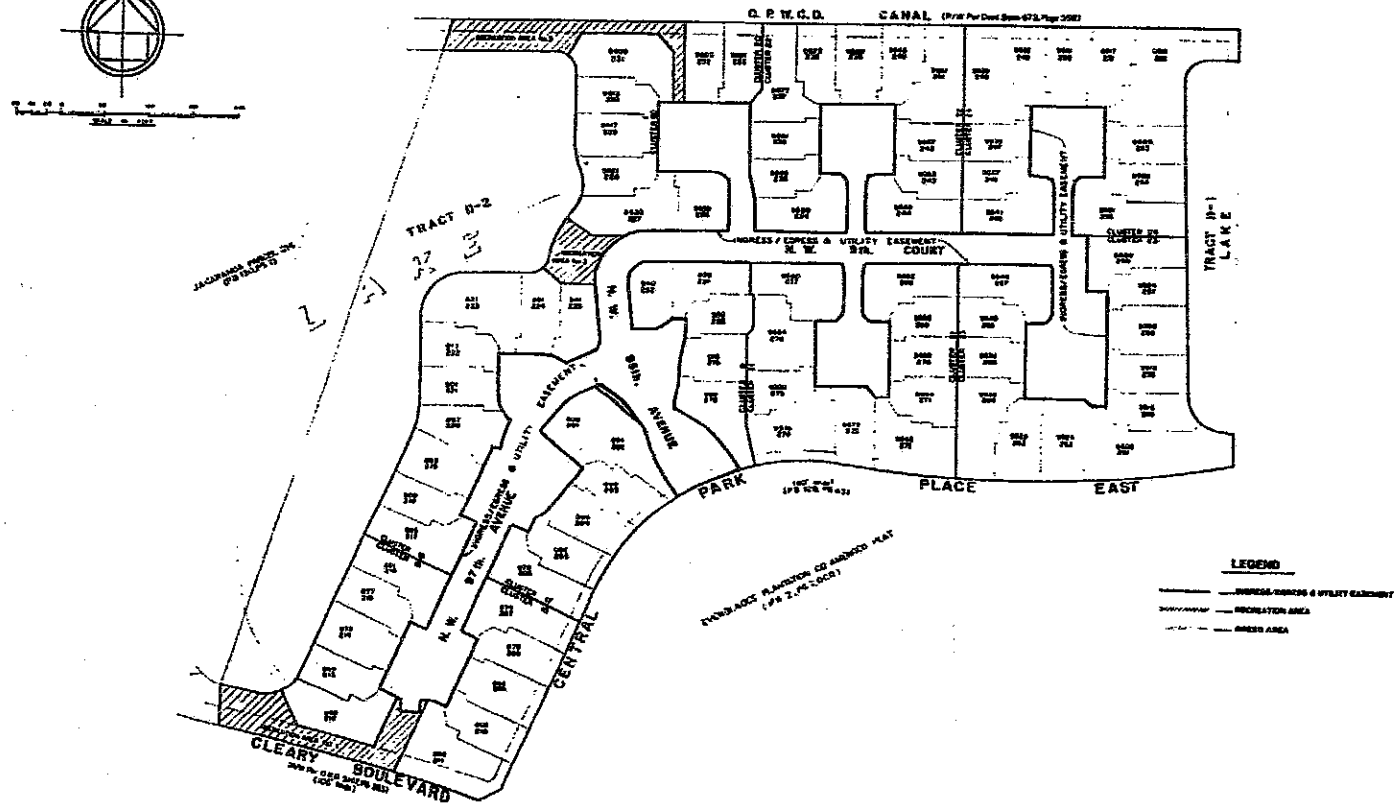

B-3

LOCATION MAP

PREPARED FOR:

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
DATE	DRAWN			

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST OAKLAND PARK
FORT LAUDERDALE, FLORIDA 33311
(305) 735-2400

QUATRAINE AT JACARANDA IV

JACARANDA PARCEL 215

SCALE

PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA IV

INGRESS/EGRESS AND UTILITY EASEMENT

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point being on the North Right-of-way line of Cleary Boulevard, as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, said point also being on the arc of curve concave to the Southwest (a radial line through said point bears South 12° 20' 57" West);

THENCE Southeasterly along the Southerly boundary of said Tract 215 and said North Right-of-Way line, and the arc of said curve, having a radius of 4892.98 feet, a delta of 04° 16' 30", an arc distance of 365.08 feet;

THENCE continuing along the Boundary of said Tract 215, and along the Westerly Right-of-Way of Central Park Place East as shown on said plat of JACARANDA PARCEL 215, the following three (3) courses and distances:

1. North 65° 20' 46" East, 32.99 feet;

2. North 24° 04' 05" East, 295.00 feet to the beginning of a tangent curve concave to the Southeast;

3. Northeasterly along the arc of said curve, having a radius of 310.00 feet, a delta of 31° 44' 32", an arc distance of 171.70 feet to the POINT OF BEGINNING (a radial line through said point bears South 34° 11' 23" East);

THENCE North 31° 58' 16" West, 41.73 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve, having a radius 162.00 feet, a delta of 13° 50' 42", an arc distance of 39.15 feet to a Point of Reverse Curvature;

THENCE Northwesterly along the arc of said curve, having a radius of 138.00 feet, a delta of 44° 48' 33", an arc distance of 107.93 feet to an intersection with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears South 27° 03' 53" West, (138.00 foot radius) and South 17° 06' 35" East (130.00 foot radius));

THENCE Southwesterly along the arc of said curve, having a radius of 130.00 feet, a delta of 46° 30' 36", an arc distance of 105.53 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears South 63° 37' 11" East (130.00 foot radius) and North 57° 09' 49" East (15.00 foot radius));

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 18° 39' 49", an arc distance of 4.89 feet to a Point of Tangency;

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THENCE South 51° 30' 00" East, 69.55 feet;

THENCE South 38° 30' 00" West, 71.17 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 62.00 feet, a delta of 19° 00' 07", an arc distance of 20.56 feet to a Point of Reverse Curvature;

THENCE continue Southwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 33° 18' 03", an arc distance of 8.72 feet to the Point of Tangency;

THENCE South 24° 12' 04" West, 16.11 feet;

THENCE North 65° 47' 56" West, 17.78 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 27° 56' 57", an arc distance of 7.32 feet to an intersection with a non-tangent line (a radial line through said point bears South 03° 44' 53" East);

THENCE South 24° 04' 12" West, 154.71 feet to a point on the arc of a non-tangent curve concave to the Northeast (a radial line through said point bears North 51° 53' 17" East);

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 27° 49' 05", an arc distance of 7.28 feet to a Point of Tangency;

THENCE South 65° 55' 48" East, 17.67 feet;

THENCE South 24° 04' 12" West, 100.33 feet;

THENCE North 65° 55' 48" West, 19.67 feet;

THENCE North 86° 35' 04" West, 14.13 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly along the arc of said curve, having a radius of 3.00 feet, a delta of 90° 00' 00", an arc distance of 4.71 feet to the Point of Tangency;

THENCE South 03° 24' 56" West, 15.00 feet;

THENCE North 86° 35' 04" West, 27.00 feet;

THENCE North 03° 24' 56" East, 15.00 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, having a radius of 3.00 feet, a delta of 90° 00' 00", an arc distance of 4.71 feet to the Point of Tangency;

THENCE North 86° 35' 04" West, 2.96 feet;

THENCE North 65° 55' 48" West, 26.54 feet;

THENCE North 24° 04' 12" East, 100.33 feet;

THENCE South 65° 55' 48" East, 21.41 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 11° 32' 13", an arc distance of 3.02 feet to the intersection with a non-tangent line (a radial line through said point bears North 12° 31' 59" East);

THENCE North 24° 04' 12" East, 157.39 feet to a point on the arc of a non-tangent curve concave to the Southwest (a radial line through said point bears South 35° 36' 25" West);

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 11° 32' 13", an arc distance of 3.02 feet to a Point of Tangency;

THENCE North 65° 55' 48" West, 21.41 feet;

THENCE North 24° 04' 12" East, 103.42 feet;

THENCE South 78° 35' 32" East, 7.99 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 09° 03' 55", an arc distance of 2.37 feet to an intersection with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears North 02° 20' 34" East (15.00 foot radius) and South 78° 31' 50" East (174.00 foot radius));

THENCE Northeasterly along the arc of said curve, having a radius of 174.00 feet, a delta of 13° 45' 23", an arc distance of 41.78 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears South 64° 46' 27" East (174.00 foot radius) and North 37° 43' 07" East (45.00 foot radius));

THENCE Northwesterly along the arc of said curve, having a radius of 45.00 feet, a delta of 51° 51' 05", an arc distance of 40.72 feet to a Point of Tangency;

THENCE North 00° 25' 48" West, 54.00 feet;

THENCE North 89° 34' 12" East, 55.00 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 62.00 feet, a delta of 35° 46' 03", an arc distance of 38.70 feet to an intersection with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears South 35° 20' 15" West (62.00 foot radius) and South 28° 50' 57" East (174.00 radius));

THENCE Northeasterly along the arc of said curve, having a radius of 174.00 feet, a delta of 11° 28' 06", an arc distance of 34.83 feet to a Point of Reverse Curvature;

THENCE Northeasterly along the arc of said curve, having a radius of 18.00 feet, a delta of 79° 52' 09", an arc distance of 25.09 feet to a Point of Tangency;

THENCE North 07° 15' 00" West, 66.55 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 74.00 feet, a delta of 96° 46' 06", an arc distance of 124.98 feet to a Point of Tangency;

THENCE North 89° 31' 06" East, 103.25 feet to a Point on the arc of non-tangent curve concave to the Northwest (a radial line through said point bears North 66° 54' 13" West);

THENCE Northeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34' 41", an arc distance of 8.23 feet to a Point of Tangency;

THENCE North 00° 28' 54" West, 49.41 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, having a radius of 50.00, a delta of 02° 33' 18", an arc distance of 2.23 feet to a Point of Compound Curve;

THENCE continuing Northwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 87° 26' 42", an arc distance of 30.52 feet to a Point of Tangency;

THENCE South 89° 31' 06" West, 76.89 feet;

THENCE North 00° 28' 54" West, 100.33 feet;

THENCE North 89° 31' 06" East, 123.92 feet;

THENCE South 00° 28' 54" East, 98.17 feet;

THENCE South 13° 18' 45" East, 36.02 feet;

THENCE South 00° 28' 54" East, 45.79 feet;

THENCE North 89° 31' 06" East, 122.00 feet to a point on the arc of a non-tangent curve concave to the Northwest (a radial line through said point bears North 66° 54' 13" West);

THENCE Northeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34' 41", an arc distance of 8.23 feet to a Point of Tangency;

THENCE North 00° 28' 54" West, 56.00 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta 90° 00' 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 89° 31' 06" West, 22.67 feet;

THENCE North 00° 28' 54" West, 100.08 feet;

THENCE North 89° 31° 06' East, 100.33 feet;

THENCE South 00° 28' 54" East, 100.08 feet;

THENCE South 89° 31' 06" West, 22.67 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00' 00" feet, an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 00° 28' 54" East, 56.00 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34' 41", an arc distance of 8.23 feet to the intersection with a non-tangent line (a radial line through said point bears North 65° 56' 25" East);

THENCE North 89° 31' 06" East, 249.82 feet to a point on the arc of a non-tangent curve, concave to the Northwest (a radial line through said point bears North 66° 54' 13" West);

THENCE Northeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34' 41", an arc distance of 8.23 feet to a Point of Tangency;

THENCE North 00° 28' 54" West, 56.00 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00' 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 89° 31' 06" West, 18.50 feet;

THENCE North 00° 28' 54" West, 100.08 feet;

THENCE North 89° 31' 06" East, 100.33 feet;

THENCE South 00° 28' 54" East, 100.08 feet;

THENCE South 89° 31' 06" West, 26.84 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00' 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 00° 28' 54" East, 64.00 feet;

THENCE North 89° 31' 06" East, 21.00 feet;

THENCE South 00° 28' 54" East, 79.00 feet;

THENCE North 89° 31' 06" East, 27.67 feet;

THENCE South 00° 28' 54" East, 152.58 feet;

THENCE South 89° 31' 06" West, 18.67 feet;

THENCE North 51° 13' 40" West, 13.24 feet;

THENCE South 89° 31' 06" West, 80.92 feet;

THENCE North 00° 28' 54" West, 100.21 feet;

THENCE North 89° 31' 06" East, 21.17 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Northeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00' 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 00° 28' 54" West, 52.00 feet to the beginning of a tangent curve concave the Southwest;

THENCE Northwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52' 12", an arc distance of 12.87 feet to the intersection with a non-tangent line (a radial line through said point bears South 52° 38' 54" West);

THENCE South 89° 31' 06" West, 247.84 feet to a point on the arc of a non-tangent curve concave to the Southeast (a radial line through said point bears South 53° 36' 42" East);

THENCE Southwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52' 12", an arc distance of 12.87 feet to a Point of Tangency;

THENCE South 00° 28' 54" East, 52.00 feet to the beginning of a tangent concave to the Northeast;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00' 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 89° 31' 06" East, 22.67 feet;

THENCE South 00° 28' 54" East, 100.33 feet;

THENCE South 89° 31' 06" West, 18.79 feet;

THENCE North 36° 01' 23" West, 18.28 feet;

THENCE South 89° 31' 06" West, 70.92 feet;

THENCE North 00° 28' 54" West, 85.46 feet;

THENCE North 89° 31' 06" East, 22.67 feet to the beginning of a tangent concave to the Northwest;

THENCE Northeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00' 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 00° 28' 54" West, 52.00 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52' 12", an arc distance of 12.87 feet to an intersection with a non-tangent line (a radial line through said point bears South 52° 38' 54" West);

THENCE South 89° 31' 06" West, 256.91 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly along the arc of said curve, having a radius of 30.00 feet, a delta of 96° 46' 06", an arc distance of 50.67 feet to a Point of Tangency;

THENCE South 07° 15' 00" East, 57.87 feet to a point on the arc of a non-tangent curve concave to the Northeast (a radial line through said point bears North 20° 34' 05" East);

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 21° 02' 59", an arc distance of 5.51 feet to a Point of Tangency;

THENCE North 89° 31' 06" East, 19.88 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Northeasterly along the arc of said curve, having a radius of 37.00 feet, a delta of 49° 33' 37", an arc distance of 32.00 feet to an intersection with a non-tangent line (a radial line through said point bears North 50° 02' 31" West);

THENCE North 89° 31' 06" East, 18.79 feet;

THENCE South 00° 28' 54" East, 25.38 feet;

THENCE South 16° 45' 03" West, 27.00 feet;

THENCE South 00° 28' 54" East, 28.55 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 37.00 feet, a delta of 23° 48' 05", an arc distance of 15.37 feet to a Point of Reverse Curvature;

THENCE continue Southwesterly along the arc of said curve, having a radius of 37.00 feet, a delta of 38° 26' 41", an arc distance of 24.83 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears North 74° 52' 30" East (37.00 foot radius) and South 23° 19' 51" West (187.00 foot radius));

THENCE Southeasterly along the arc of said curve, having a radius of 187.00 feet, a delta of 37° 14' 28", an arc distance of 121.55 feet to an intersection with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears South 60° 34' 19" West (187.00 foot radius) and South 17° 04' 56" East (310.00 radius)), said point also being on the Northerly Right-of-Way line of said Central Park Place East and the said boundary line of Tract 215;

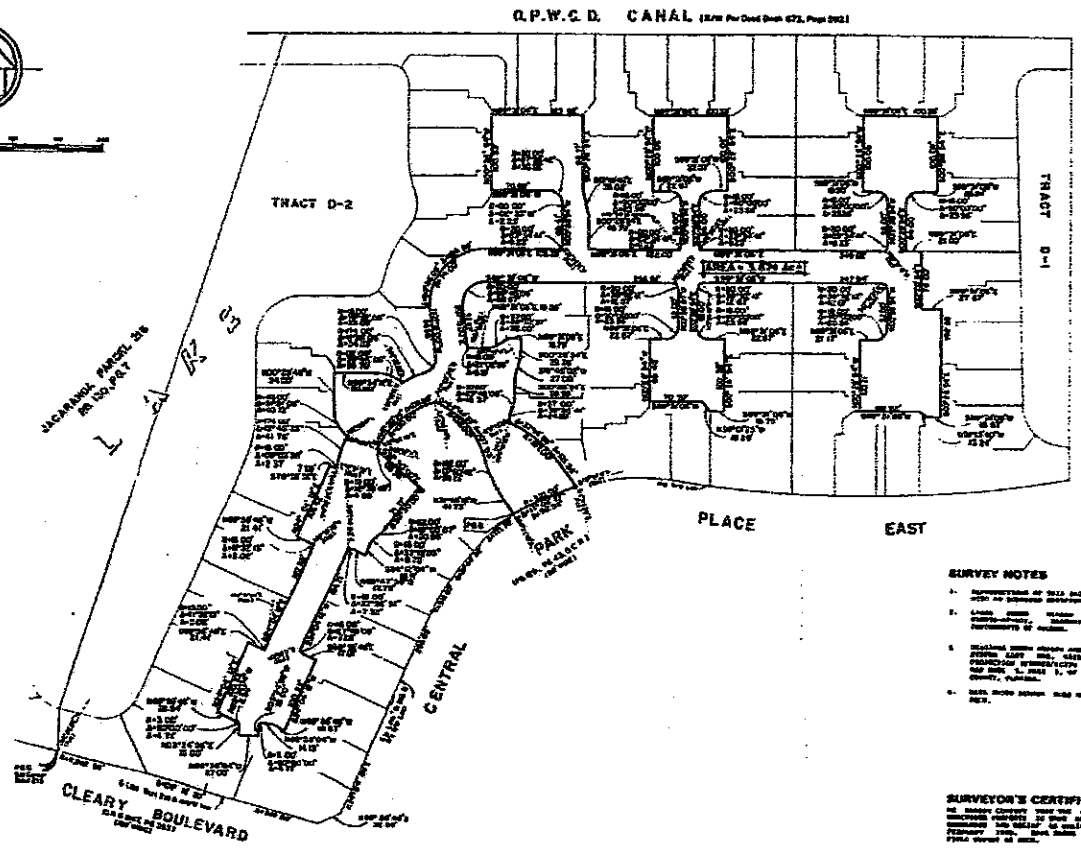
THENCE Southwesterly along said Right-of-Way line and the arc of said curve, having a radius of 310.00 feet, a delta of 17° 06' 27", an arc distance of 92.56 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 3.674 acres, more or less.

BK15840PG0149

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No : 86-0687
Prepared By: WEK
Checked By : GJC
March 21, 1988
33/26

BK 15840 PG 2150



B-11

INGRESS/EGRESS & UTILITY EASEMENT

SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

SURVEYOR'S CERTIFICATE

[illegible]

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1000 WEST MAIN ROAD APPLEKAND BEACH, FLORIDA 32960	JACARANDA PARCEL 215	QUATRAINE AT JACARANDA IV	SCALE:	PROJECT NUMBER: 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

RECREATION AREA NO. 1

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43, of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Southwest corner of Tract 215, said corner being located on the Northerly Right-of-Way line of Cleary Boulevard, as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE North 01° 38′ 55" East, along the Westerly line of said Tract 215, and the Easterly line of JACARANDA PARCEL 216, according to the plat thereof as recorded in Plat Book 130, Page 7 of the Public Records of Broward County, Florida, 55.96 feet;

THENCE South 77° 46′ 09" East, along said Westerly line, 51.28 feet to the beginning of tangent curve concave to the Northwest;

THENCE Northeasterly along said Westerly line, and along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to an intersection with a radial line;

THENCE South 25° 56′ 04" East, radially, 53.46 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 13° 34′ 16" West);

THENCE Southeasterly along the arc of said curve, having a radius of 4917.98 feet, a delta of 01° 13′ 17", an arc distance of 104.84 feet to an intersection with a non-radial line (a radial line through said point bears South 14° 47′ 33" West);

THENCE North 24° 04′ 12" East, 74.94 feet;

THENCE South 86° 35′ 04" East, 2.96 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 3.00 feet, a delta of 90° 00′ 00", an arc distance of 4.71 feet to a Point of Tangency;

THENCE South 03° 24′ 56" West, 15.00 feet;

THENCE South 86° 35′ 04" East, 27.00 feet;

THENCE North 03° 24′ 56" East, 15.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 3.00 feet, a delta of 90° 00′ 00", an arc distance of 4.71 feet to a Point of Tangency;

THENCE South 86° 35′ 04" East, 6.78 feet;

THENCE South 24° 04′ 12" West, 108.96 feet to an intersection with the said Northerly Right-of-Way line of Clearly Boulevard, and with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 15° 13′ 09" West);

86-0687.REC

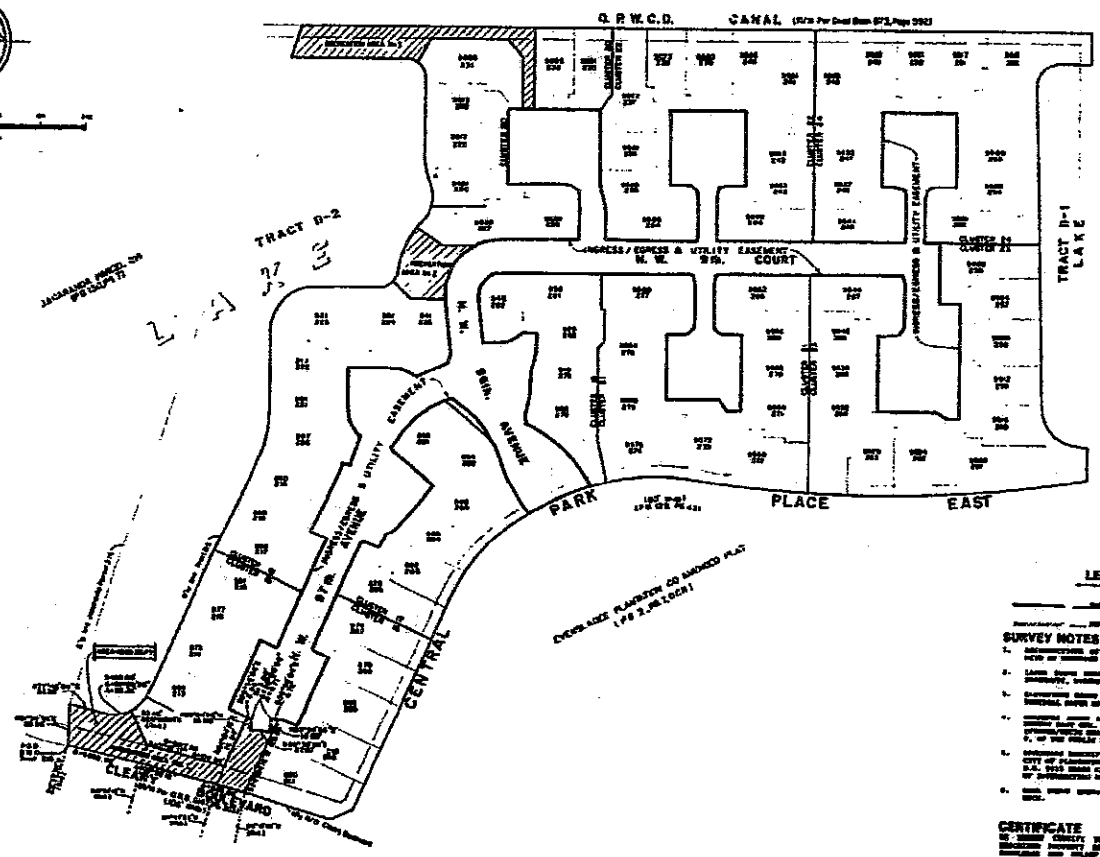
THENCE Northwesterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 52' 12", an arc distance of 245.09 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 12119 square feet (0.278 acres) more or less.

BK 15840 PG 0152

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 5, 1988
86-0687.REC/1

SHEET OF SHEETS



RECREATION AREA NO. 1

B-14

LEGEND

INGRESS/EGRESS & UTILITY EASEMENT

RECREATION AREA

SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]

CERTIFICATE

[illegible]

PREPARED FOR:					

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1004 WEST SAMIAMI ROAD

QUATRAINE AT JACARANDA IV

JACARANDA PARCEL 215

SCALE

PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

RECREATION AREA NO. 2

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43, of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northwest corner of said Tract 215, said corner being located on the Southerly Right-of-Way line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida;

THENCE South 17° 58′ 30" West, along the Westerly line of said Tract 215, and the Easterly line of JACARANDA PARCEL 216, according to the plat thereof, as recorded in Plat Book 130, Page 7 of the Public Records of Broward County, Florida, 42.17 feet;

THENCE North 89° 31′ 06" East, along said Westerly line of Tract 215, a distance of 154.77 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the said Westerly line and along the arc of said curve, having a radius of 25.00 feet, a delta of 90° 00′ 00", an arc distance of 39.27 feet to a Point of Tangency;

THENCE South 00° 28′ 47" East, along said Westerly line, 94.00 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly along said Westerly line and along the arc of said curve, having a radius of 150.00 feet, a delta of 19° 32′ 01", an arc distance of 51.14 feet to a Point of Reverse Curve;

THENCE Southwesterly along the arc of a curve concave to the Northwest, having a radius of 50.00 feet, a delta of 60° 00′ 00", an arc distance of 52.36 feet to a Point of Reverse Curve;

THENCE continuing Southwesterly along said Westerly line and along the arc of a curve concave to the Southeast, having a radius of 150.00 feet, a delta of 05° 38′ 17", an arc distance of 14.76 feet to an intersection with a radial line, and the POINT OF BEGINNING;

THENCE South 55° 39′ 05" East, radially, 42.00 feet;

THENCE North 89° 31′ 06" East, 42.79 feet to an intersection with the arc of non-radial curve concave to the Southeast (a radial line through said point bears South 28° 53′ 22" East);

THENCE Southwesterly along the arc of said curve, having a radius of 74.00 feet, a delta of 65° 22′ 13", an arc distance of 84.43 feet to an intersection with a non-radial line (a radial line through said point bears North 85° 44′ 25" East);

THENCE South 89° 34′ 12" West, 46.64 feet;

THENCE North 46° 08′ 04" West, 32.28 feet to an intersection with said Westerly line of Tract 215, and with the arc of a radial curve concave to the Northwest;

THENCE Northeasterly along said Westerly line and along the arc of said curve, having a radius of 25.00 feet, a delta of 33° 52' 44", an arc distance of 14.78 feet to a Point of Reverse Curve;

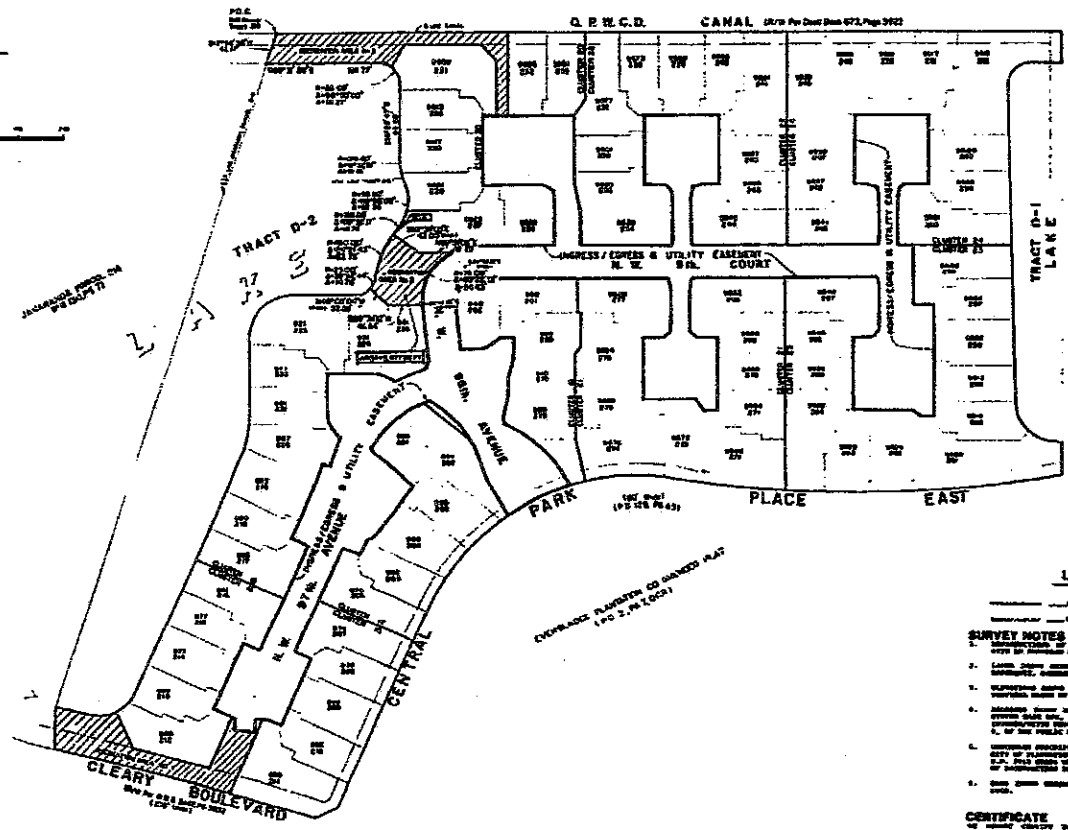
THENCE continuing Northeasterly along said Westerly line and along the arc of a curve concave to the Southeast, having a radius of 150.00 feet, a delta of 24° 21' 43", an arc distance of 63.78 feet to the **POINT OF BEGINNING.**

Said lands lying in the City of Plantation, Broward County, Florida, containing 5477 square feet (0.126 acres) more or less.

BK 15840 PG 1155

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 5, 1988
86-0687.REC/2

BK15840PG0156



LEGEND

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	QUATRAINE AT JACARANDA IV	JACARANDA PARCEL 215	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

RECREATION AREA NO. 3

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43, of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 215, said corner being located on the Southerly Right-of-Way line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida;

THENCE North 89° 31′ 06" East, along the North line of said Tract 215, and said Southerly Right-of-Way line, 311.97 feet;

THENCE South 00° 28′ 54" East, 106.00 feet;

THENCE South 89° 31′ 06" West, 15.75 feet;

THENCE North 00° 28′ 54" West, 69.00 feet;

THENCE North 45° 28′ 54" West, 31.11 feet;

THENCE South 89° 31′ 06" West, 99.90 feet;

THENCE South 32° 51′ 37" West, 34.85 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Southwest;

THENCE Northwesterly along said Westerly line, and along the arc of said curve, having a radius of 25.00 feet, a delta of 33° 20′ 24", an arc distance of 14.55 feet to a Point of Tangency;

THENCE South 89° 31′ 06" West, along said Westerly line, 154.77 feet to an intersection with the Easterly line of JACARANDA PARCEL 216, according to the plat thereof, as recorded in Plat Book 130, Page 7 of the Public Records of Broward County, Florida;

THENCE North 17° 58′ 30" East, along said Westerly line of Tract 215, and along said Easterly line of JACARANDA PARCEL 216, a distance of 42.17 feet to the POINT OF BEGINNING.

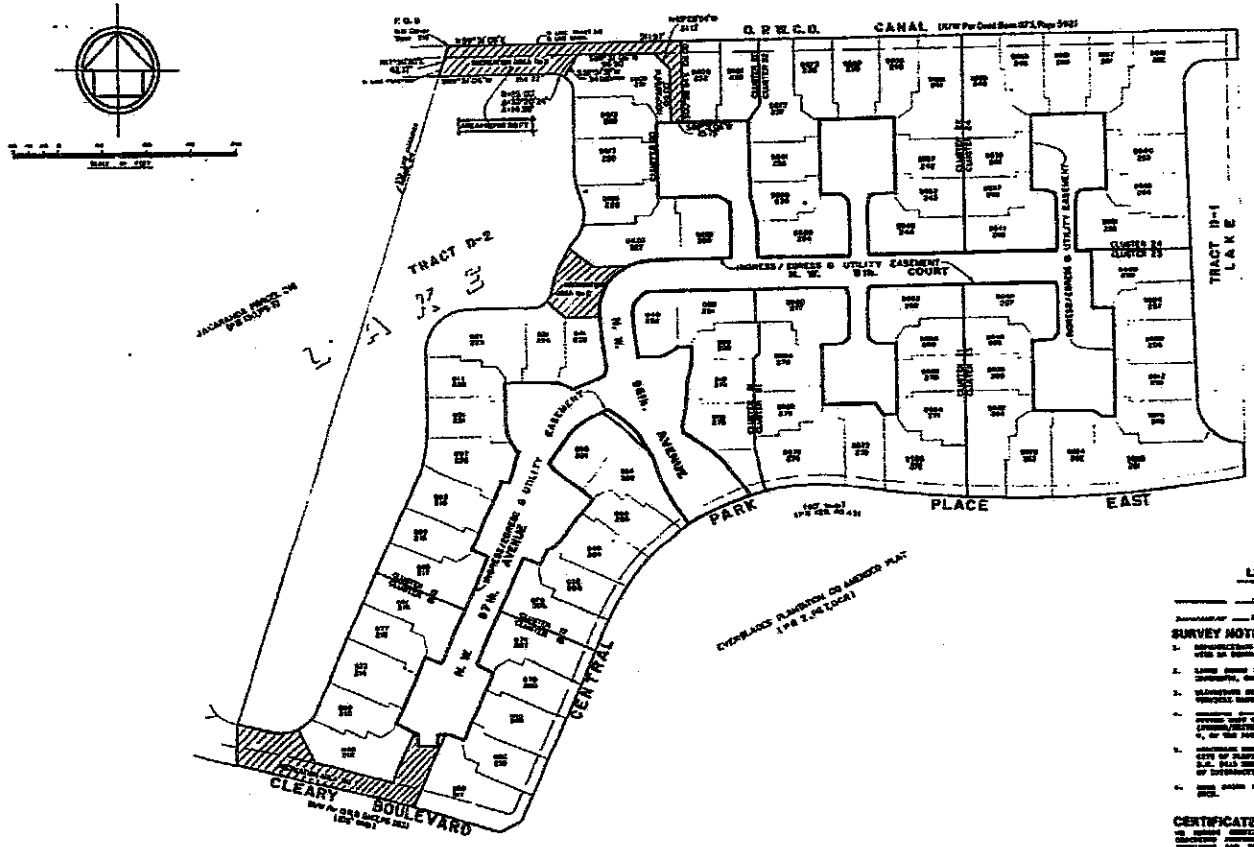
Said lands lying in the City of Plantation, Broward County, Florida, containing 10798 square feet (0.248 acres) more or less.

BK15840PG0157

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 5, 1988
86-0687.REC

SHEET OF SHEETS

BK15840PG0158



B-19

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	QUATRAINE AT JACARANDA IV	JACARANDA PARCEL 215	SCALE	PROJECT NUMBER 86-0687	SHEET

LAND DESCRIPTION

QUATRAINE AT JACARANDA IV

GREEN AREA

A portion of Tract 215, JACARANDA PARCEL 215 according to the Plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said corner being located on the Northerly Right-Of-Way line of Cleary Boulevard as recorded in offical Records Book 5147, Page 353, of the Public Records of Broward County, Florida.

THENCE Southeasterly along said Northerly Right-Of-Way line and along the arc of a curve concave to the Southwest, having a radius of 4892.98 feet, a delta of 04° 16′ 30", an arc distance of 365.08 feet to an intersection with the Westerly Right-Of-Way line of Central Park Place East as shown on said Plat of JACARANDA PARCEL 215.

THENCE along said Westerly Right-Of-Way line the following three (3) courses and distances:

1). North 65° 20′ 46" East 32.99 feet;

2). North 24° 04′ 05" East 295.00 feet to the beginning of a Tangent curve concave to the Southeast;

3). Northeasterly along the arc of said curve, having a radius of 310.00 feet, a delta of 31° 44′ 32", an arc distance of 171.70 feet to an intersection with a non-radial line (radial line through said point bears South 34° 11′ 23" East);

THENCE North 31° 58′ 16" West, 41.73 feet to the beginning of a Tangent Curve concave to the Northeast;

THENCE Northeasterly along the arc of said curve having a radius of 162.00 feet, a delta of 13° 50′ 42", an arc distance of 39.15 feet to a Point of Reverse Curve;

THENCE continuing Northeasterly along the arc of a curve concave to the Southwest, having a radius of 138.00 feet, a delta of 11° 09′ 06", an arc of distance of 26.86 feet to the POINT OF BEGINNING (a radial line through said point bears South 60° 43′ 20" West);

THENCE continuing Northeasterly on the arc of said curve concave to the Southwest, having a radius of 138.00 feet, a delta of 33° 29′ 27", an arc distance 81.06 feet to an intersection with the arc of a curve concave to the Southeast (a radial line through said point bears South 17° 06′ 35" East);

THENCE Southwesterly along the arc of said curve having a radius of 130.00 feet, a delta of 03° 55′ 21", an arc distance of 8.90 to an intersection with a non-radial line (a radial line through said point bears South 21° 01′ 56" East);

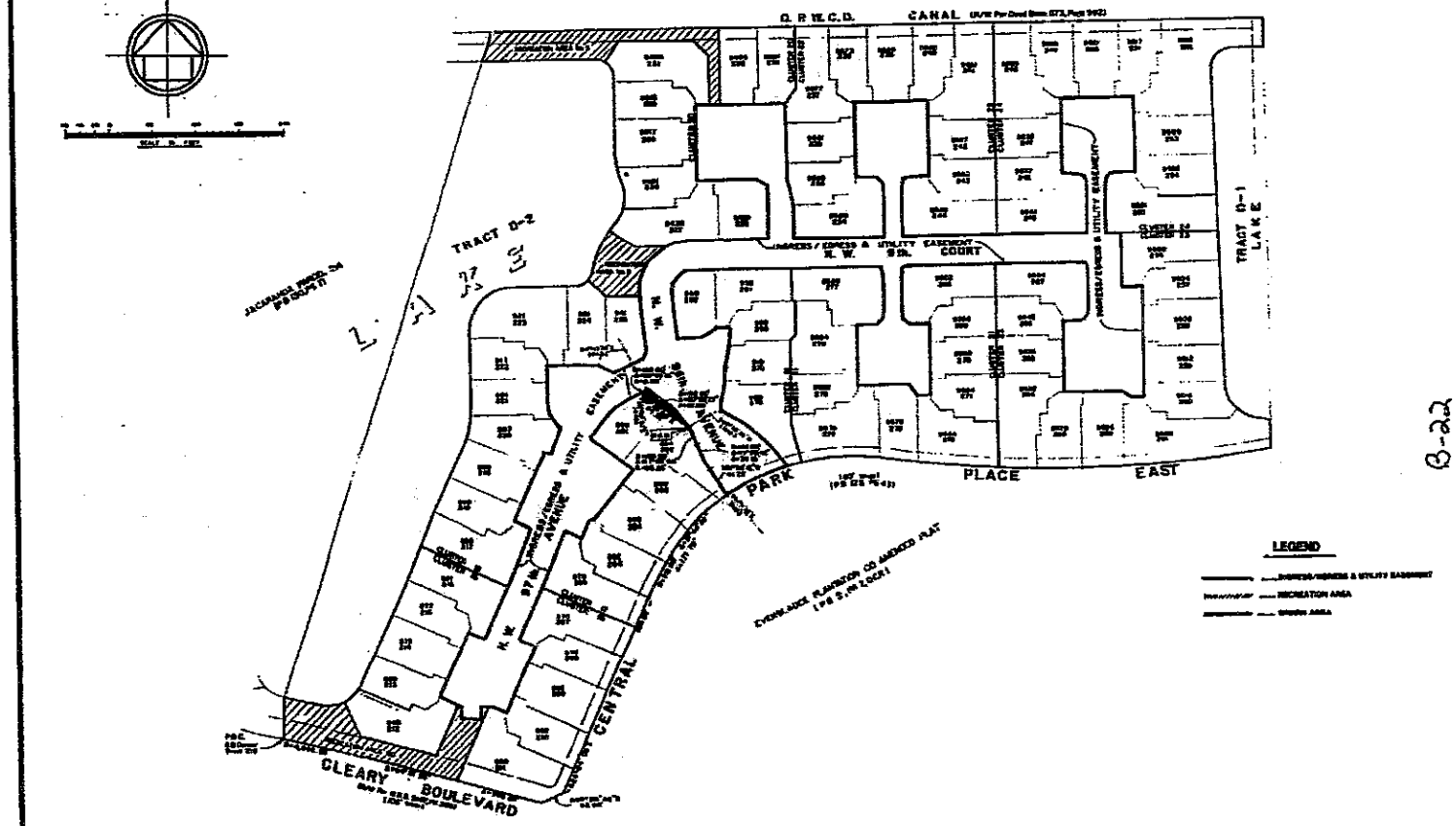
THENCE South 51° 30′ 00" East 84.32 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida and containing 633 square feet (0.015 acres) more or less.

BK15840PG0160

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
July 20, 1988
86-0687.ga

BK15840PG0161



3-22

PREPARED FOR:					CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	QUATRAINE AT JACARANDA IV	JACARANDA PARCEL 215	SCALE	PROJECT NUMBER 86-0687

EXHIBIT C

TO DECLARATION OF COVENANTS AND RESTRICTIONS
QUATRAINE FOUR HOMEOWNERS' ASSOCIATION

This Exhibit C consists of the following:

1. A complete schedule (which follows hereafter and begins on this page) identifying each Homesite Parcel subject to the Declaration at the time of its initial recording, which Parcels are identified by two different identifying numbers. One (the first) identifying number is a three digit number (from 201 to 282 inclusive) which is the Numerical Order Designation (reflected in Column "A"). The other identifying number is a three or four digit number which is equivalent to the Numerical Street Address (reflected in Column "B"). The Numerical Street Address appears on the Location Map as the first (top) identifying number and the Numerical Order Designation appears second (below). The units are accordingly described by their Numerical Order Designation number or their Numerical Street Address, or sometimes both. Below is a Table of Conversion showing for each unit its two identifications. For example, Homesite Parcel (Unit) 201 is also 898 and Homesite Parcel (Unit) 277 is also 9588. On the legal description for each unit the "Land Description" identifies the units by their Numerical Street Addresses after the word "Unit". On the drawing for each individual unit the individual page is subtitled "Unit No." followed by the Numerical Street Address. However the actual sketch for each unit has both numbers shown within the boundaries of the unit, the first (top) is the Numerical Order Designation after the word "Unit" and the second (bottom) is the Numerical Street Address after the symbol "#". All Numerical Order Designations begin the three digits with the number "2". All three digit Numerical Street Address Designations begin with the number "8" or "9" and all four digit Numerical Street Address Designations begins with the number "9". <u>The Numerical Order Designation (Column "A" number) should be used in all legal descriptions of the Homesite Parcels.</u>

2. A Location Map showing the location of Clusters 16, 17, 18, 19, 20, 21, 22, 23 and 24 and the individual Homesite Parcels (Units). Units 201 through 206 are in Cluster 17; 207 through 216 are in Cluster 16; 217 through 225 are in Cluster 18; 226 through 233 are in Cluster 20; 234 through 244 are in Cluster 22; 245 through 255 are in Cluster 24; 256 through 267 are in Cluster 23; 268 through 277 are in Cluster 21; and 278 through 282 are in Cluster 19. On the Location Map the Numerical Street Address for each unit is reflected first (top number) and the Numerical Order Designation is second (bottom number).

3. Legal descriptions of each of the Homesite Parcels subject to this Declaration at the time of its initial recording and a drawing of the Clusters reflecting the individual Homesite Parcels. In each case, the drawing will follow the applicable legal description. On the drawing applicable to the legal description, the Homesite Parcel described therein is not crosshatched for ease of reference. Each of the legal descriptions identifies the homesite parcel involved by identifying it by its Numerical Street Address (Column "B" number) after the word "Unit".

4. Some of the drawings refer to a Model designation such as "Model A, Model B," etc. These designations are references to the type (model type) of the structure originally planned for that homesite parcel. Such designations are <u>not</u> controlling and the actual model type structure constructed upon each homesite parcel may vary from the model type shown on the drawings in the absolute discretion of the Developer or Declarant.

SCHEDULE
OF
NUMERICAL ORDER DESIGNATIONS AND NUMERICAL STREET ADDRESS DESIGNATIONS

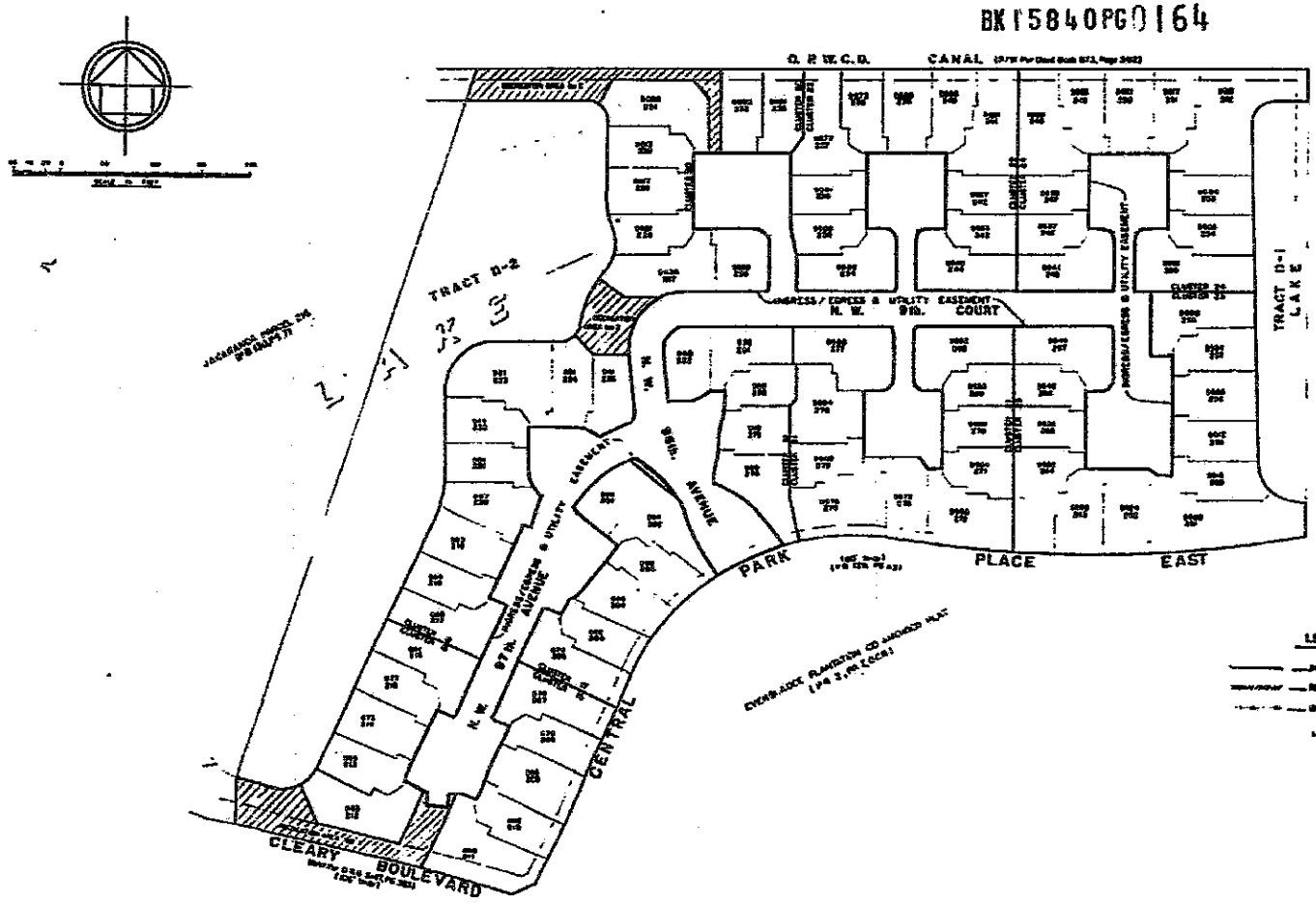
"A"	"B"	"A"	"B"	"A"	"B"
201	898	216	881	231	9609
202	894	217	885	232	9605
203	890	218	889	233	9601
204	886	219	893	234	9589
205	882	220	897	235	9585
206	878	221	901	236	9581
207	874	222	911	237	9577
208	870	223	921	238	9573
209	866	224	931	239	9569
210	862	225	941	240	9565
211	858	226	9629	241	9561
212	865	227	9625	242	9557
213	869	228	9621	243	9553
214	873	229	9617	244	9549
215	877	230	9613	245	9541

SCHEDULE OF NUMERICAL ORDER DESIGNATIONS AND NUMERICAL STREET ADDRESS DESIGNATIONS

"A"	"B"
246	9537
247	9533
248	9529
249	9525
250	9521
251	9517
252	9513
253	9509
254	9505
255	9501
256	9500
257	9504
258	9508
259	9512
260	9516
261	9520
262	9524
263	9528
264	9532
265	9536

"A"	"B"
266	9540
267	9544
268	9552
269	9556
270	9560
271	9564
272	9568
273	9572
274	9576
275	9580
276	9584
277	9588
278	900
279	910
280	920
281	930
282	940

BK15840PG0164



LOCATION MAP

C-3

PREPARED FOR							

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

QUATRAINE AT JACARANDA IV

JACARANDA PARCEL 215

SCALE

PROJECT NUMBER 86-0587

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 16

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 23′ 44", an arc distance of 204.58 feet to an intersection with a non-radial line (a radial line through said point bears South 14° 44′ 41" West);

THENCE North 24° 04′ 12" East, 25.33 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 14° 47′ 33" West) and the POINT OF BEGINNING;

THENCE Northwesterly along the arc of said curve, having a radius of 4917.98 feet, a delta of 01° 13′ 17", an arc distance of 104.84 feet to an intersection with a non-radial line (a radial line through said point bears South 13° 34′ 16" West);

THENCE North 25° 56′ 04" West, 53.46 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Northwest;

THENCE Northeasterly along said Westerly line and the arc of said curve, having a radius of 50.00 feet, a delta of 39° 59′ 44", an arc distance of 34.90 feet to a Point of Tangency;

THENCE North 24° 04′ 12" East, along said Westerly line, 205.78 feet;

THENCE South 65° 55′ 48" East, 130.41 feet;

THENCE South 24° 04′ 12" West, 78.70 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 12° 31′ 59" East);

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 11° 32′ 13", an arc distance of 3.02 feet to a Point of Tangency;

THENCE North 65° 55′ 48" West, 21.41 feet;

THENCE South 24° 04′ 12" West, 100.33 feet;

THENCE South 65° 55′ 48" East, 26.54 feet;

THENCE South 24° 04′ 12" West, 74.94 feet to the POINT OF BEGINNING;

TOGETHER WITH:

COMMENCING at the Southwest corner of said Tract 215, said point being located on the Northerly Right-of-Way line of Cleary Boulevard, as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20' 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 52' 12", an arc distance of 245.09 feet to the POINT OF BEGINNING (a radial line through said point bears South 15° 13' 09" West);

THENCE North 24° 04' 12" East, 108.96 feet;

THENCE South 86° 35' 04" East, 7.34 feet;

THENCE South 65° 55' 48" East, 19.67 feet;

THENCE North 24° 04' 12" East, 100.33 feet;

THENCE North 65° 55' 48" West, 17.67 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 27° 49' 05", an arc distance of 7.28 feet to an intersection with a non-radial line (a radial line through said point bears North 51° 53' 17" East);

THENCE North 24° 04' 12" East, 77.27 feet;

THENCE South 65° 55' 48" East, 138.66 feet to an intersection with the Westerly Right-of-Way line of Central Park Place East as dedicated by said plat of JACARANDA PARCEL 215;

THENCE South 24° 04' 05" West, along said Westerly Right-of-Way line, 249.08 feet;

THENCE South 65° 20' 46" West, along said Westerly Right-of-Way line, 32.99 feet to an intersection with the said Northerly Right-of-Way line of Clearly Boulevard, and with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 16° 37' 27" West);

THENCE Northwesterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 4892.98 feet, a delta of 01° 24' 19", an arc distance of 120.00 feet to the POINT OF BEGINNING.

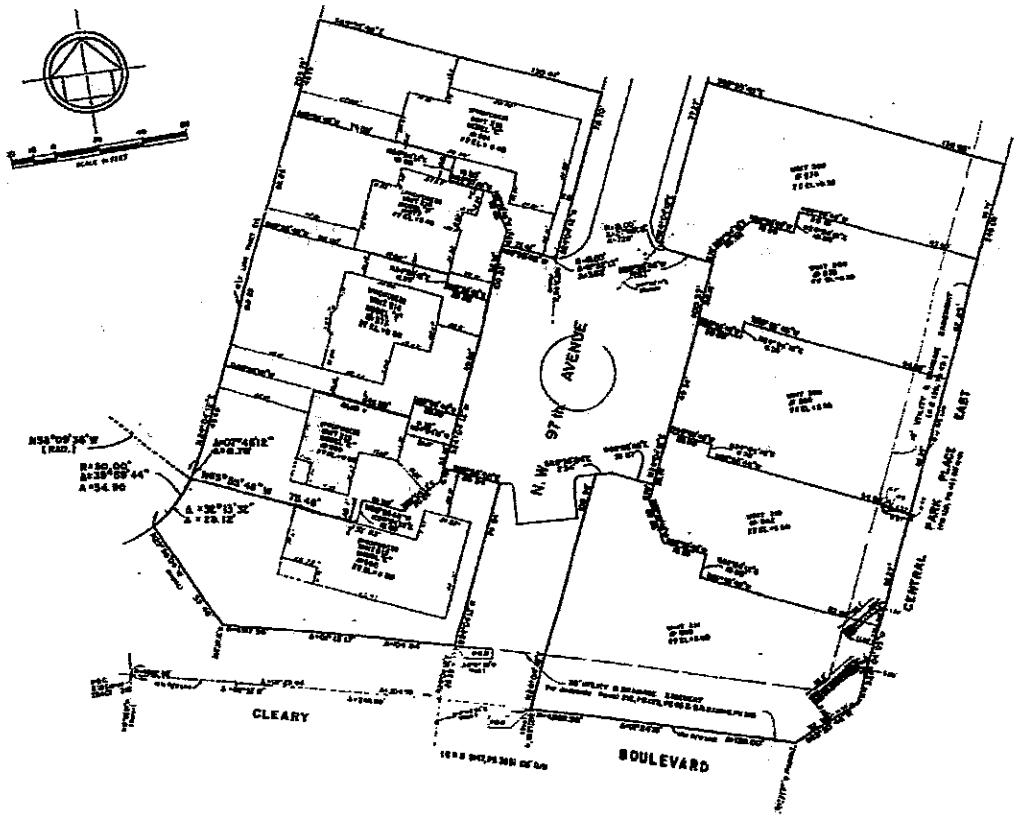
Said lands lying in the City of Plantation, Broward County, Florida, and containing a total area of 68,502 square feet (1.573 acres) more or less.

BK15840PG1166

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 12, 1988
86-0687.A/1

SHEET OF SHEETS

BK15840PG0167



C-6

CLUSTER 16

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 16 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 858

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Parcel 215, said point being located on the Northerly Right-of-Way line of Cleary Boulevard, as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 52′ 12", an arc distance of 245.09 feet to the POINT OF BEGINNING (a radial line through said point bears South 15° 13′ 09" West);

THENCE North 24° 04′ 12" East, 108.96 feet;

THENCE South 86° 35′ 04" East, 7.34 feet;

THENCE South 65° 55′ 48" East, 19.67 feet;

THENCE South 24° 04′ 12" West, 6.78 feet;

THENCE South 10° 55′ 48" East, 20.05 feet;

THENCE South 65° 55′ 48" East, 19.50 feet;

THENCE South 24° 04′ 12" West, 10.00 feet;

THENCE South 65° 55′ 48" East, 83.00 feet to an intersection with the Westerly Right-of-Way line of Central Park Place East as dedicated by said plat of JACARANDA PARCEL 215;

THENCE South 24° 04′ 05" West, along said Westerly Right-of-Way line, 36.54 feet;

THENCE South 65° 20′ 46" West, along said Westerly Right-of-Way line, 32.99 feet to an intersection with the said Northerly Right-of-Way line of Clearly Boulevard, and with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 16° 37′ 27" West);

THENCE Northwesterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 4892.98 feet, a delta of 01° 24' 19", an arc distance of 120.00 feet to the POINT OF BEGINNING.

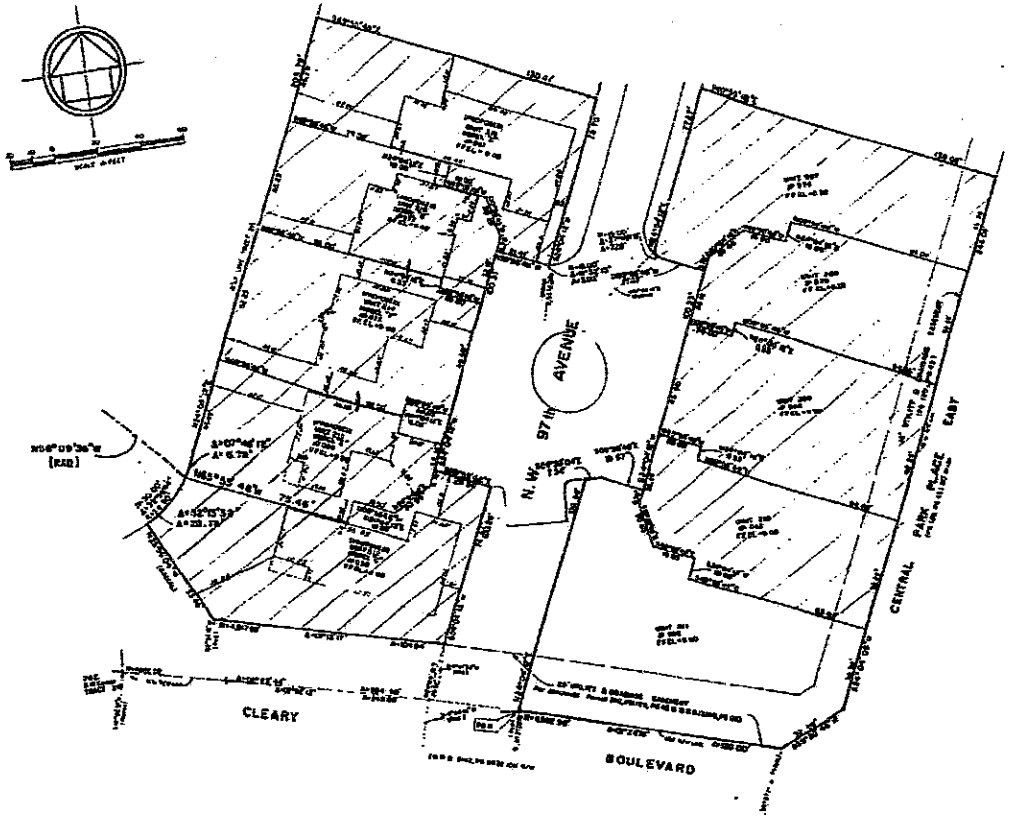
Said lands lying in the City of Plantation, Broward County, Florida, and containing 10608 square feet (0.244 acres) more or less.

BK15840PG0169

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.858

SHEET OF SHEETS

BK15840PG0170



C-9

CLUSTER 16 UNIT NO. 858

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 16 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 862

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Parcel 215, said point being located on the Northerly Right-of-Way line of Cleary Boulevard, as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 52′ 12", an arc distance of 245.09 feet to an intersection with a non-radial line (a radial line through said point bears South 15° 13′ 09" West);

THENCE North 24° 04′ 12" East, 108.96 feet;

THENCE South 86° 35′ 04" East, 7.34 feet;

THENCE South 65° 55′ 48" East, 19.67 feet to the POINT OF BEGINNING;

THENCE North 24° 04′ 12" East, 25.38 feet;

THENCE South 65° 55′ 48" East, 20.00 feet;

THENCE South 24° 04′ 12" West, 6.33 feet;

THENCE South 65° 55′ 48" East, 94.00 feet to an intersection with the Westerly Right-of-Way line of Central Park Place East as dedicated by said plat of JACARANDA PARCEL 215;

THENCE South 24° 04′ 05" West, along said Westerly Right-of-Way line, 52.25 feet;

THENCE North 65° 55′ 48" West, 83.00 feet;

THENCE North 24° 04′ 12" East, 10.00 feet;

THENCE North 65° 55′ 48" West, 19.50 feet;

THENCE North 10° 55′ 48" West, 20.05 feet;

THENCE North 24° 04' 12" East, 6.78 feet to the POINT OF BEGINNING;

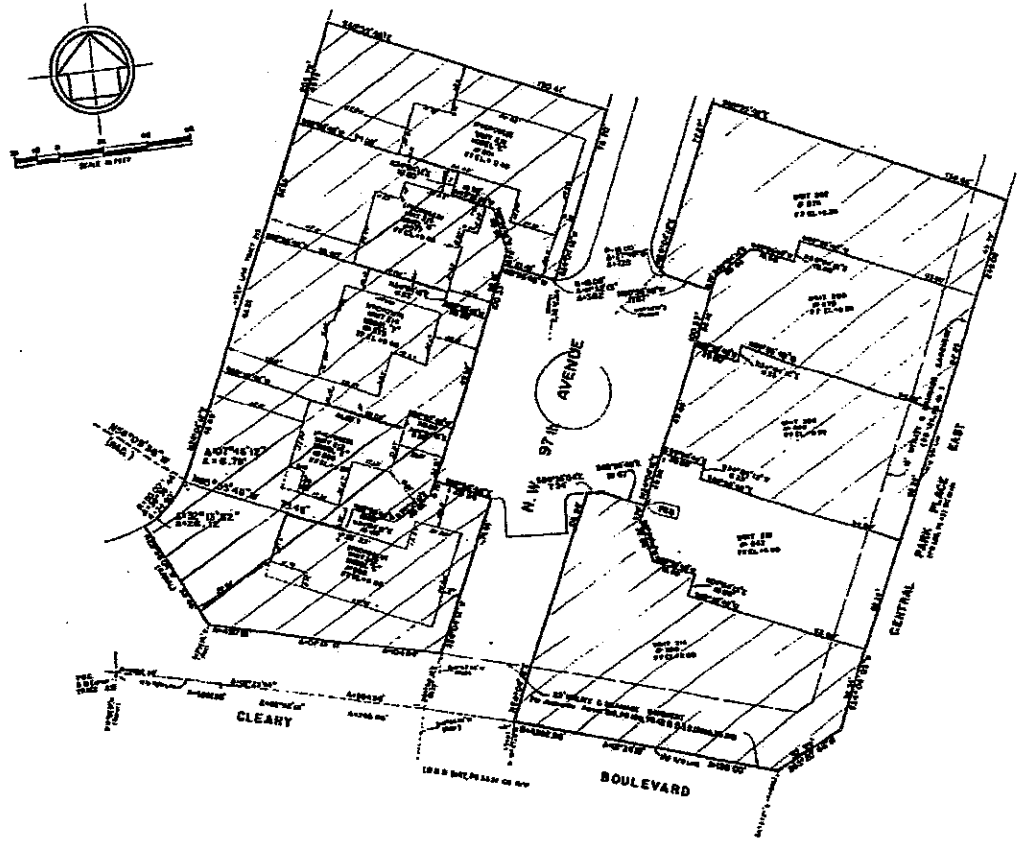
Said lands lying in the City of Plantation, Broward County, Florida, and containing 5679 square feet (0.130 acres) more or less.

BK15840PG0172

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.862

SHEET OF SHEETS

BK15840PG0173



C-12

CLUSTER 16 UNIT NO. 862

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 16
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 865

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20' 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 23' 44", an arc distance of 204.58 feet to an intersection with a non-radial line (a radial line through said point bears South 14° 44' 41" West);

THENCE North 24° 04' 12" East, 25.33 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 14° 47' 33" West) and the POINT OF BEGINNING;

THENCE Northwesterly along the arc of said curve, having a radius of 4917.98 feet, a delta of 01° 13' 17", an arc distance of 104.84 feet to an intersection with a non-radial line (a radial line through said point bears South 13° 34' 16" West);

THENCE North 25° 56' 04" West, 53.46 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Northwest;

THENCE Northeasterly along said Westerly line and the arc of said curve, having a radius of 50.00 feet, a delta of 32° 13' 32", an arc distance of 28.12 feet to an intersection with a non-radial line (a radial line through said point bears North 58° 09' 36" West);

THENCE South 65° 55' 48" East, 75.46 feet;

THENCE North 24° 04' 12" East, 10.00 feet;

THENCE South 65° 55' 48" East, 19.50 feet;

THENCE North 59° 04' 12" East, 20.05 feet;

THENCE North 24° 04' 12" East, 6.78 feet;

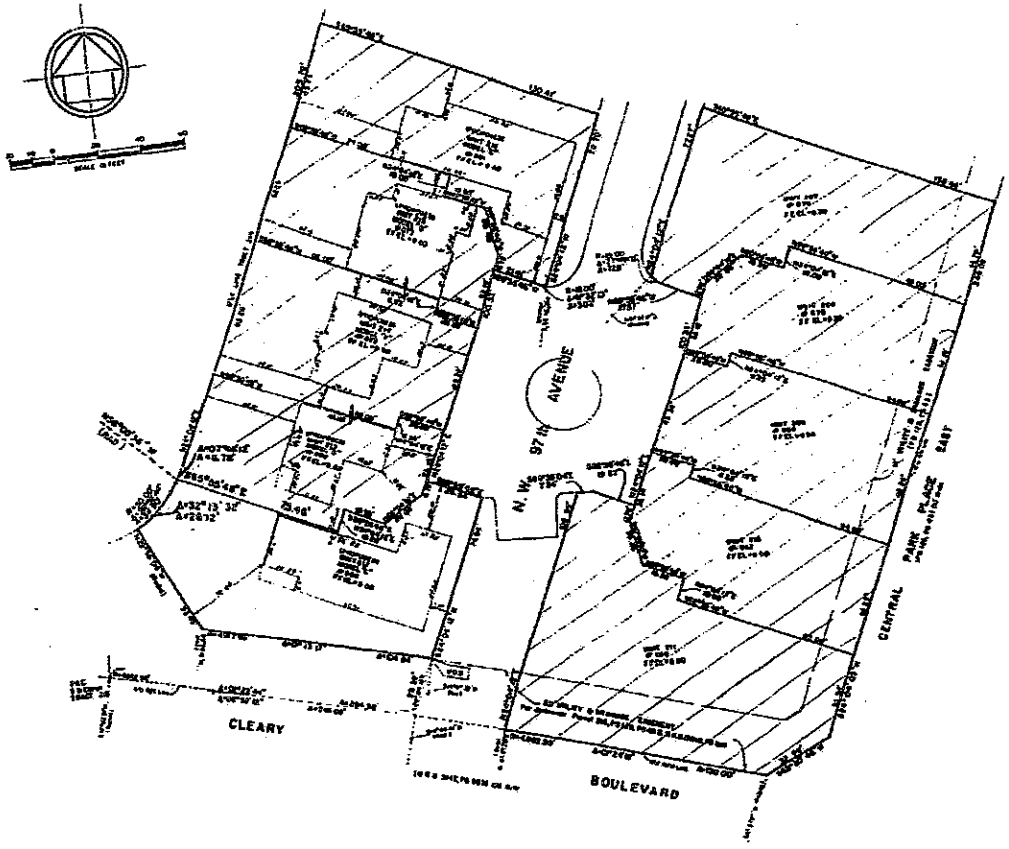
THENCE South 65° 55' 48" East, 26.54 feet;

THENCE South 24° 04' 12" West, 74.94 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, and containing 8070 square feet (0.185 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.865

BK15840PG0176



C-15

CLUSTER 16 UNIT NO. 865

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST McNAB ROAD
POMPANO BEACH, FLORIDA 33064

JACARANDA PARCEL 215

CLUSTER 16
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

SHEET

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 866

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point being located on the Northerly Right-of-Way line of Cleary Boulevard, as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 52′ 12", an arc distance of 245.09 feet to an intersection with a non-radial line (a radial line through said point bears South 15° 13′ 09" West);

THENCE North 24° 04′ 12" East, 108.96 feet;

THENCE South 86° 35′ 04" East, 7.34 feet;

THENCE South 65° 55′ 48" East, 19.67 feet;

THENCE North 24° 04′ 12" East, 25.38 feet to the POINT OF BEGINNING;

THENCE continue North 24° 04′ 12" East, 49.58 feet;

THENCE South 65° 55′ 48" East, 20.00 feet;

THENCE North 24° 04′ 12" East, 6.33 feet;

THENCE South 65° 55′ 48" East, 94.00 feet to an intersection with the Westerly Right-of-Way line of Central Park Place East as dedicated by said plat of JACARANDA PARCEL 215;

THENCE South 24° 04′ 05" West, along said Westerly Right-of-Way line, 62.25 feet;

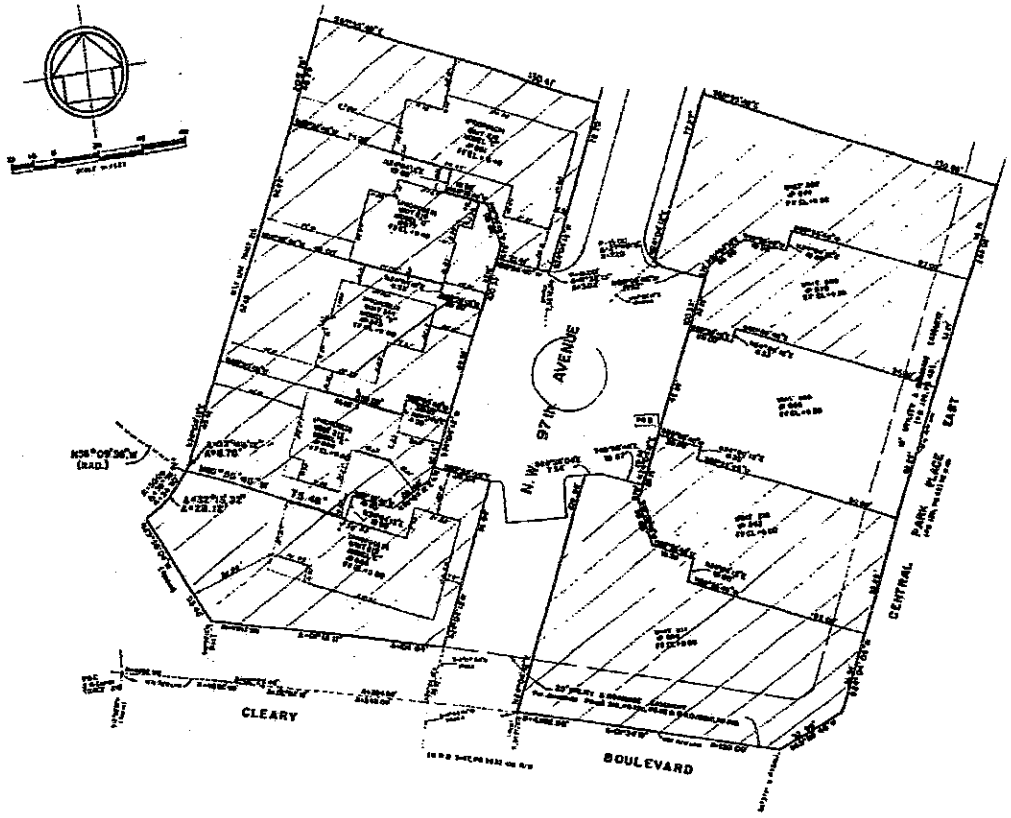
THENCE North 65° 55′ 48" West, 94.00 feet;

THENCE North 24° 04′ 12" East, 6.33 feet;

THENCE North 65° 55′ 48" West, 20.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, and containing 6843 square feet (0.157 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.868



C-17

CLUSTER 16 UNIT NO. 866

SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

CERTIFICATE

[illegible]

UNAUTHORIZED FORM	REVISIONS	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215
			CLUSTER 16 QUATRAINE AT JACARANDA IV

SCALE	PROJECT NUMBER	SHEET
	86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 869

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20' 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 23' 44", an arc distance of 204.58 feet to an intersection with a non-radial line (a radial line through said point bears South 14° 44' 41" West);

THENCE North 24° 04' 12" East, 25.33 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 14° 47' 33" West);

THENCE Northwesterly along the arc of said curve, having a radius of 4917.98 feet, a delta of 01° 13' 17", an arc distance of 104.84 feet to an intersection with a non-radial line (a radial line through said point bears South 13° 34' 16" West);

THENCE North 25° 56' 04" West, 53.46 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Northwest;

THENCE Northeasterly along said Westerly line and the arc of said curve, having a rdius of 50.00 feet, a delta of 32° 13' 32", an arc distance of 28.12 feet to the **POINT OF BEGINNING** (a radial line through said point bears North 58° 09' 36" West);

THENCE continue Northeasterly along said Westerly line and the arc of said curve, having a radius of 50.00 feet, a delta of 07° 46' 12", an arc distance of 6.75 feet to a Point of Tangency;

THENCE North 24° 04' 12" East, along said Westerly line, 45.49 feet;

THENCE South 65° 55' 48" East, 86.00 feet;

THENCE North 24° 04' 12" East, 6.33 feet;

THENCE South 65° 55' 48" East, 20.00 feet;

THENCE South 24° 04' 12" West, 32.16 feet;

THENCE South 59° 04' 12" West, 20.05 feet;

THENCE North 65° 55' 48" West, 19.50 feet;

SHEET OF SHEETS

THENCE South 24° 04' 12" West, 10.00 feet;

THENCE North 65° 55' 48" West, 75.46 feet to the POINT OF BEGINNING;

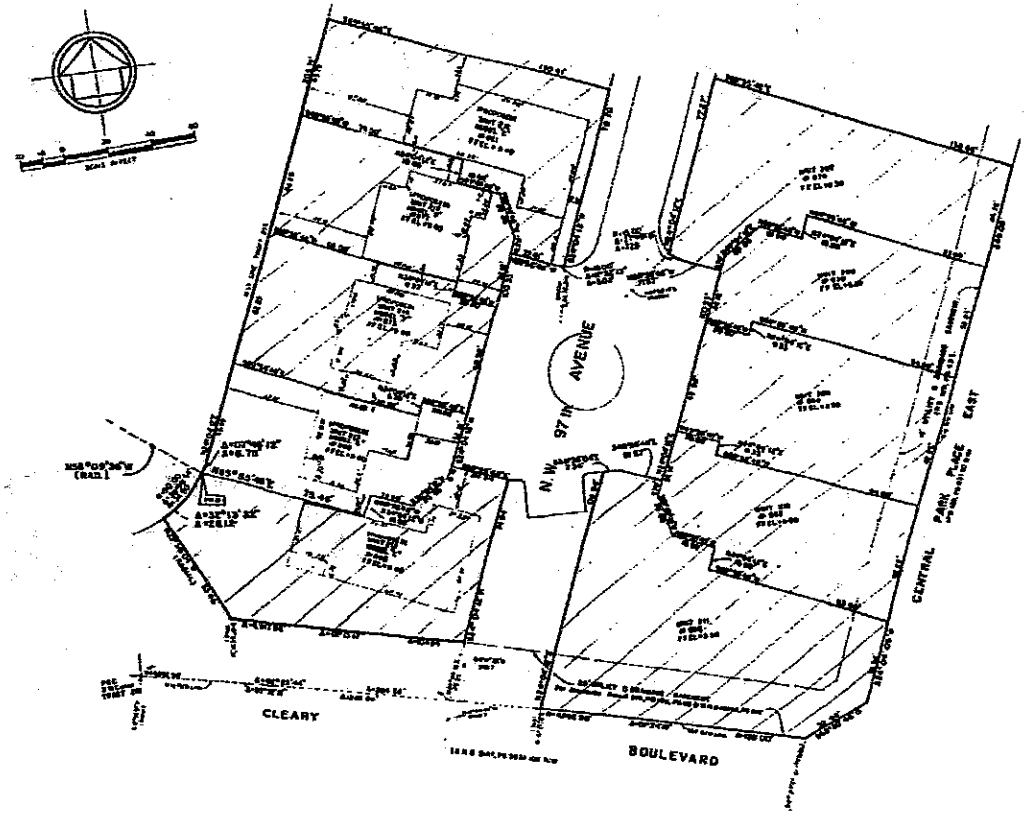
Said lands lying in the City of Plantation, Broward County, Florida, and containing 5262 square feet (0.121 acres) more or less.

BK15840PG0180

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.869

SHEET OF SHEETS

BK15840PG0181



C-20

CLUSTER 16 UNIT NO. 869

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 16
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 870

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point being located on the Northerly Right-of-Way line of Cleary Boulevard, as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 52′ 12", an arc distance of 245.09 feet to an intersection with a non-radial line (a radial line through said point bears South 15° 13′ 09" West);

THENCE North 24° 04′ 12" East, 108.96 feet;

THENCE South 86° 35′ 04" East, 7.34 feet;

THENCE South 65° 55′ 48" East, 19.67 feet;

THENCE North 24° 04′ 12" East, 74.96 feet to the POINT OF BEGINNING;

THENCE continue North 24° 04′ 12" East, 32.16 feet;

THENCE North 59° 04′ 12" East, 20.05 feet;

THENCE South 65° 55′ 48" East, 19.50 feet;

THENCE North 24° 04′ 12" East, 10.00 feet;

THENCE South 65° 55′ 48" East, 83.00 feet to an intersection with the Westerly Right-of-Way line of Central Park Place East as dedicated by said plat of JACARANDA PARCEL 215;

THENCE South 24° 04′ 05" West, along said Westerly Right-of-Way line, 58.25 feet;

THENCE North 65° 55′ 48" West, 94.00 feet;

THENCE South 24° 04′ 12" West, 6.33 feet;

THENCE North 65° 55′ 48" West, 20.00 feet to the POINT OF BEGINNING;

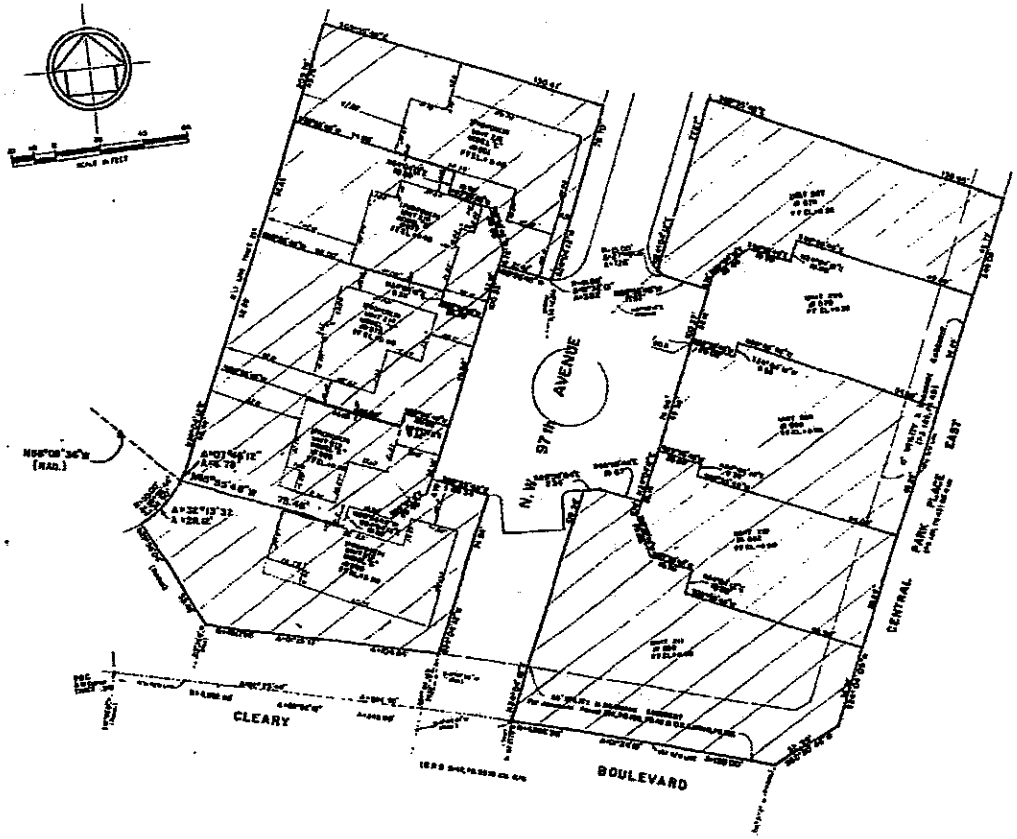
Said lands lying in the City of Plantation, Broward County, Florida, and containing5,679 square feet (0.130 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.870

BK 15840 PG 182

SHEET OF SHEETS

BK15840PG0183



C-22

CLUSTER 16 UNIT NO.870

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 16
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 873

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 23′ 44", an arc distance of 204.58 feet to an intersection with a non-radial line (a radial line through said point bears South 14° 44′ 41" West);

THENCE North 24° 04′ 12" East, 25.33 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 14° 47′ 33" West);

THENCE Northwesterly along the arc of said curve, having a radius of 4917.98 feet, a delta of 01° 13′ 17", an arc distance of 104.84 feet to an intersection with a non-radial line (a radial line through said point bears South 13° 34′ 16" West);

THENCE North 25° 56′ 04" West, 53.46 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Northwest;

THENCE Northeasterly along said Westerly line and the arc of said curve, having a radius of 50.00 feet, a delta of 39° 59′ 44", an arc distance of 34.90 feet to a Point of Tangency;

THENCE North 24° 04′ 12" East, along said Westerly line, 45.49 feet to the POINT OF BEGINNING;

THENCE continue North 24° 04′ 12" East, along said Westerly line, 62.25 feet;

THENCE South 65° 55′ 48" East, 86.00 feet;

THENCE South 24° 04′ 12" West, 6.33 feet;

THENCE South 65° 55′ 48" East, 20.00 feet;

THENCE South 24° 04′ 12" West, 49.58 feet;

THENCE North 65° 55′ 48" West, 20.00 feet;

THENCE South 24° 04′ 12" West, 6.33 feet;

THENCE North 65° 55′ 48" West, 86.00 feet to the POINT OF BEGINNING;

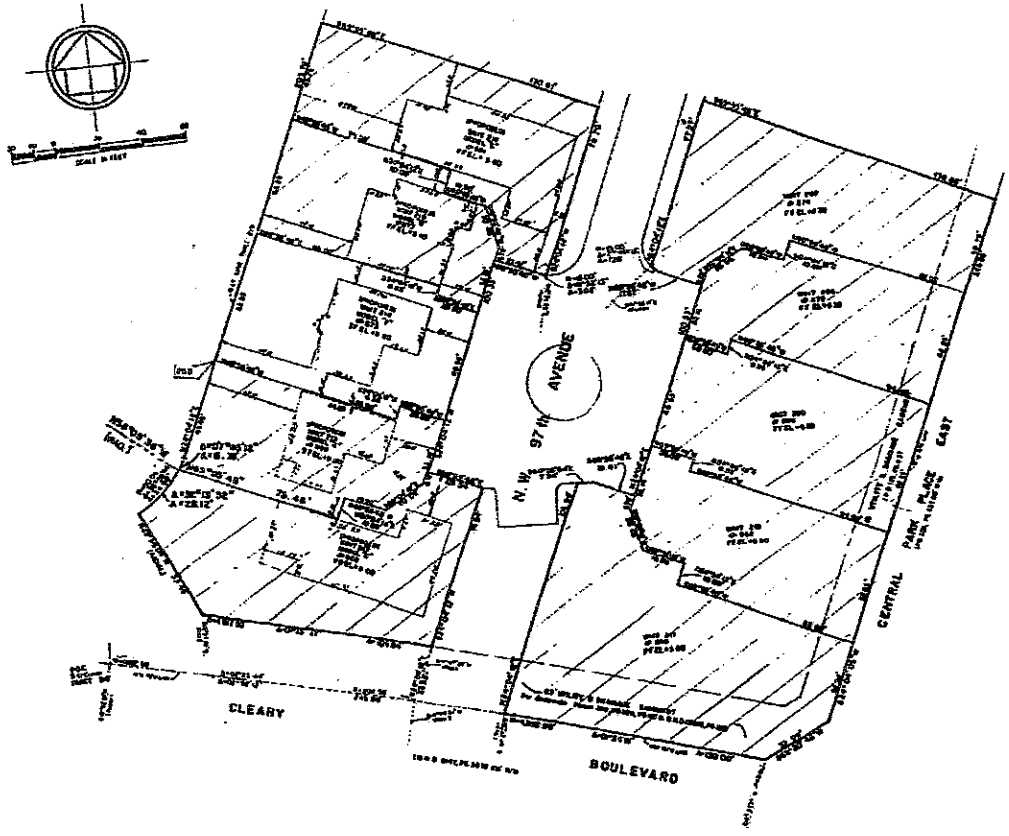
Said lands lying in the City of Plantation, Broward County, Florida, and containing 6345 square feet (0.146 acres) more or less.

BK15840PG0185

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.873

SHEET OF SHEETS

BK15840PG0186



C-25

CLUSTER 16 UNIT NO. 873

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
10440 WEST SAMPLE ROAD
POMPANO BEACH, FLORIDA 33065

JACARANDA PARCEL 215

CLUSTER 16
QUATRAINE AT JACARANDA IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 874

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point being located on the Northerly Right-of-Way line of Cleary Boulevard, as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 52′ 12", an arc distance of 245.09 feet to an intersection with a non-radial line (a radial line through said point bears South 15° 13′ 09" West);

THENCE North 24° 04′ 12" East, 108.96 feet;

THENCE South 86° 35′ 04" East, 7.34 feet;

THENCE South 65° 55′ 48" East, 19.67 feet;

THENCE North 24° 04′ 12" East, 100.33 feet to the **POINT OF BEGINNING**;

THENCE North 65° 55′ 48" West, 17.67 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 27° 49′ 05", an arc distance of 7.28 feet to an intersection with a non-radial line (a radial line through said point bears North 51° 53′ 17" East);

THENCE North 24° 04′ 12" East, 77.27 feet;

THENCE South 65° 55′ 48" East, 138.66 feet to an intersection with the Westerly Right-of-Way line of Central Park Place East as dedicated by said plat of JACARANDA PARCEL 215;

THENCE South 24° 04′ 05" West, along said Westerly Right-of-Way line, 45.79 feet;

THENCE North 65° 55′ 48" West, 83.00 feet;

THENCE South 24° 04′ 12" West, 10.00 feet;

THENCE North 65° 55′ 48" West, 19.50 feet;

THENCE South 59° 04′ 12" West, 20.05 feet;

THENCE South 24° 04' 12" West, 6.78 feet to the POINT OF BEGINNING;

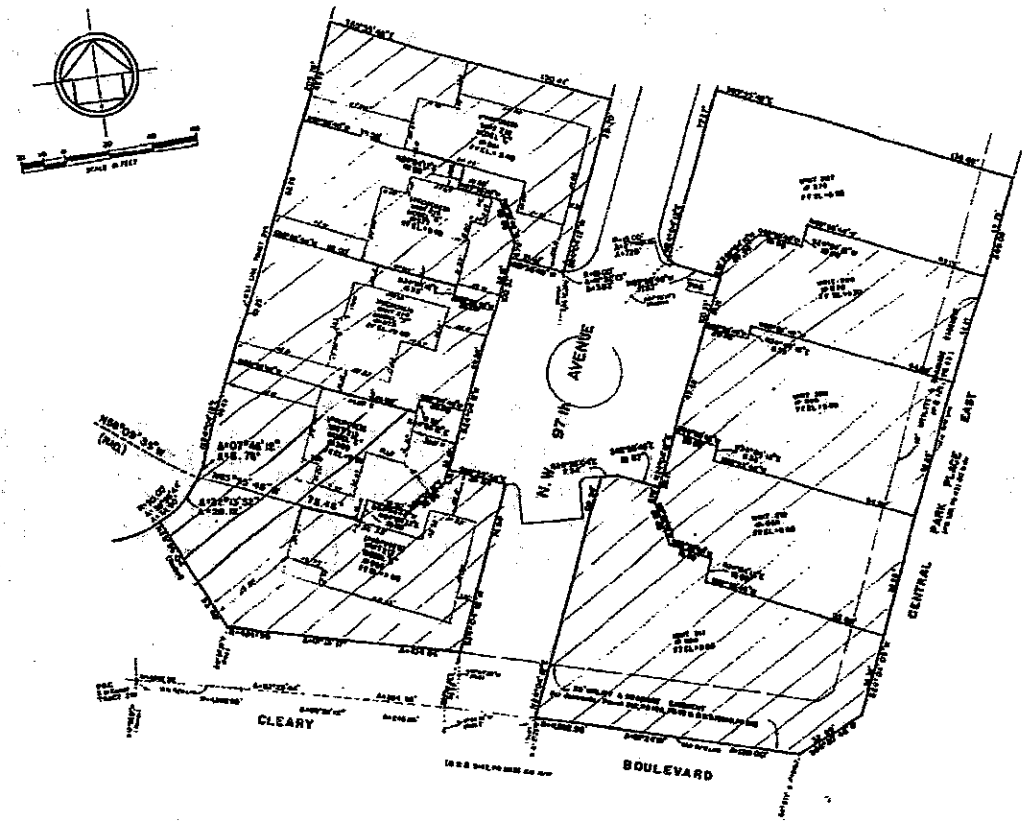
Said lands lying in the City of Plantation, Broward County, Florida, and containing 7,569 square feet (0.174 acres) more or less.

BK15840PG0188

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.874

SHEET OF SHEETS

BK15840PG0189



C-28

CLUSTER 16 UNIT NO. 874

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 16 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 877

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 23′ 44", an arc distance of 204.58 feet to an intersection with a non-radial line (a radial line through said point bears South 14° 44′ 41" West);

THENCE North 24° 04′ 12" East, 25.33 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 14° 47′ 33" West);

THENCE Northwesterly along the arc of said curve, having a radius of 4917.98 feet, a delta of 01° 13′ 17", an arc distance of 104.84 feet to an intersection with a non-radial line (a radial line through said point bears South 13° 34′ 16" West);

THENCE North 25° 56′ 04" West, 53.46 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Northwest;

THENCE Northeasterly along said Westerly line and the arc of said curve, having a radius of 50.00 feet, a delta of 39° 59′ 44", an arc distance of 34.90 feet to a Point of Tangency;

THENCE North 24° 04′ 12" East, along said Westerly line, 107.74 feet to the POINT OF BEGINNING;

THENCE continue North 24° 04′ 12" East, along said Westerly line, 52.25 feet;

THENCE South 65° 55′ 48" East, 75.00 feet;

THENCE South 24° 04′ 12" West, 10.00 feet;

THENCE South 65° 55′ 48" East, 19.50 feet;

THENCE South 10° 55′ 48" East, 20.05 feet;

THENCE South 24° 04′ 12" West, 32.16 feet;

THENCE North 65° 55′ 48" West, 20.00 feet;

THENCE North 24° 04′ 12" East, 6.33 feet;

BK15840PG0190

THENCE North 65° 55′ 48" West, 86.00 feet to the POINT OF BEGINNING;

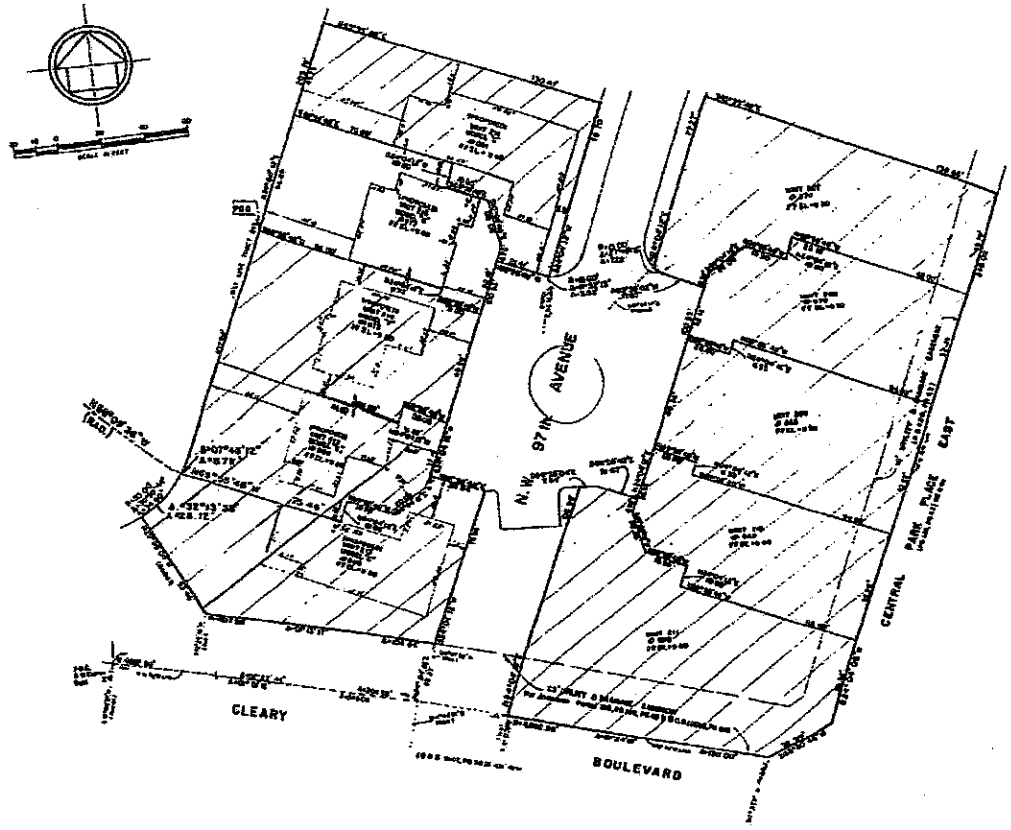
Said lands lying in the City of Plantation, Broward County, Florida, and containing 5261 square feet (0.121 acres) more or less.

BK15840PG0191

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.877

SHEET OF SHEETS

BK15840PG0192



C-31

CLUSTER 16 UNIT NO. 877

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

12-18-86	N/A	8-5	PLAT PLAN REF 86-24
1-28-86	N/A	8-26	REVISE PLAT PLAN UNIT 215
DATE	FIELD WORK	DRAWN	REVISIONS

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1888 WEST NINTH ROAD
HOLLYWOOD BEACH, FLORIDA 33020

JACARANDA PARCEL 215

CLUSTER 16
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

SHT

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 881

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 4892.98 feet, a delta of 02° 23′ 44", an arc distance of 204.58 feet to an intersection with a non-radial line (a radial line through said point bears South 14° 44′ 41" West);

THENCE North 24° 04′ 12" East, 25.33 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 14° 47′ 33" West);

THENCE Northwesterly along the arc of said curve, having a radius of 4917.98 feet, a delta of 01° 13′ 17", an arc distance of 104.84 feet to an intersection with a non-radial line (a radial line through said point bears South 13° 34′ 16" West);

THENCE North 25° 56′ 04" West, 53.46 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Northwest;

THENCE Northeasterly along said Westerly line and the arc of said curve, having a radius of 50.00 feet, a delta of 39° 59′ 44", an arc distance of 34.90 feet to a Point of Tangency;

THENCE North 24° 04′ 12" East, along said Westerly line, 159.99 feet to the POINT OF BEGINNING;

THENCE continue North 24° 04′ 12" East, along said Westerly line, 45.79 feet;

THENCE South 65° 55′ 48" East, 130.41 feet;

THENCE South 24° 04′ 12" West, 78.70 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 12° 31′ 59" East);

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 11° 32′ 13", an arc distance of 3.02 feet to a Point of Tangency;

THENCE North 65° 55′ 48" West, 21.41 feet;

THENCE North 24° 04′ 12" East, 6.78 feet;

THENCE North 10° 55′ 48" West, 20.05 feet;

THENCE North 65° 55′ 48" West, 19.50 feet;

THENCE North 24° 04′ 12" East, 10.00 feet;

THENCE North 65° 55' 48" West, 75.00 feet to the POINT OF BEGINNING;

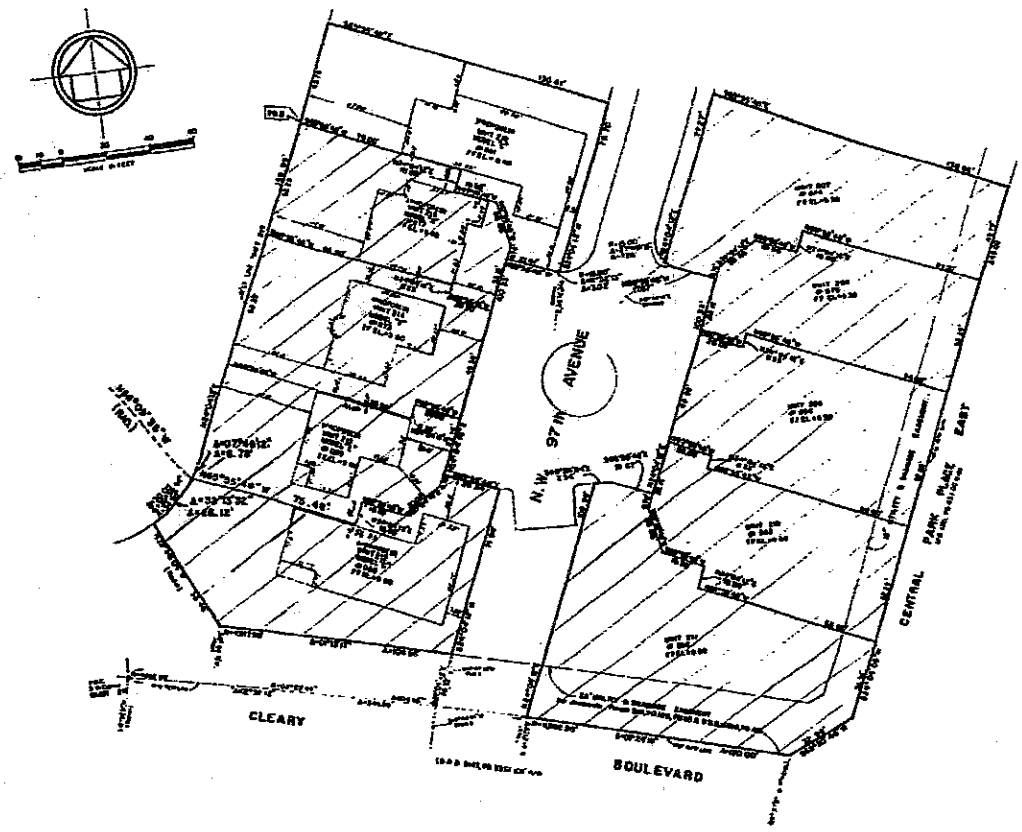
Said lands lying in the City of Plantation, Broward County, Florida, and containing 7187 square feet (0.165 acres) more or less.

BK15840PG0194

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 18, 1988
86-0687.881

SHEET OF SHEETS

BK15840PG0195



C-34

CLUSTER 16 UNIT NO. 881

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 16
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 17

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 04° 16′ 31", an arc distance of 365.08 feet to an intersection with a non-radial line and the Westerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215 (a radial line through said point bears South 16° 37′ 27" West);

THENCE North 65° 20′ 46" East, along said Westerly Right-of-Way line, 32.99 feet;

THENCE North 24° 04′ 05" East, along said Westerly Right-of-Way line, 249.08 feet to the POINT OF BEGINNING;

THENCE North 65° 55′ 48" West, 138.66 feet;

THENCE North 24° 04′ 12" East, 77.44 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 03° 44′ 53" East);

THENCE Easterly along the arc of said curve, having a radius of 15.00 feet, a delta of 27° 49′ 05", an arc distance of 7.28 feet to a Point of Tangency;

THENCE South 65° 55′ 48" East, 17.67 feet;

THENCE North 24° 04′ 12" East, 15.76 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 33° 40′ 44", an arc distance of 8.82 feet to a Point of Reverse Curve;

THENCE continuing Northeasterly along the arc of a curve concave to the Northwest, having a radius of 62.00 feet, a delta of 19° 14′ 56", an arc distance of 20.83 feet to a Point of Tangency;

THENCE North 38° 30′ 00" East, 71.17 feet;

THENCE North 51° 30′ 00" West, 69.55 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve having a radius of 15.00 feet, a delta of 18° 39′ 49", an arc distance of 4.89 feet to an intersection with the arc of a curve concave to the Southeast (radial lines through said point bears North 57° 09′ 49" East (15.00 foot radius) and South 63° 37′ 11" East (130.00 foot radius));

THENCE Northeasterly along the arc of said curve concave to the Southeast, having a radius of 130.00 feet, a delta of 42° 35' 15", an arc distance of 96.63 feet to an intersection with a non-radial line (a radial line through said point bears South 21° 01' 56" East);

THENCE South 51° 30' 00" East, 84.32 feet to an intersection with the arc of a non-tangent curve concave to the Southwest (a radial line through said point bears South 60° 43' 19" West);

THENCE Southeasterly along the arc of said curve, having a radius of 138.00 feet, a delta of 11° 09' 06", an arc distance of 26.86 feet to a Point of Reverse Curve;

THENCE continuing Southeasterly along the arc of a curve concave to the Northeast, having a radius of 162.00 feet, a delta of 13° 50' 42", an arc distance of 39.15 feet to a Point of Tangency;

THENCE South 31° 58' 16" East, 41.73 feet to an intersection with the said Westerly Right-of-Way line of Central Park Place East and with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears South 34 11' 23" East);

THENCE Southwesterly along said Westerly Right-of-Way line and along the arc of said curve, having a radius of 310.00 feet, a delta of 31° 44' 32", an arc distance of 171.74 feet to a Point of Tangency;

THENCE South 24° 04' 05" West, along said Westerly Right-of-Way line, 45.92 feet to the POINT OF BEGINNING;

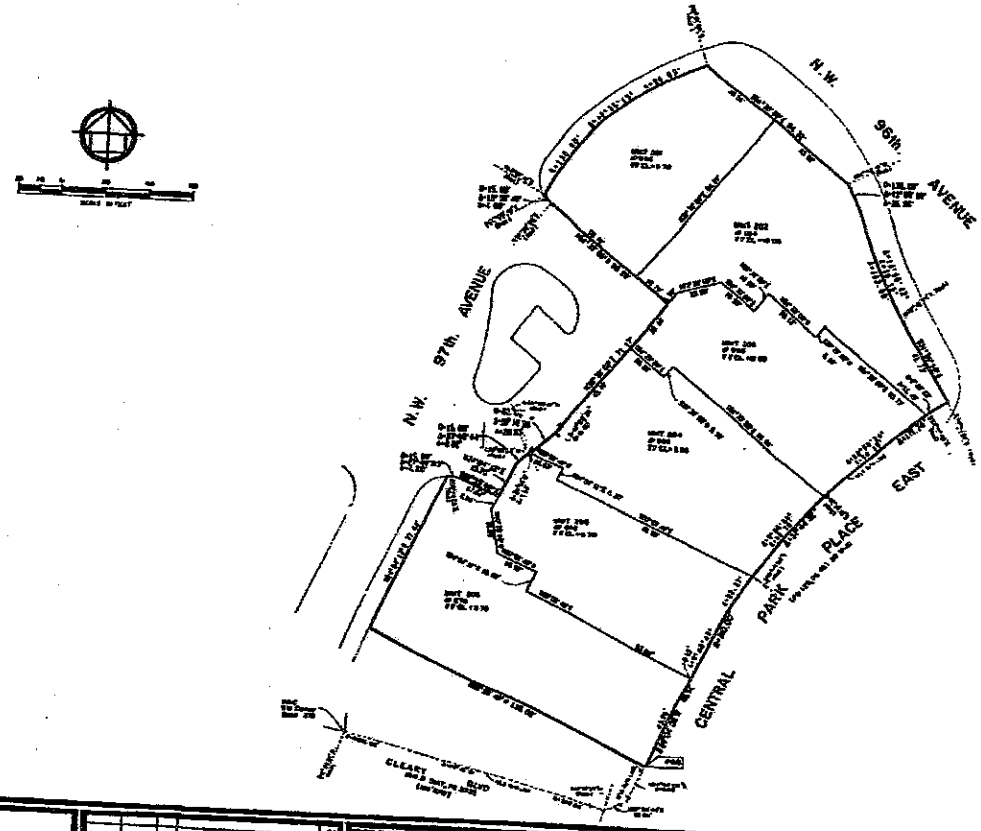
Said lands lying in the City of Plantation, Broward County, Florida and containing 37,979 square feet (0.872 acres) more or less.

BK15840PG0197

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By:
April 12, 1988
86-0687.A/2

SHEET OF SHEETS

BK 15840 PG 0198



C-37
CLUSTER 17

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
5000 WEST NASA ROAD
POMPANO BEACH, FLORIDA 33069

JACARANDA PARCEL 215

CLUSTER 17
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 878

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 04° 16′ 31", an arc distance of 365.08 feet to an intersection with a non-radial line and the Westerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215 (a radial line through said point bears South 16° 37′ 27" West);

THENCE North 65° 20′ 46" East, along said Westerly Right-of-Way line, 32.99 feet;

THENCE North 24° 04′ 05" East, along said Westerly Right-of-Way line, 249.08 feet to the POINT OF BEGINNING;

THENCE North 65° 55′ 48" West, 138.66 feet;

THENCE North 24° 04′ 12" East, 77.44 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 03° 44′ 53" East);

THENCE Easterly along the arc of said curve, having a radius of 15.00 feet, a delta of 27° 49′ 05", an arc distance of 7.28 feet to a Point of Tangency;

THENCE South 65° 55′ 48" East, 17.67 feet;

THENCE South 24° 04′ 12" West, 6.96 feet;

THENCE South 10° 55′ 48" East, 20.05 feet;

THENCE South 65° 55′ 48" East, 19.50 feet;

THENCE South 24° 04′ 12" West, 10.00 feet;

THENCE South 65° 55′ 48" East, 83.00 feet to an intersection with the said Westerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215;

BK15840PG0199

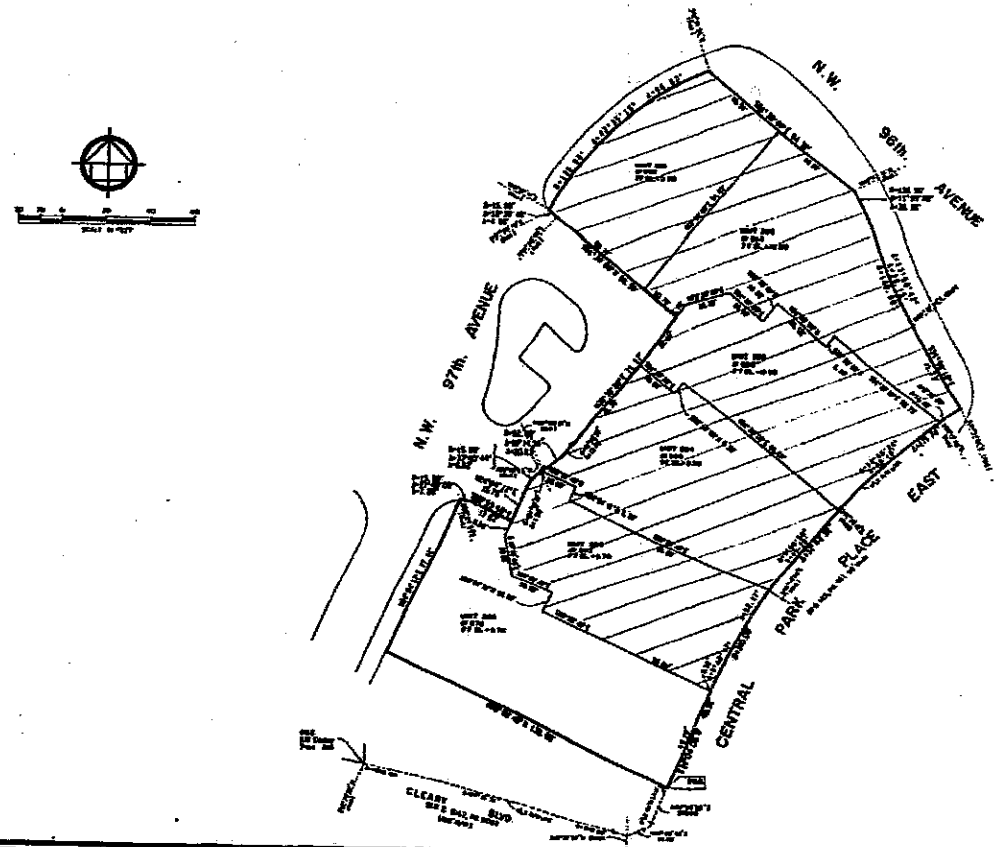
THENCE South 24° 04' 05" West along said Westerly Right-of-Way line, 45.79 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, and containing 7574 square feet (0.174 acres) more or less.

BK15840PG0200

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.878

BK15840PG0201



C-40

CLUSTER 17 UNIT NO. 878

SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

CERTIFICATE

[illegible]

Michael D. Rice

[illegible]

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS	JACARANDA PARCEL 215
			CLUSTER 17 QUATRAINE AT JACARANDA IV
			SCALE
			PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 882

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 04° 16′ 31", an arc distance of 365.08 feet to an intersection with a non-radial line and the Westerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215 (a radial line through said point bears South 16° 37′ 27" West);

THENCE North 65° 20′ 46" East, along said Westerly Right-of-Way line, 32.99 feet;

THENCE North 24° 04′ 05" East, along said Westerly Right-of-Way line, 294.87 feet to the POINT OF BEGINNING;

THENCE North 65° 55′ 48" West, 83.00feet;

THENCE North 24° 04′ 12" East, 10.00 feet;

THENCE North 65° 55′ 48" West, 19.50 feet;

THENCE North 10° 55′ 48" West, 20.05 feet;

THENCE North 24° 04′ 12" East, 22.72 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 33° 40′ 44", an arc distance of 8.82 feet to a Point of Reverse Curve;

THENCE continuing Northeasterly along the arc of a curve concave to the Northwest, having a radius of 62.00 feet, a delta of 01° 14′ 17", an arc distance of 1.34 feet to an intersection with a non-radial line (a radial line through said point bears North 33° 29′ 21" West);

THENCE South 65° 55′ 48" East, 16.63 feet;

THENCE South 24° 04′ 12" West, 6.33 feet;

THENCE South 65° 55′ 48" East, 98.53 feet to an intersection with the said Westerly Right-of-Way line of Central Park Place East and with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears South 56° 15′ 08" East);

THENCE Southwesterly along said Westerly Right-of-Way line and along the arc of said curve, having a radius of 310.00 feet, a delta of 09° 40' 47", an arc distance of 52.37 feet to a Point of Tangency;

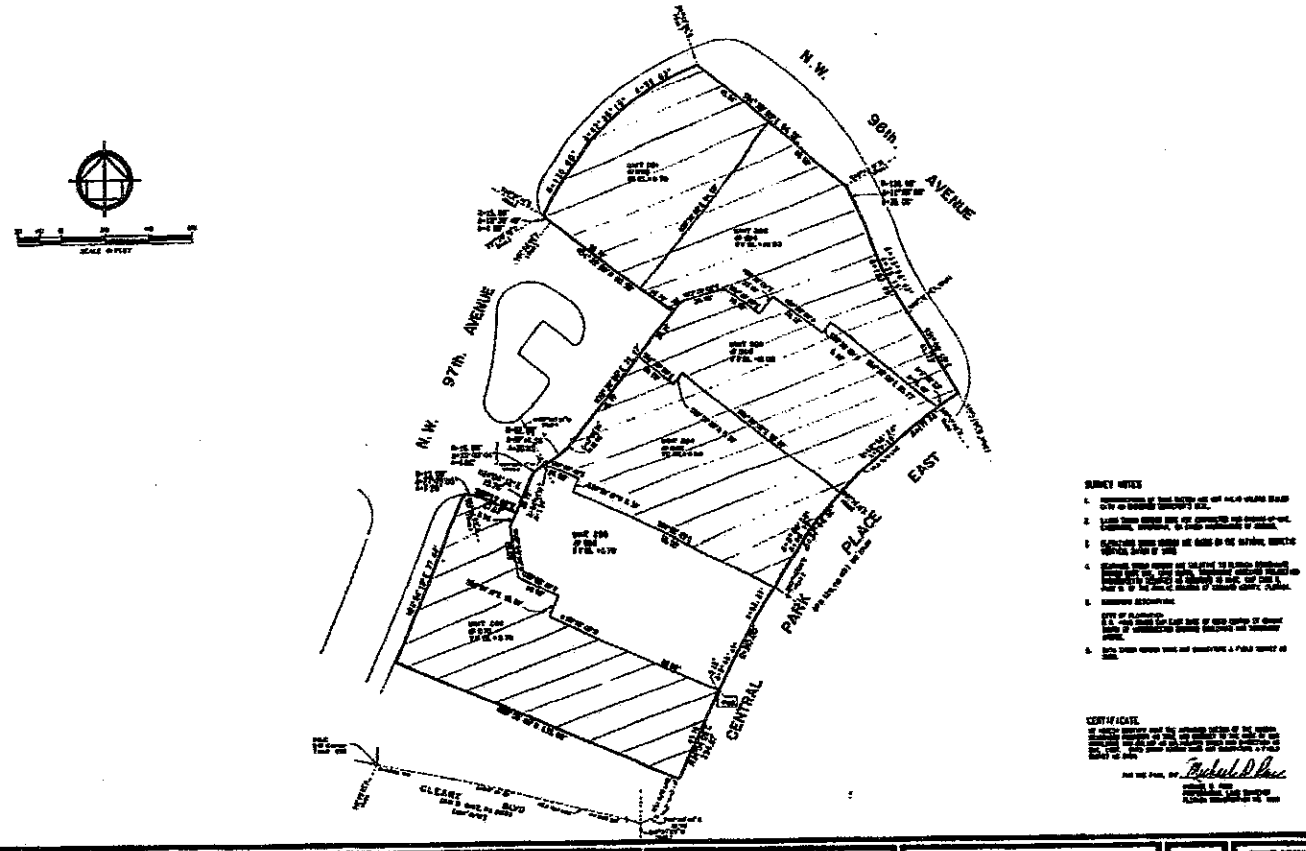
THENCE South 24° 04' 05" West, along said Westerly Right-of-Way line, 0.13 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida and containing 5,744 square feet (0.132 acres) more or less.

BK15840PG0203

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.882

BK15840PG0204



C-43

CLUSTER 17 UNIT NO. 862

SURVEY NOTES

CERTIFICATE

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 17 QUATRAINE AT JACARANDA IV
		SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 886

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 04° 16′ 31", an arc distance of 365.08 feet to an intersection with a non-radial line and the Westerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215 (a radial line through said point bears South 16° 37′ 27" West);

THENCE North 65° 20′ 46" East, along said Westerly Right-of-Way line, 32.99 feet;

THENCE North 24° 04′ 05" East, along said Westerly Right-of-Way line, 295.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 310.00 feet, a delta of 09° 40′ 47", an arc distance of 52.37 feet to the POINT OF BEGINNING (a radial line through said point bears South 56° 15′ 08" East);

THENCE North 65° 55′ 48" West, 98.53 feet;

THENCE North 24° 04′ 12" East, 6.33 feet;

THENCE North 65° 55′ 48" West, 16.63 feet to an intersection with the arc of a non-radial curve concave to the Northwest (a radial line through said point bears North 33° 29′ 21" West);

THENCE Northeasterly along the arc of said curve, having a radius of 62.00 feet, a delta of 18° 00′ 39", an arc distance of 19.49 feet to a Point of Tangency;

THENCE North 38° 30′ 00" East, 45.79 feet;

THENCE South 51° 30′ 00" East, 20.00 feet;

THENCE North 38° 30′ 00" East, 6.33 feet;

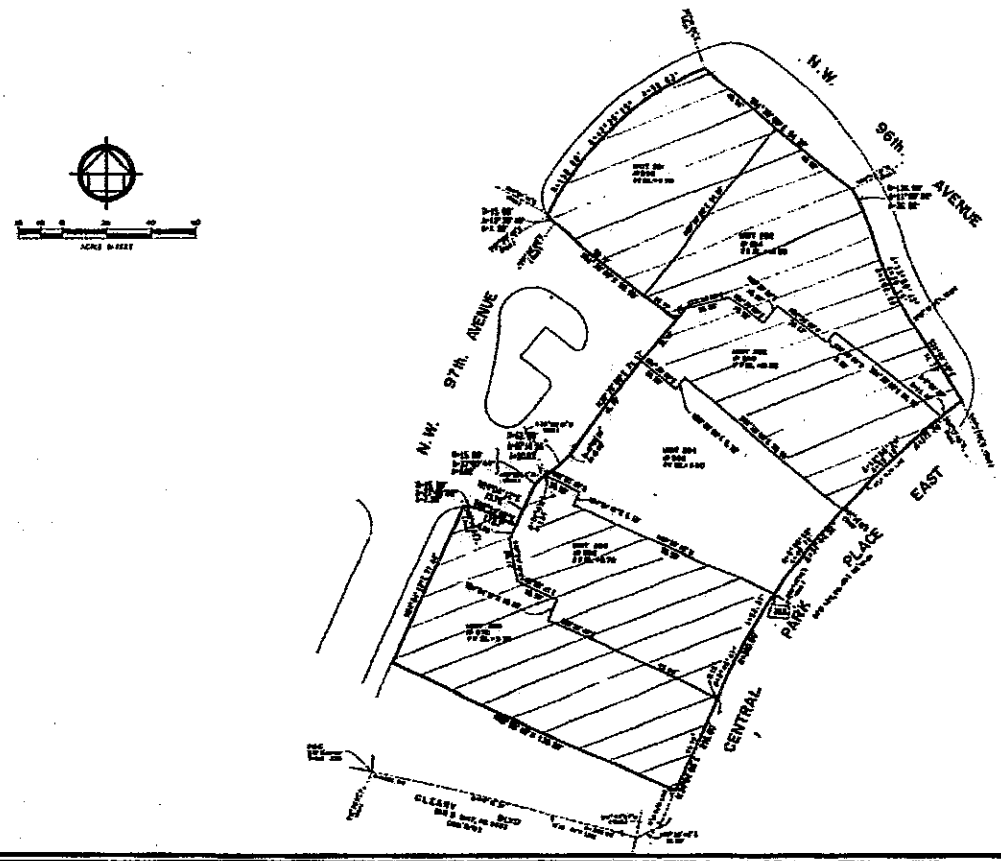
THENCE South 51° 30′ 00" East, 89.86 feet to an intersection with the said Westerly Right-of-Way line of Central Park Place East and with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears South 47° 14′ 10" East);

THENCE Southwesterly along said Westerly Right-of-Way line and along the arc of said curve, having a radius of 310.00 feet, a delta of 09° 00′ 58", an arc distance of 48.78 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida and containing 6,687 square feet (0.154 acres) more or less.

BK15840PG0206

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.886



SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

CERTIFICATE

[illegible]

[illegible] *Michael D. [illegible]*

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST MCNAB ROAD
POMPANO BEACH, FLORIDA

JACARANDA PARCEL 215

CLUSTER 17
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

C-46
CLUSTER 17 UNIT NO. 886

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 890

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 04° 16′ 31", an arc distance of 365.08 feet to an intersection with a non-radial line and the Westerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215 (a radial line through said point bears South 16° 37′ 27" West);

THENCE North 65° 20′ 46" East, along said Westerly Right-of-Way line, 32.99 feet;

THENCE North 24° 04′ 05" East, along said Westerly Right-of-Way line, 295.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 310.00 feet, a delta of 18° 41′ 45", an arc distance of 101.15 feet to the POINT OF BEGINNING (a radial line through said point bears South 47° 14′ 10" East);

THENCE North 51° 30′ 00" West, 89.86 feet;

THENCE South 38° 30′ 00" West, 6.33 feet;

THENCE North 51° 30′ 00" West, 20.00 feet;

THENCE North 38° 30′ 00" East, 32.16 feet;

THENCE North 73° 30′ 00" East, 20.05 feet;

THENCE South 51° 30′ 00" East, 19.50 feet;

THENCE North 38° 30′ 00" East, 10.00 feet;

THENCE South 51° 30′ 00" East, 28.12 feet;

THENCE North 38° 30′ 00" East, 6.00 feet;

THENCE South 51° 30′ 00" East, 60.73 feet to an intersection with the said Westerly Right-of-Way line of Central Park Place East and with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears South 36° 17′ 46" East);

THENCE Southwesterly along said Westerly Right-of-Way line and along the arc of said curve, having a radius of 310.00 feet, a delta of 10° 56′ 24", an arc distance of 59.19 feet to the POINT OF BEGINNING;

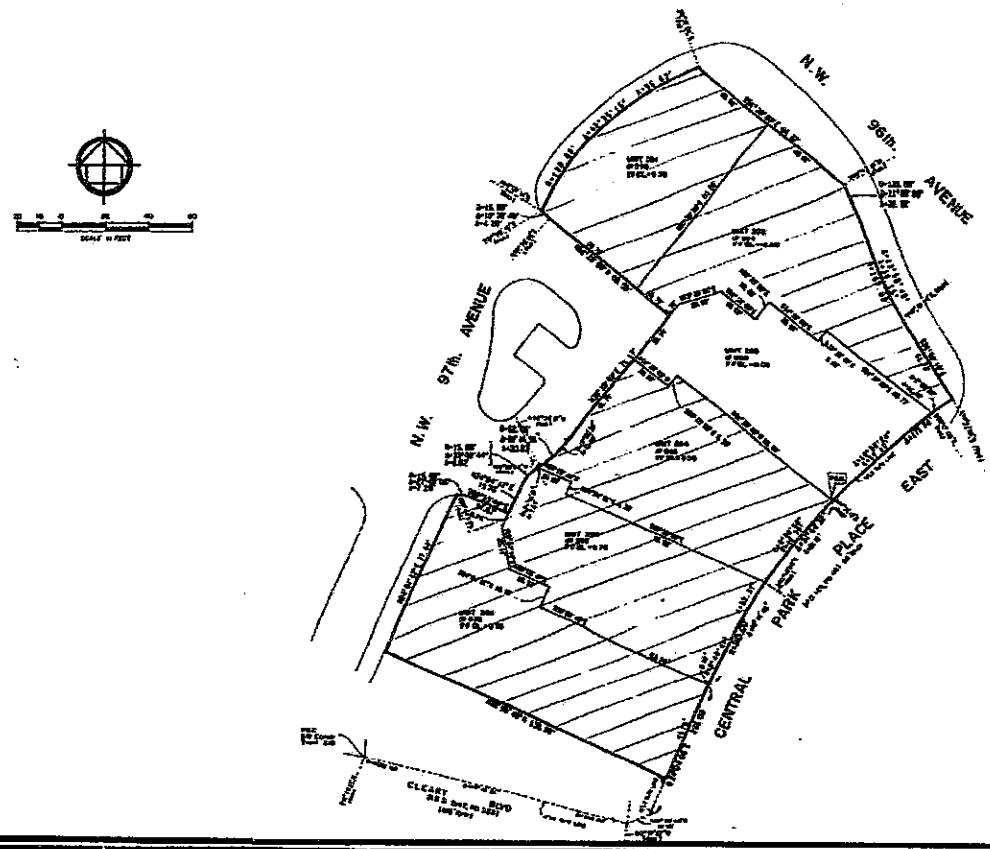
Said lands lying in the City of Plantation, Broward County, Florida and containing 6,002 square feet (0.138 acres) more or less.

BK15840PG0209

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.890

SHEET OF SHEETS

BK15840PG0210



C-49

CLUSTER 17 UNIT NO. 890

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST NINAS DRIVE
POMPANO BEACH, FLORIDA 33069

JACARANDA PARCEL 215

CLUSTER 17
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 894

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 04° 16′ 31", an arc distance of 365.08 feet to an intersection with a non-radial line and the Westerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215 (a radial line through said point bears South 16° 37′ 27" West);

THENCE North 65° 20′ 46" East, along said Westerly Right-of-Way line, 32.99 feet;

THENCE North 24° 04′ 05" East, along said Westerly Right-of-Way line, 295.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 310.00 feet, a delta of 29° 38′ 09", an arc distance of 160.34 feet to the **POINT OF BEGINNING** (a radial line through said point bears South 36° 17′ 46" East);

THENCE North 51° 30′ 00" West, 60.73 feet;

THENCE South 38° 30′ 00" West, 6.00 feet;

THENCE North 51° 30′ 00" West, 28.12 feet;

THENCE South 38° 30′ 00" West, 10.00 feet;

THENCE North 51° 30′ 00" West, 19.50 feet;

THENCE South 73° 30′ 00" West, 20.05 feet;

THENCE South 38° 30′ 00" West, 6.78 feet;

THENCE North 51° 30′ 00" West, 18.79 feet;

THENCE North 38° 30′ 00" East, 94.00 feet;

THENCE South 51° 30′ 00" East, 43.82 feet to an intersection with the arc of a non-tangent curve concave to the Southwest (a radial line through said point bears South 60° 43′ 19" West);

THENCE Southeasterly along the arc of said curve, having a radius of 138.00 feet, a delta of 11° 09′ 06", an arc distance of 26.86 feet to a Point of Reverse Curve;

THENCE continuing Southeasterly along the arc of a curve concave to the Northeast, having a radius of 162.00 feet, a delta of 13° 50′ 42", an arc distance of 39.15 feet to a Point of Tangency;

THENCE South 31° 58' 16" East, 41.73 feet to an intersection with the said Westerly Right-of-Way line of Central Park Place East and with the arc of a non-radial curve concave to the Southeast (a radial line through said point bears South 34° 11' 23" East);

THENCE Southwesterly along said Westerly Right-of-Way line and along the arc of said curve, having a radius of 310.00 feet, a delta of 02° 06' 23", an arc distance of 11.40 feet to the POINT OF BEGINNING;

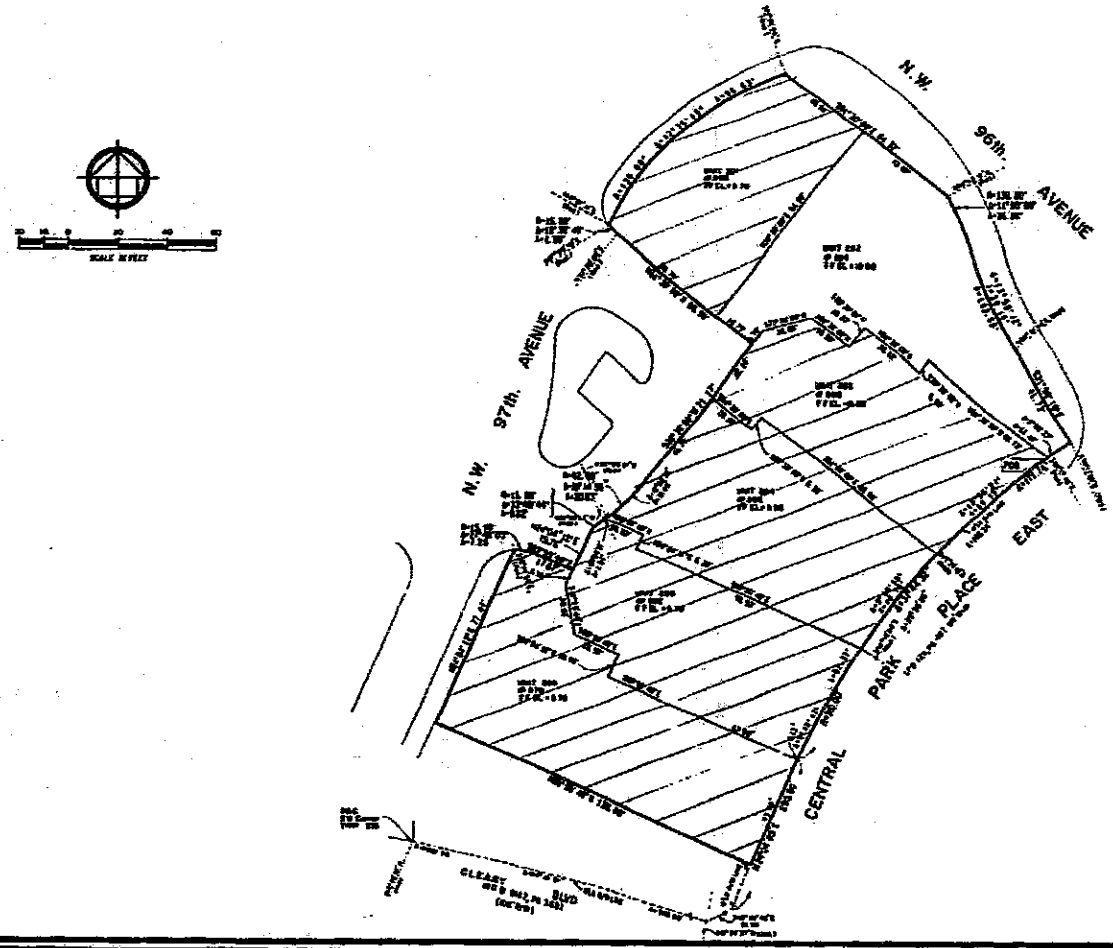
Said lands lying in the City of Plantation, Broward County, Florida and containing 6,890 square feet (0.158 acres) more or less.

BK15840PG0212

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.894

SHEET OF SHEETS

BK15840PG0213



SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

CERTIFICATE

[illegible]

C-52

CLUSTER 17 UNIT NO. 894

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 17 QUATRAINE AT JACARANDA IV

SCALE

PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 898

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida, and on the arc of a curve concave to the Southwest (a radial line through said point bears South 12° 20′ 57" West);

THENCE Southeasterly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 4892.98 feet, a delta of 04° 16′ 31", an arc distance of 365.08 feet to an intersection with a non-radial line and the Westerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215 (a radial line through said point bears South 16° 37′ 27" West);

THENCE North 65° 20′ 46" East, along said Westerly Right-of-Way line, 32.99 feet;

THENCE North 24° 04′ 05" East, along said Westerly Right-of-Way line, 295.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 310.00 feet, a delta of 31°44′ 32", an arc distance of 171.74 feet to the intersection with a non-radial line (a radial line through said point bears South 34° 11′ 23" East);

THENCE North 31° 58′ 16" West, 41.73 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve, having a radius of 162.00 feet, a delta of 13° 50′ 42", an arc distance of 39.15 feet to a Point of Reverse Curve;

THENCE continuing Northwesterly along the arc of a curve concave to the Southwest, having a radius of 138.00 feet, a delta of 11° 09′ 06", an arc distance of 26.86 feet to an intersection with a non-radial line (a radial line through said point bears South 60° 43′ 19" West);

THENCE North 51° 30′ 00" West, 43.82 feet to the POINT OF BEGINNING;

THENCE South 38° 30′ 00" West, 94.00 feet;

THENCE North 51° 30′ 00" West, 50.76 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve having a radius of 15.00 feet, a delta of 18° 39′ 49", an arc distance of 4.89 feet to an intersection with the arc of a curve concave to the Southeast (radial lines through said point bear North 57° 09′ 49" East (15.00 foot radius) and South 63° 37′ 11" East (130.00 foot radius));

THENCE Northeasterly along the arc of said curve concave to the Southeast, having a radius of 130.00 feet, a delta of 42° 35' 15", an arc distance of 96.63 feet to an intersection with a non-radial line (a radial line through said point bears South 21° 01' 56" East);

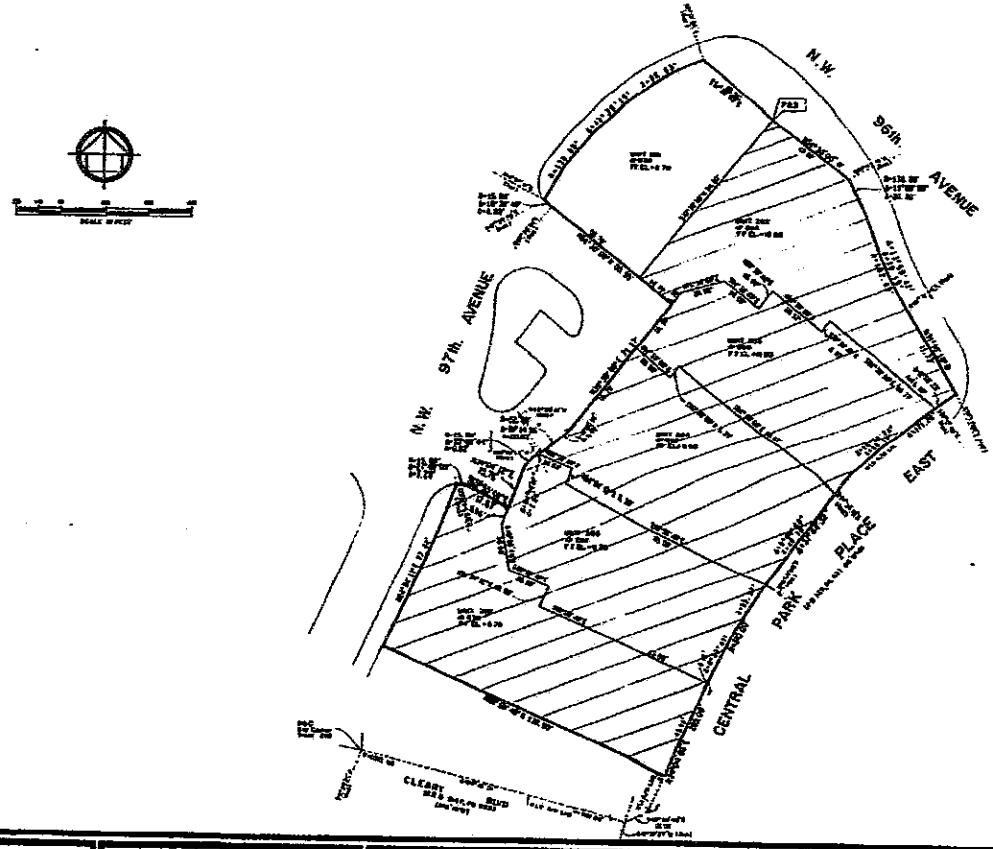
THENCE South 51° 30' 00" East, 40.51 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida and containing 5,082 square feet (0.117 acres) more or less.

BK15840PG0215

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.898

BK15840PG0216



SURVEY NOTES

CERTIFICATE

C-55

CLUSTER 17 UNIT NO.898

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1000 WEST MINAS ROAD POMPANO BEACH, FLORIDA 33069	JACARANDA PARCEL 215	CLUSTER 17 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 18

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following four (4) courses and distances:

1. North 01° 38' 55" East, 55.96 feet;

2. South 77° 46' 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09' 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04' 12" East, 205.78 feet to the POINT OF BEGINNING;

THENCE continuing North 24° 04' 12" East, along said Westerly line, 142.22 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Northerly along said Westerly line and along the arc of said curve, having a radius of 150.00 feet, a delta of 24° 30' 00", an arc distance of 64.14 feet to a Point of Tangency;

THENCE North 00° 25' 48" West, along said Westerly line, 103.32 feet to the beginning of a tangent curve concave to the South;

THENCE Northeasterly along said Westerly line and along the arc of said curve, having a radius of 60.00 feet, a delta of 90° 00'00", an arc distance of 94.25 feet to a Point of Tangency;

THENCE North 89° 34' 12" East, along said Westerly line, 86.05 feet to the beginning of a tangent curve concave to the North;

THENCE Northeasterly along said Westerly line and along the arc of said curve, having a radius of 25.00 feet, a delta of 45° 42' 16", an arc distance of 19.94 feet to an intersection with a radial line;

THENCE South 46° 08' 04" East, radially, 32.28 feet;

THENCE North 89° 34' 12" East, 46.64 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 85° 44' 25" East);

THENCE Southeasterly along the arc of said curve, having a radius of 74.00 feet, a delta of 02° 59' 25", an arc distance of 3.86 feet to a Point of Tangency;

THENCE South 07° 15' 00" East, 66.55 feet to the beginning of a tangent curve concave to the Northwest;

BK15840PG0217

SHEET OF SHEETS

THENCE continuing Southwesterly along the arc of a curve concave to the Southeast, having a radius of 174.00 feet, a delta of 11° 28′ 06", an arc distance of 34.83 feet to an intersection with the arc of a curve concave to the Southwest (radial lines through said point bear South 28° 50′ 57" East (174.00 foot radius) and South 35° 20′ 15" West (62.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Southwest, having a radius of 62.00 feet, a delta of 35° 46′ 03", an arc distance of 38.70 feet to a Point of Tangency;

THENCE South 89° 34′ 12" West, 55.00 feet;

THENCE South 00° 25′ 48" East, 54.00 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, having a radius of 45.00 feet, a delta of 51° 51′ 05", an arc distance of 40.72 feet to an intersection with the arc of a curve concave to the Southeast (radial lines through said point bear North 37° 43′ 07" East (45.00 foot radius) and South 64° 46′ 27" East (174.00 foot radius));

THENCE Southeasterly along the arc of said curve concave to the Southeast, having a radius of 174.00 feet, a delta of 13° 45′ 23", an arc distance of 41.78 feet to an intersection with the arc of a curve concave to the North (radial lines through said point bear South 78° 31′ 50" East (174.00 foot radius) and North 02° 20′ 34" East (15.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Northeast, having a radius of 15.00 feet, a delta of 09° 03′ 55", an arc distance of 2.37 feet to a Point of Tangency;

THENCE North 78° 35′ 32" West, 7.99 feet;

THENCE South 24° 04′ 12" West, 103.42 feet;

THENCE South 65° 55′ 48" East, 21.41 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 11° 32′ 13", an arc distance of 3.02 feet to an intersection with a non-radial line (a radial line through said point bears South 35° 36′ 25" West);

THENCE South 24° 04′ 12" West, 78.70 feet;

THENCE North 65° 55′ 48" West, 130.42 feet to the POINT OF BEGINNING.

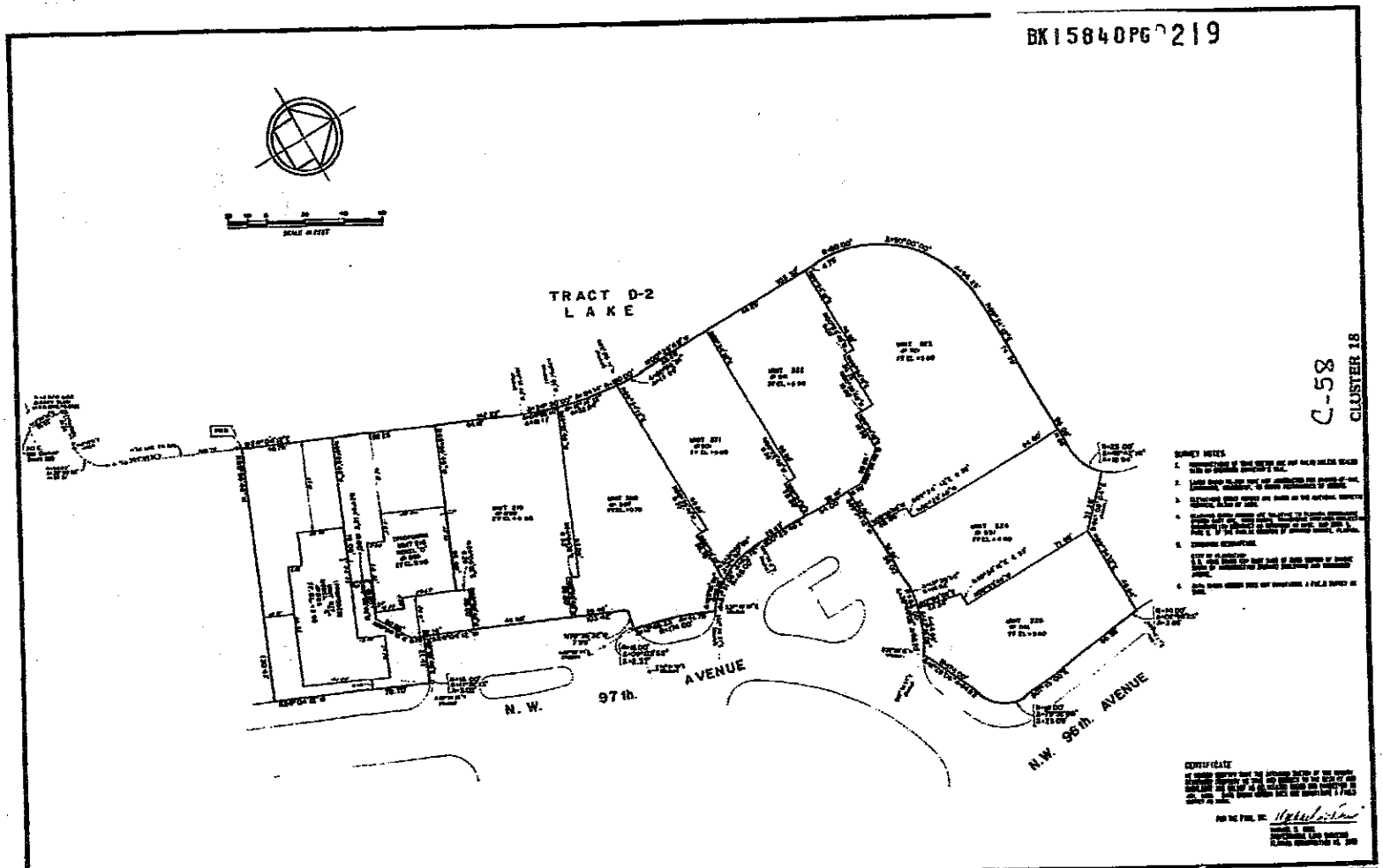
Said lands lying in the City of Plantation, Broward County, Florida, and containing 57021 square feet (1.309 acres) more or less.

BK 15840 PG 0218

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 12, 1988
86-0687.A/3

SHEET OF SHEETS

BK15840PG2219



PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 18
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 885

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following four (4) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, 205.78 feet to the POINT OF BEGINNING;

THENCE continuing North 24° 04′ 12" East, along said Westerly line, 45.79 feet;

THENCE South 65° 55′ 48" East, 75.00 feet;

THENCE North 24° 04′ 12" East, 10.00 feet;

THENCE South 65° 55′ 48" East, 19.50 feet;

THENCE North 59° 04′ 12" East, 20.05 feet;

THENCE North 24° 04′ 12" East, 6.78 feet;

THENCE South 65° 55′ 48" East, 21.41 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 11° 32′ 13", an arc distance of 3.02 feet to an intersection with a non-radial line (a radial line through said point bears South 35° 36′ 25" West);

THENCE South 24° 04′ 02" West, 78.70 feet;

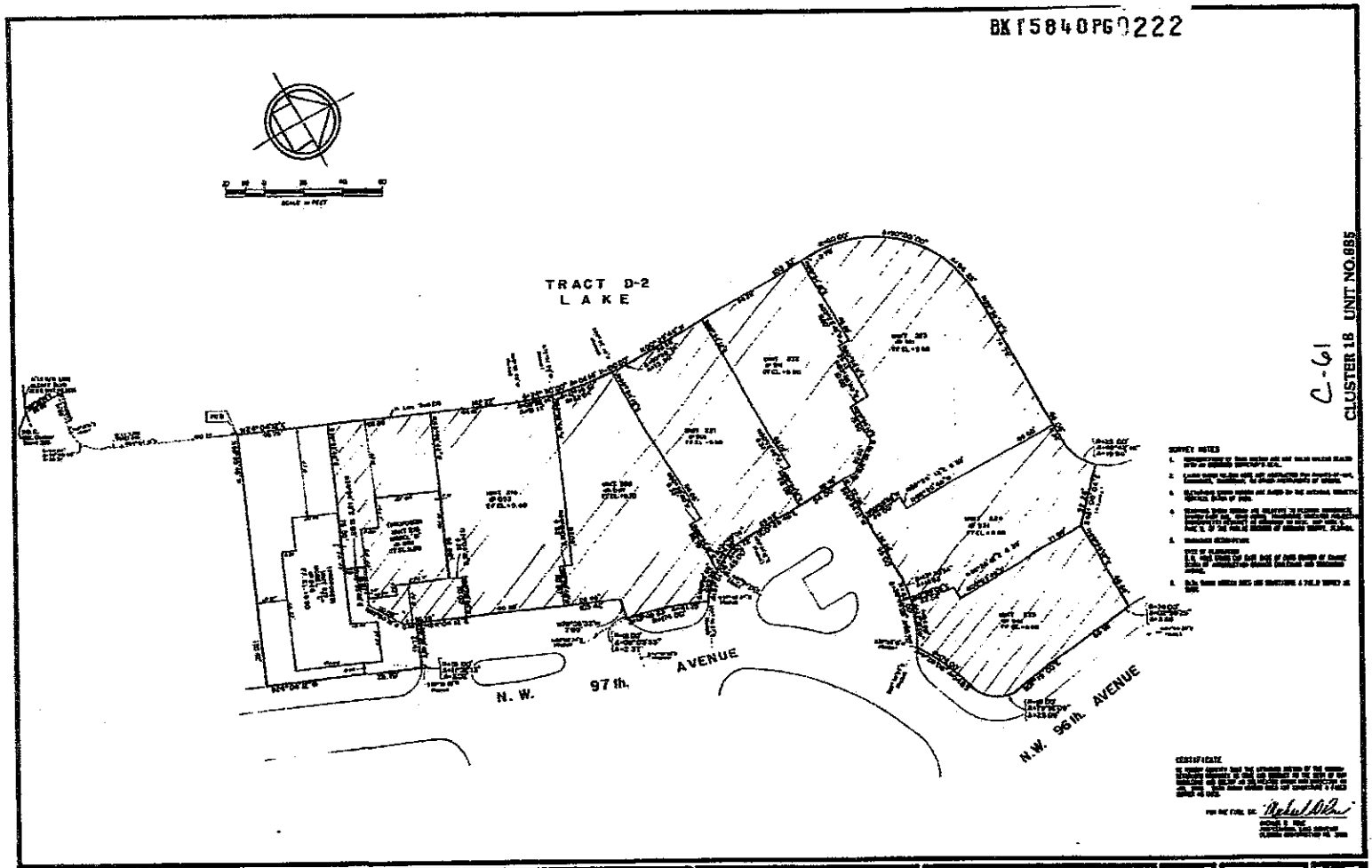
THENCE North 65° 55' 48" West, 130.42 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, and containing 7187 square feet (0.165 acres) more or less.

BK15840PG0221

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.885

BK 15840 PG 0222



PREPARED FOR:

DATE	REVISIONS	BY

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1800 WEST MINAS ROAD
BOYNTON BEACH, FLORIDA 33435

JACARANDA PARCEL 215

CLUSTER 18
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

SHEET

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 889

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following four (4) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, 251.57 feet to the POINT OF BEGINNING;

THENCE continuing North 24° 04′ 12" East, along said Westerly line, 52.25 feet;

THENCE South 65° 55′ 48" East, 86.00 feet;

THENCE North 24° 04′ 12" East, 6.33 feet;

THENCE South 65° 55′ 48" East, 20.00 feet;

THENCE South 24° 04′ 12" West, 32.16 feet;

THENCE South 59° 04′ 12" West, 20.05 feet;

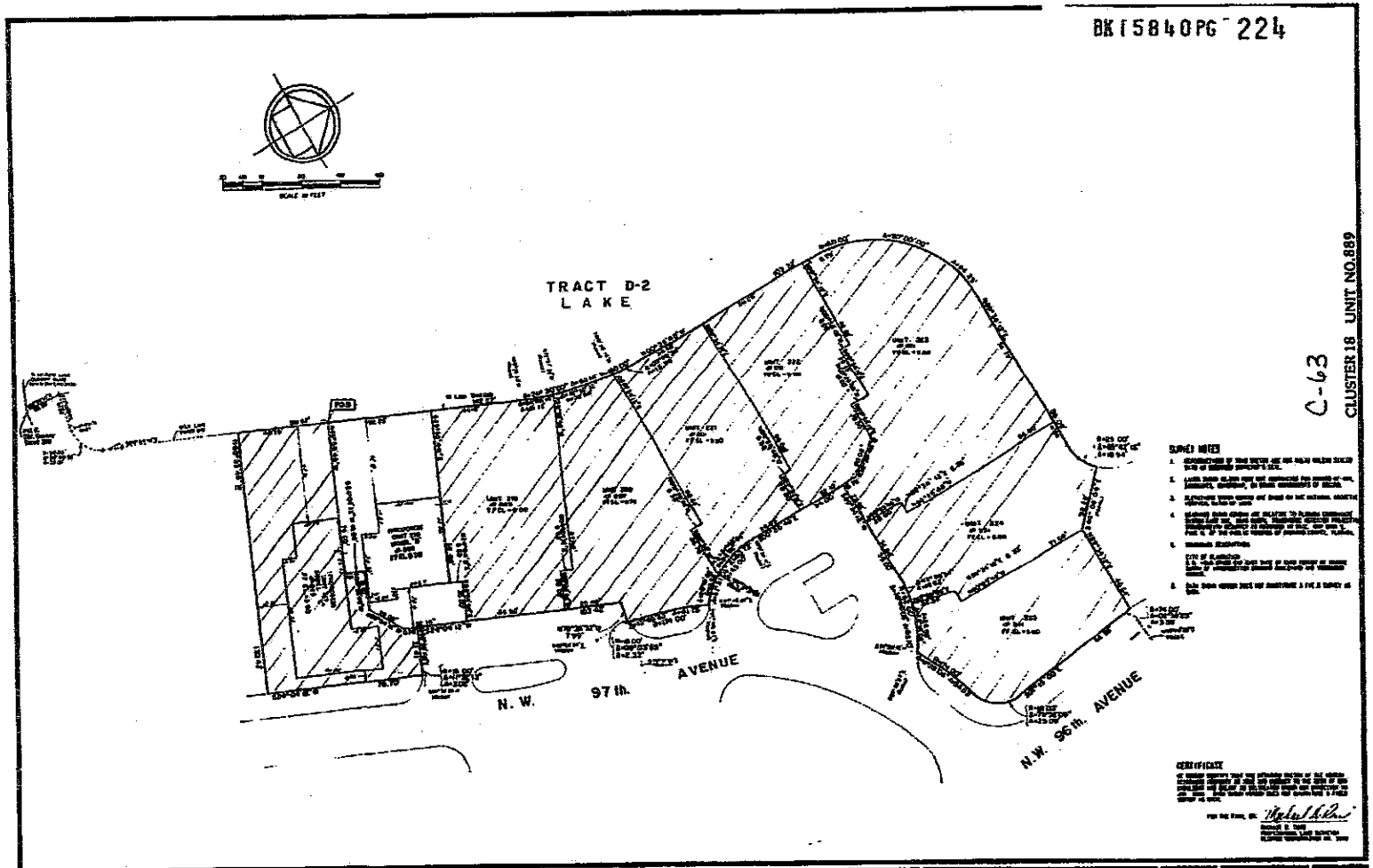
THENCE North 65° 55′ 48" West, 19.50 feet;

THENCE South 24° 04′ 12" West, 10.00 feet;

THENCE North 65° 55′ 48" West, 75.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, and containing 5261 square feet (0.121 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.889



PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1000 WEST HANDS ROAD	JACARANDA PARCEL 215	CLUSTER 18 QUATRAINE AT JACARANDA IV	SCALE / PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 893

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following four (4) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, 303.82 feet to the POINT OF BEGINNING;

THENCE continuing North 24° 04′ 12" East, along said Westerly line, 44.18 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Northeasterly along the arc of said curve, having a radius of 150.00 feet, a delta of 06° 55′ 14", an arc distance of 18.11 feet to an intersection with a non-radial line (a radial line through said point bears North 72° 51′ 02" West);

THENCE South 65° 55′ 48" East, 87.09 feet;

THENCE South 24° 04′ 12" West, 6.33 feet;

THENCE South 65° 55′ 48" East, 20.00 feet;

THENCE South 24° 04′ 12" West, 49.58 feet;

THENCE North 65° 55′ 48" West, 20.00 feet;

THENCE South 24° 04′ 12" West, 6.33 feet;

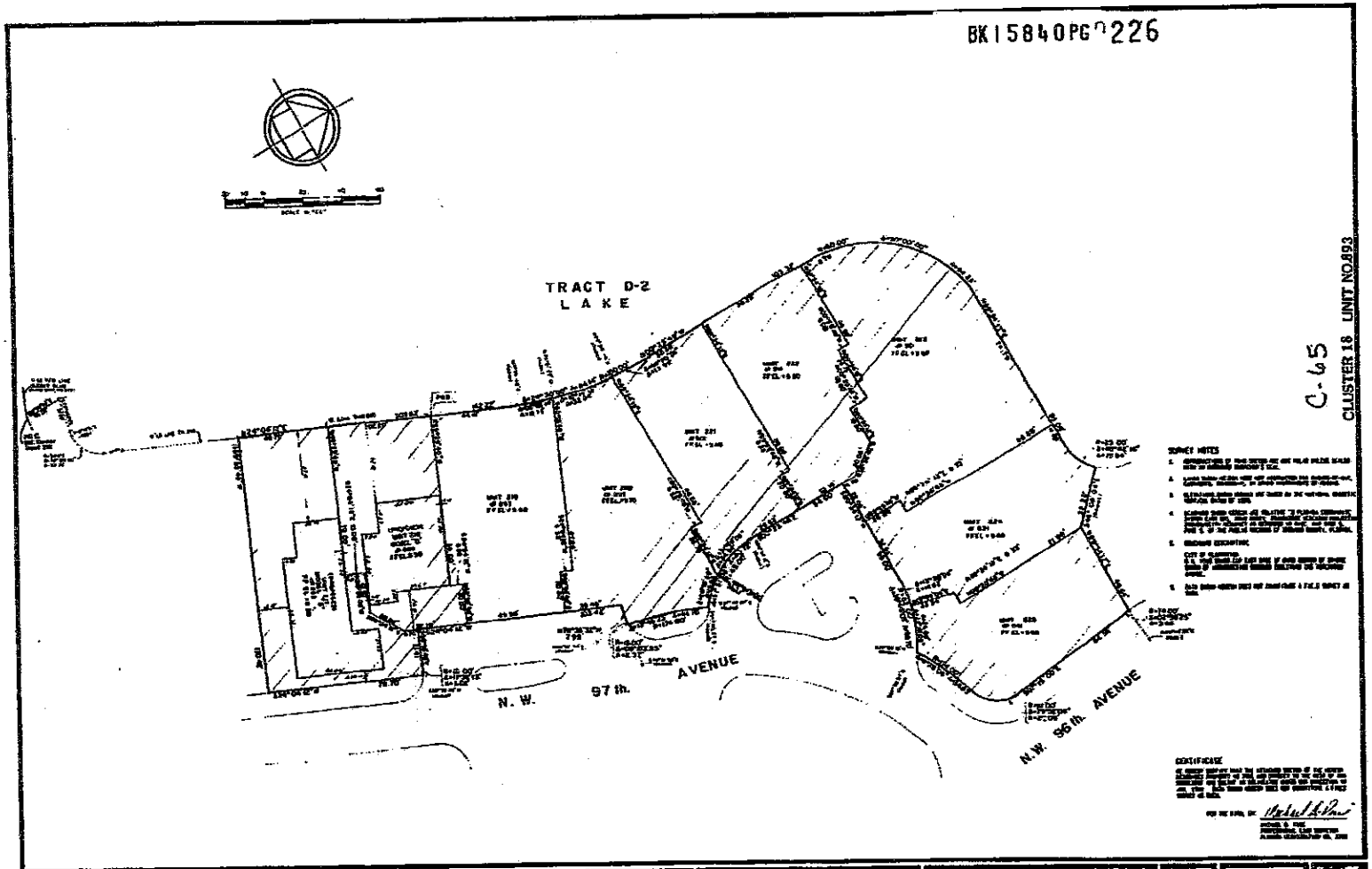
THENCE North 65° 55′ 48" West, 86.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, and containing 6352 square feet (0.146 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.893

SHEET OF SHEETS

BK15840PG0226



PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 18
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 897

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following five (5) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, along said Westerly line, 348.00 feet to the beginning of a tangent curve concave to the Northwest;

5. Northeasterly along the arc of said curve, having a radius of 150.00 feet, a delta of 06° 55′ 14", an arc distance of 18.11 feet to the POINT OF BEGINNING (a radial line through said point bears North 72° 51′ 02" West);

THENCE Continuing Northeasterly along said Westerly line and along the arc of said curve, having a radius of 150.00 feet, a delta of 12° 14′ 12", an arc distance of 32.04 feet to an intersection with a non-radial line (a radial line through said point bears North 85° 05′ 14" West);

THENCE North 89° 34′ 12" East, 86.65 feet;

THENCE South 00° 25′ 48" East, 6.33 feet;

THENCE North 89° 34′ 12" East, 26.70 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 57° 54′ 06" East);

THENCE Southeasterly along the arc of said curve, having a radius of 45.00 feet, a delta of 20° 10′ 59", an arc distance of 15.85 feet to an intersection with the arc of a curve concave to the Southeast (radial lines through said point bear North 37° 43′ 07" East (45.00 foot radius) and South 64° 46′ 27" East (174.00 foot radius));

THENCE Southeasterly along the arc of said curve concave to the Southeast, having a radius of 174.00 feet, a delta of 13° 45′ 23", an arc distance of 41.78 feet to an intersection with the arc of a curve concave to the North (radial lines through said point bear South 78° 31′ 50" East (174.00 foot radius) and North 02° 20′ 34" East (15.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Northeast, having a radius of 15.00 feet, a delta of 09° 03′ 55", an arc distance of 2.37 feet to a Point of Tangency;

THENCE North 78° 35′ 32" West, 7.99 feet;

THENCE South 24° 04′ 12" West, 28.46 feet;

THENCE North 65° 55′ 48" West, 20.00 feet;

THENCE North 24° 04′ 12" East, 6.33 feet;

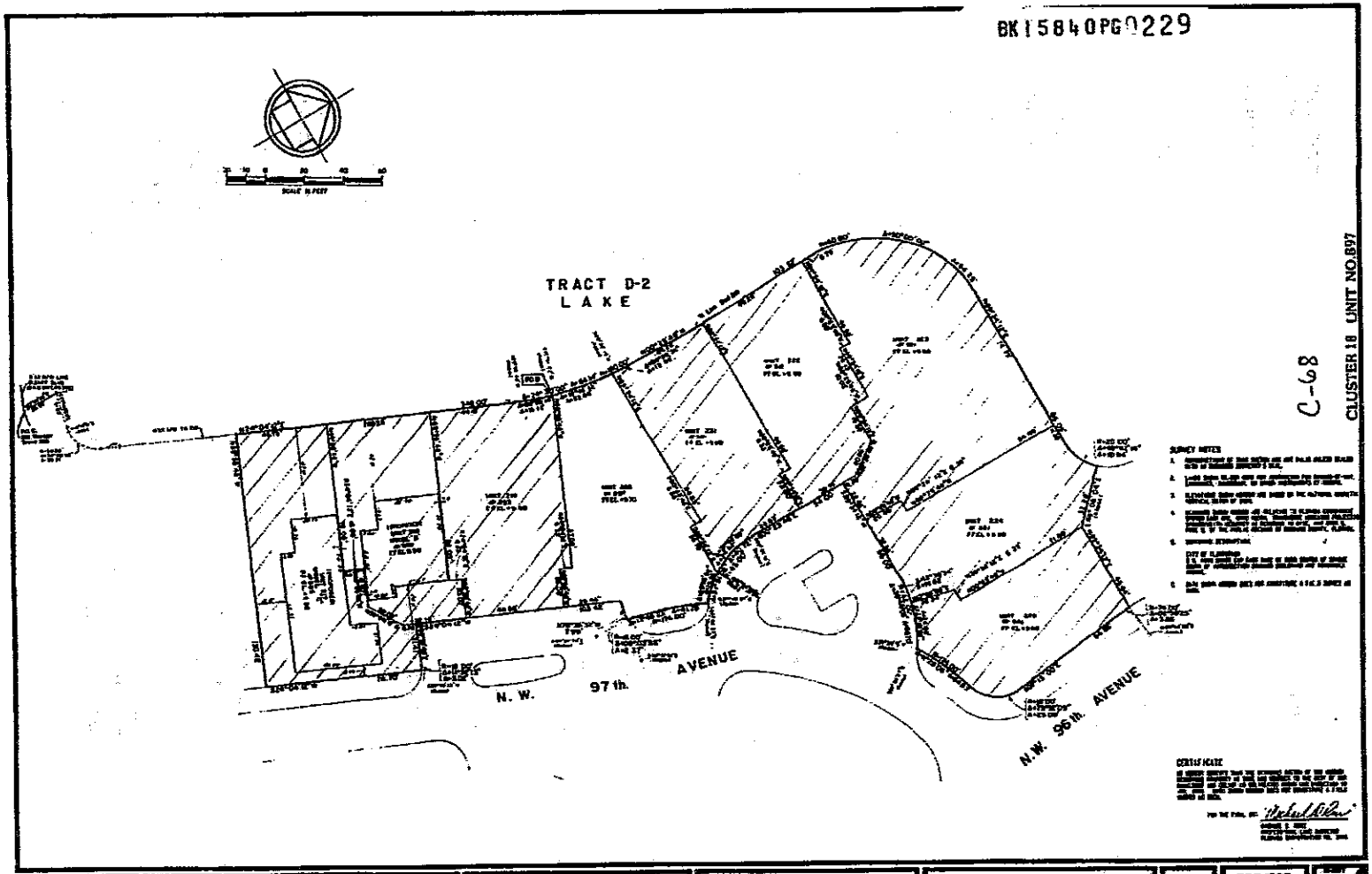
THENCE North 65° 55′ 48" West, 87.09 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, and containing 6573 square feet (0.151 acres) more or less.

BK15840PG0228

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.897

BK15840PG0229



PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 18 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 901

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following five (5) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, along said Westerly line, 348.00 feet to the beginning of a tangent curve concave to the Northwest;

5. Northeasterly along the arc of said curve, having a radius of 150.00 feet, a delta of 19° 09′ 26", an arc distance of 50.15 feet to the POINT OF BEGINNING (a radial line through said point bears North 85° 05′ 14" West);

THENCE Continuing Northeasterly along said Westerly line and along the arc of said curve, having a radius of 150.00 feet, a delta of 05° 20′ 34", an arc distance of 13.99 feet to a Point of Tangency;

THENCE North 00° 25′ 48" West, 38.28 feet;

THENCE North 89° 34′ 12" East, 86.00 feet;

THENCE South 00° 25′ 48" East, 6.33 feet;

THENCE North 89° 34′ 12" East, 20.00 feet;

THENCE South 00° 25′ 48" East, 28.63 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, having a radius of 45.00 feet, a delta of 31° 40′ 06", an arc distance of 24.87 feet to an intersection with a non-radial line (a radial line through said point bears North 57° 54′ 06" East);

THENCE South 89° 34′ 12" West, 26.70 feet;

THENCE North 00° 25′ 48" West, 6.33 feet;

THENCE South 89° 34′ 12" West, 86.65 feet to the POINT OF BEGINNING.

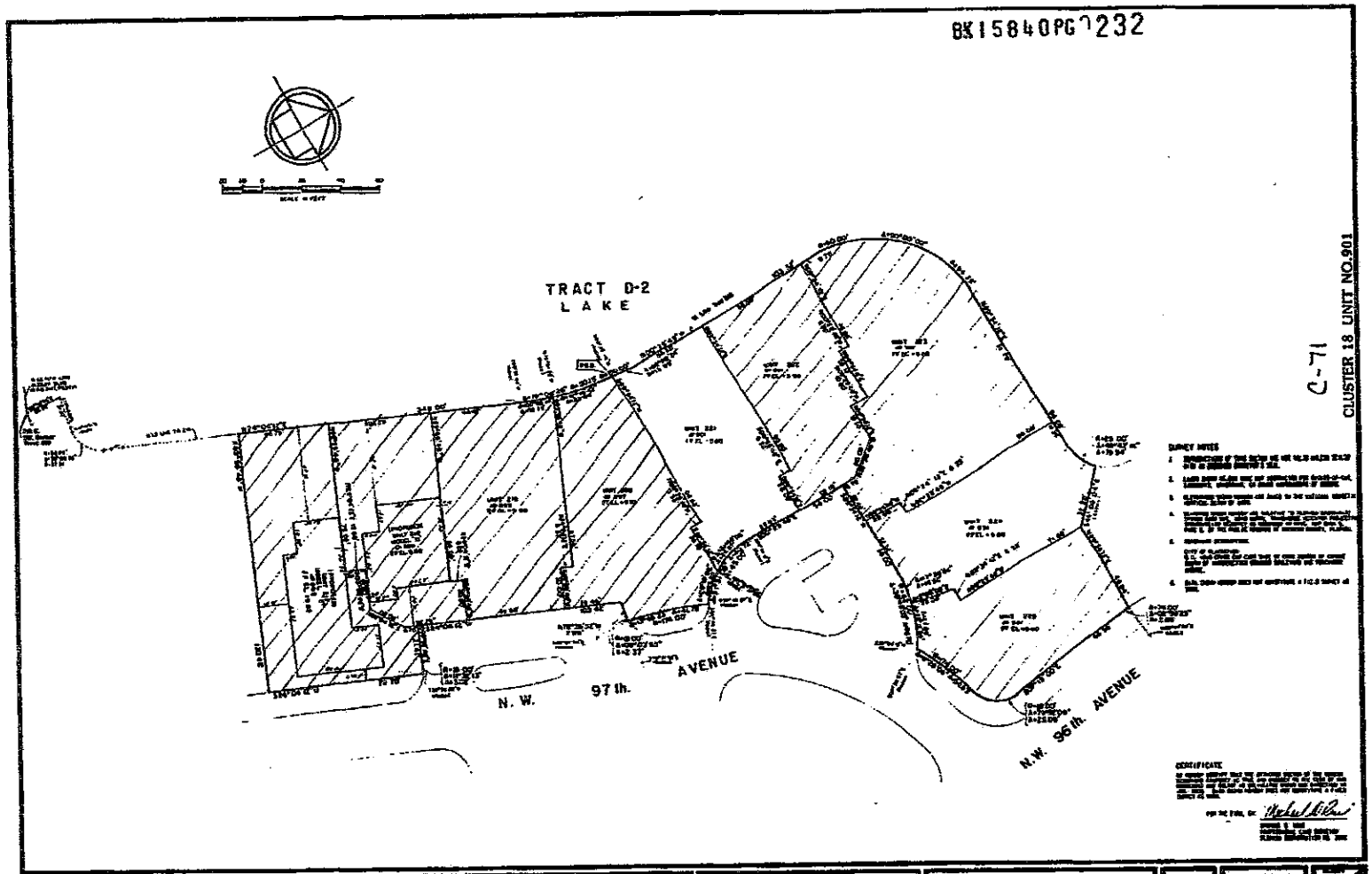
Said lands lying in the City of Plantation, Broward County, Florida, and containing 5593 square feet (0.128 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.901

BK 15840 PG 0231

SHEET OF SHEETS

BK15840PG1232



PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 18 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 911

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following five (5) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, along said Westerly line, 348.00 feet to the beginning of a tangent curve concave to the Northwest;

5. Northeasterly along the arc of said curve, having a radius of 150.00 feet, a delta of 24° 30′ 00", an arc distance of 64.14 feet to a Point of Tangency;

THENCE North 00° 25′ 48" West, along said Westerly line, 38.28 feet to the POINT OF BEGINNING;

THENCE continuing North 00° 25′ 48" West, along said Westerly line, 58.25 feet;

THENCE North 89° 34′ 12" East, 46.88 feet;

THENCE South 00° 25′ 48" East, 6.00 feet;

THENCE North 89° 34′ 12" East, 28.13 feet;

THENCE South 00° 25′ 48" East, 10.00 feet;

THENCE North 89° 34′ 12" East, 19.50 feet;

THENCE South 35° 25′ 48" East, 20.05 feet;

THENCE South 00° 25′ 48" East, 32.16 feet;

THENCE South 89° 34′ 12" West, 20.00 feet;

THENCE North 00° 25′ 48" West, 6.33 feet;

THENCE South 89° 34' 12" West, 86.00 feet to the POINT OF BEGINNING.

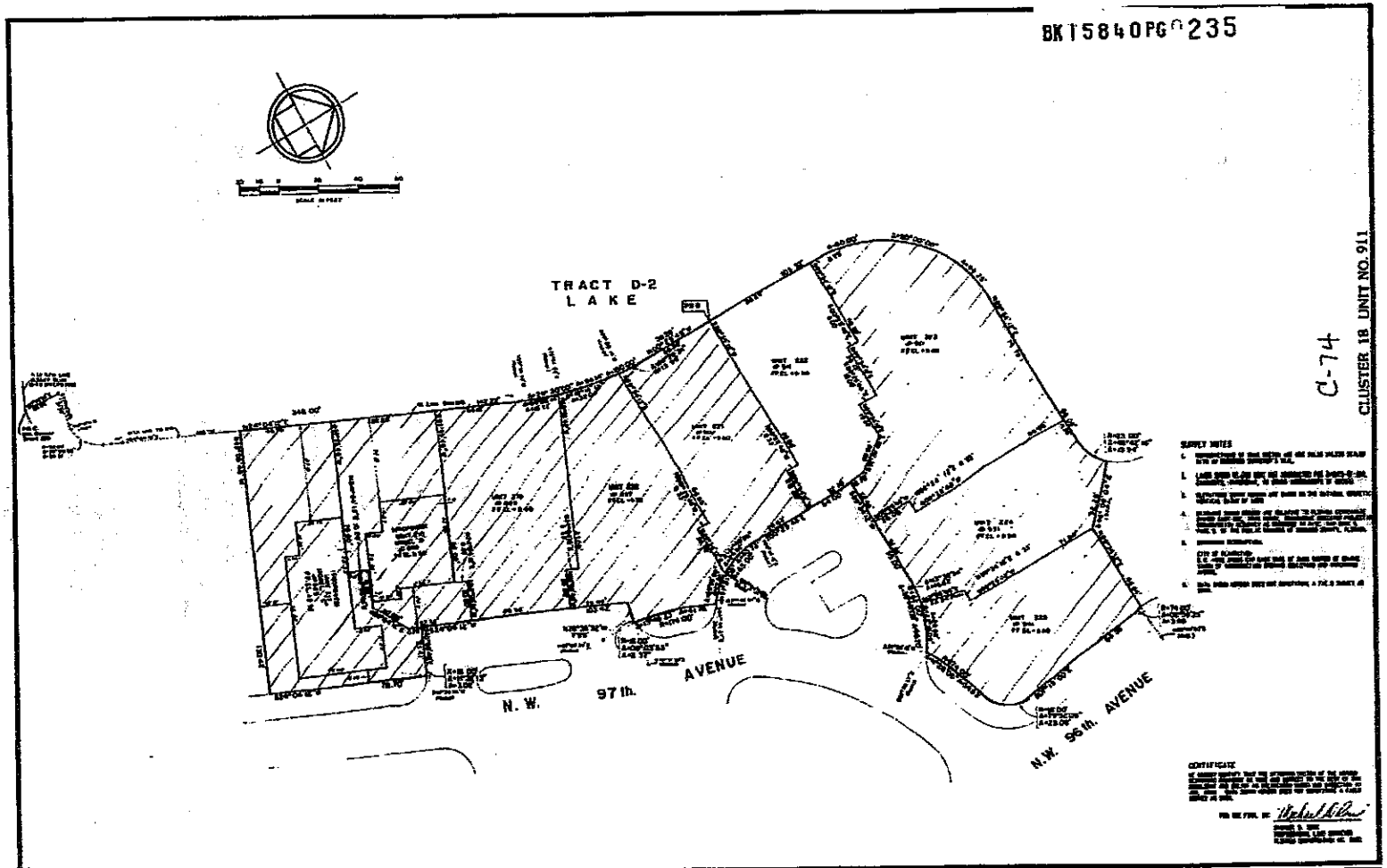
Said lands lying in the City of Plantation, Broward County, Florida, and containing 5542 square feet (0.127 acres) more or less.

BK 15840 PG 0234

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 13, 1988
86-0687.911

SHEET OF SHEETS

BK15840PG0235



PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 18
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 921

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following six (6) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, 348.00 feet to the beginning of a tangent curve concave to the Northwest;

5. Northerly along the arc of said curve, having a radius of 150.00 feet, a delta of 24° 30′ 00", an arc distance of 64.14 feet to a Point of Tangency;

6. North 00° 25′ 48" West, 96.53 feet to the POINT OF BEGINNING;

THENCE continuing North 00° 25′ 48" West, along said Westerly line, 6.79 feet to the beginning of a tangent curve concave to the South;

THENCE Northeasterly along said Westerly line and along the arc of said curve, having a radius of 60.00 feet, a delta of 90° 00′00", an arc distance of 94.25 feet to a Point of Tangency;

THENCE North 89° 34′ 12" East, along said Westerly line, 74.79 feet;

THENCE South 00° 25′ 48" East, 86.00 feet;

THENCE South 89° 34′ 12" West, 6.33 feet;

THENCE South 00° 25′ 48" East, 20.00 feet;

THENCE South 89° 34′ 12" West, 22.46 feet;

THENCE North 00° 25′ 48" West, 6.78 feet;

THENCE North 35° 25′ 48" West, 20.05 feet;

THENCE South 89° 34′ 12" West, 19.50 feet;

THENCE North 00° 25′ 48" West, 10.00 feet;

THENCE South 89° 34′ 12" West, 28.13 feet;

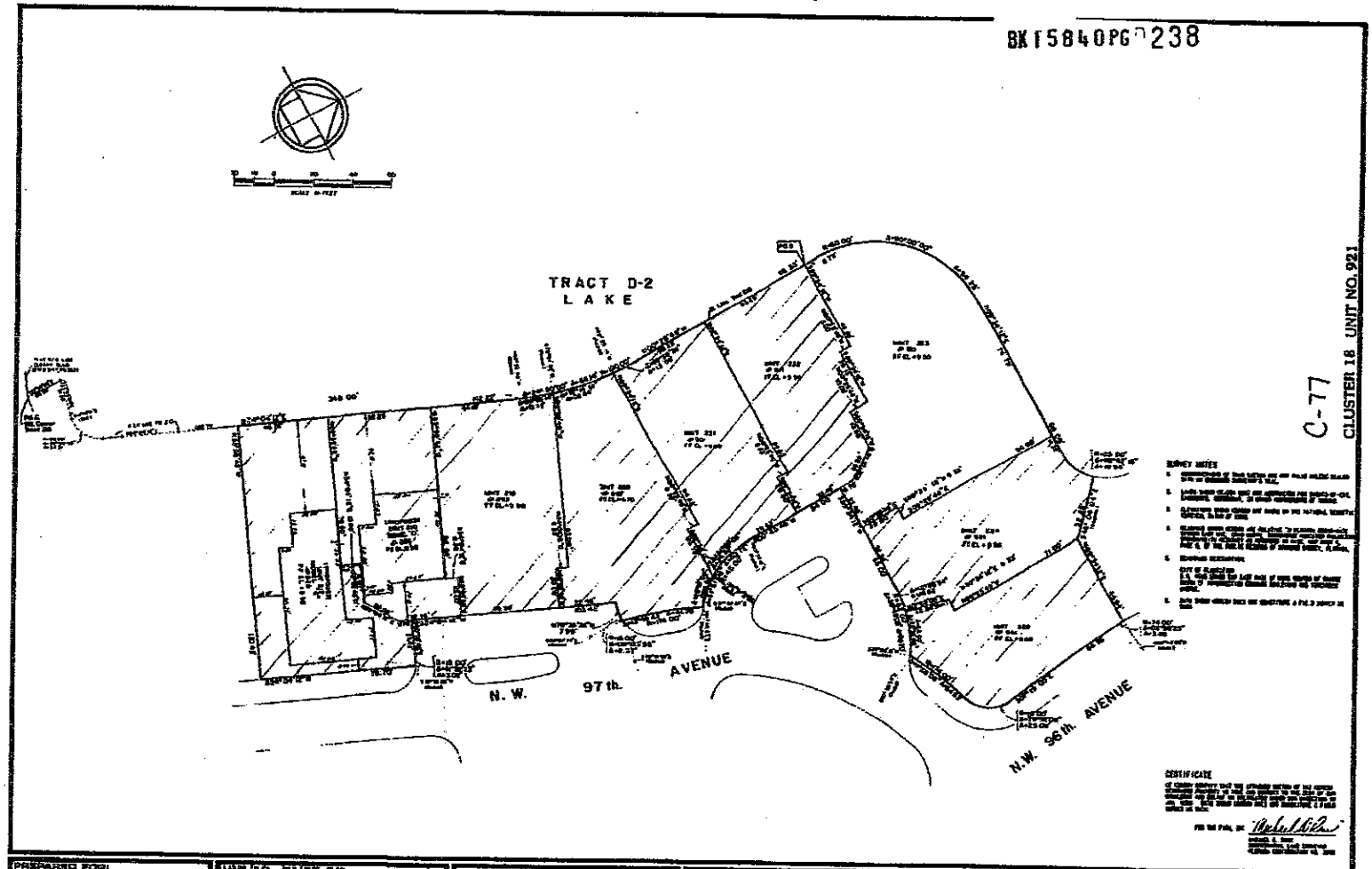
THENCE North 00° 25′ 48" West, 6.00 feet;

THENCE South 89° 34′ 12" West, 46.88 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, and containing 9992 square feet (0.229 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 13, 1988
86-0687.921

BK 15840 PG 238



PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
POMPANO BEACH, FLORIDA

JACARANDA PARCEL 215

CLUSTER 18
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 931

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following eight (8) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, 348.00 feet to the beginning of a tangent curve concave to the Northwest;

5. Northerly along the arc of said curve, having a radius of 150.00 feet, a delta of 24° 30′ 00", an arc distance of 64.14 feet to a Point of Tangency;

6. North 00° 25′ 48" West, 103.32 feet to the beginning of a tangent curve concave to the South;

7. Northeasterly along the arc of said curve, having a radius of 60.00 feet, a delta of 90° 00′00", an arc distance of 94.25 feet to a Point of Tangency;

8. North 89° 34′ 12" East, 74.79 feet to the POINT OF BEGINNING;

THENCE continuing North 89° 34′ 12" East, along said Westerly line, 11.26 feet to the beginning of a tangent curve concave to the North;

THENCE Northeasterly along said Westerly line and along the arc of said curve, having a radius of 25.00 feet, a delta of 45° 42′ 16", an arc distance of 19.94 feet to an intersection with a radial line;

THENCE South 46° 08′ 04" East, radially, 32.28 feet;

THENCE South 00° 25′ 48" East, 71.00 feet;

THENCE South 89° 34′ 12" West, 6.33 feet;

THENCE South 13° 05′ 06" West, 22.34 feet to an intersection with the arc of a radial curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, having a radius of 62.00 feet, a delta of 13° 30′ 54", an arc distance of 14.62 feet to a Point of Tangency;

THENCE South 89° 34′ 12" West, 32.54 feet;

THENCE North 00° 25' 48" West, 20.00 feet;

THENCE North 89° 34' 12" East, 6.33 feet;

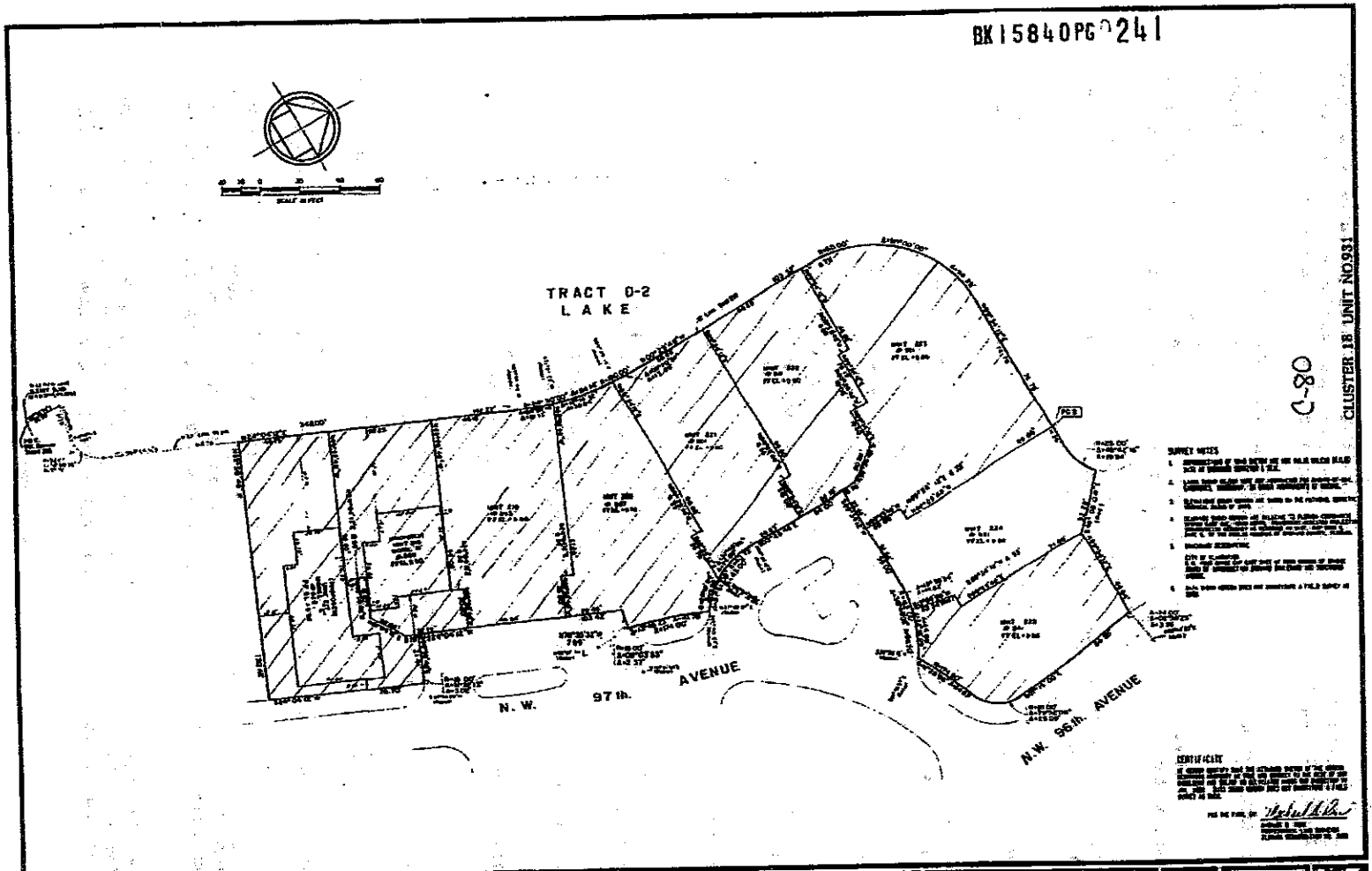
THENCE North 00° 25' 48" West, 86.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, and containing 5455 square feet (0.125 acres) more or less.

BK15840PG0240

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 12, 1988
86-0687.931

BK15840PG0241



PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS/SURVEYORS	JACARANDA PARCEL 215	CLUSTER 18 QUATRAINE AT JACARANDA IV	SCALE / PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 941

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Cleary Boulevard as recorded in Official Records Book 5147, Page 353 of the Public Records of Broward County, Florida;

THENCE along the Westerly line of said Tract 215, the following nine (9) courses and distances:

1. North 01° 38′ 55" East, 55.96 feet;

2. South 77° 46′ 09" East, 51.28 feet to the beginning of a tangent curve concave to the Northwest;

3. Northeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 38° 09′ 55", an arc distance of 33.31 feet to a Point of Tangency;

4. North 24° 04′ 12" East, 348.00 feet to the beginning of a tangent curve concave to the Northwest;

5. Northerly along the arc of said curve, having a radius of 150.00 feet, a delta of 24° 30′ 00", an arc distance of 64.14 feet to a Point of Tangency;

6. North 00° 25′ 48" West, 103.32 feet to the beginning of a tangent curve concave to the South;

7. Northeasterly along the arc of said curve, having a radius of 60.00 feet, a delta of 90° 00′00", an arc distance of 94.25 feet to a Point of Tangency;

8. North 89° 34′ 12" East, 86.05 feet to the beginning of a tangent curve concave to the North;

9. Northeasterly along the arc of said curve, having a radius of 25.00 feet, a delta of 45° 42′ 16", an arc distance of 19.94 feet to an intersection with a radial line;

THENCE South 46° 08′ 04" East, radially, 32.28 feet to the POINT OF BEGINNING;

THENCE North 89° 34′ 12" East, 46.64 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 85° 44′ 25" East);

THENCE Southeasterly along the arc of said curve, having a radius of 74.00 feet, a delta of 02° 59′ 25", an arc distance of 3.86 feet to a Point of Tangency;

THENCE South 07° 15′ 00" East, 66.55 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 18.00 feet, a delta of 79° 52′ 09", an arc distance of 25.09 feet to a Point of Reverse Curve;

THENCE continuing Southwesterly along the arc of a curve concave to the Southeast, having a radius of 174.00 feet, a delta of 11° 28′ 06", an arc distance of 34.83 feet to an intersection with the arc of a curve concave to the Southwest (radial lines through said point bear South 28° 50′ 57" East (174.00 foot radius) and South 35° 20′ 15" West (62.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Southwest, having a radius of 62.00 feet, a delta of 22° 15′ 09", an arc distance of 24.08 feet to an intersection with a radial line;

THENCE North 13° 05′ 06" East, radially, 22.34 feet;

THENCE North 89° 34′ 12" East, 6.33 feet;

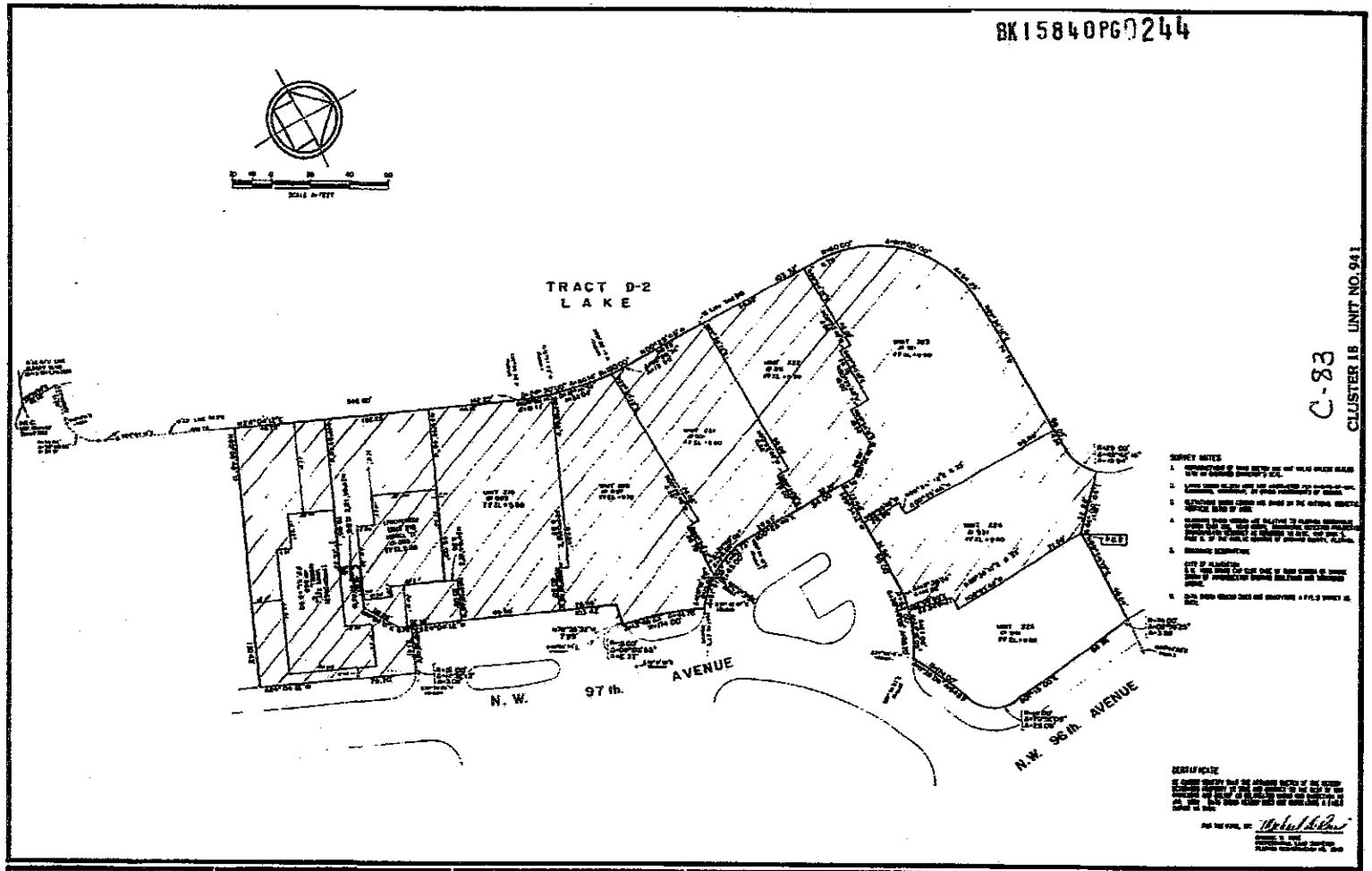
THENCE North 00° 25′ 48" West, 71.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, and containing 5068 square feet (0.116 acres) more or less.

BK15840PG0243

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 13, 1988
86-0687.941

BK15840PG0244



PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1800 WEST HILLSBORO ROAD
POMPANO BEACH, FLORIDA 33069

JACARANDA PARCEL 215

CLUSTER 18
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 19

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing along said Northerly Right-of-Way line and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 21° 54′ 32", an arc distance of 118.54 feet to the POINT OF BEGINNING;

THENCE continuing Southwesterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 310.00 feet, a delta of 03° 52′ 50", an arc distance of 21.00 feet to an intersection with the arc of a curve concave to the Southwest (radial lines through said point bear South 17° 04′ 56" East (310.00 foot radius) and South 60° 34′ 19" West (187.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Southwest, having a radius of 187.00 feet, a delta of 37° 14′ 28", an arc distance of 121.55 feet to an intersection with the arc of a curve concave to the East (radial lines through said point bear South 23° 19′ 51" West (187.00 foot radius) and North 74° 52′ 30" East (37.00 foot radius));

THENCE Northerly along the arc of said curve concave to East, having a radius of 37.00 feet, a delta of 38° 26′ 41", an arc distance of 24.83 feet to a Point of Reverse Curve;

THENCE continuing Northerly along the arc of a curve concave to the Northwest, having a radius of 37.00 feet, a delta of 23° 48′ 05", an arc distance of 15.37 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 28.55 feet;

THENCE North 16° 45′ 03" East, 27.00 feet;

THENCE North 00° 28′ 54" West, 25.38 feet;

THENCE South 89° 31′ 06" West, 18.79 feet to an intersection with the arc of a non-radial curve concave to the Northwest (a radial line through said point bears North 50° 02′ 31" West);

THENCE Southwesterly along the arc of said curve, having a radius of 37.00 feet, a delta of 49° 33′ 37", an arc distance of 32.00 feet to a Point of Tangency;

THENCE South 89° 31′ 06" West 19.88 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 21° 02′ 59", an arc distance of 5.51 feet to an intersection with a non-radial line (a radial line through said point bears North 20° 34′ 05" East);

THENCE North 07° 15′ 00" West, 57.87 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Northeasterly along the arc of said curve, having a radius of 30.00 feet, a delta of 96° 46′ 06", an arc distance of 50.67 feet to a Point of Tangency;

THENCE North 89° 31′ 06" East, 135.24 feet;

THENCE South 00° 28′ 54" East, 45.79 feet;

THENCE North 89° 31′ 06" East, 5.00 feet;

THENCE South 00° 28′ 54" East, 44.25 feet;

THENCE South 44° 31′ 06" West, 11.31 feet;

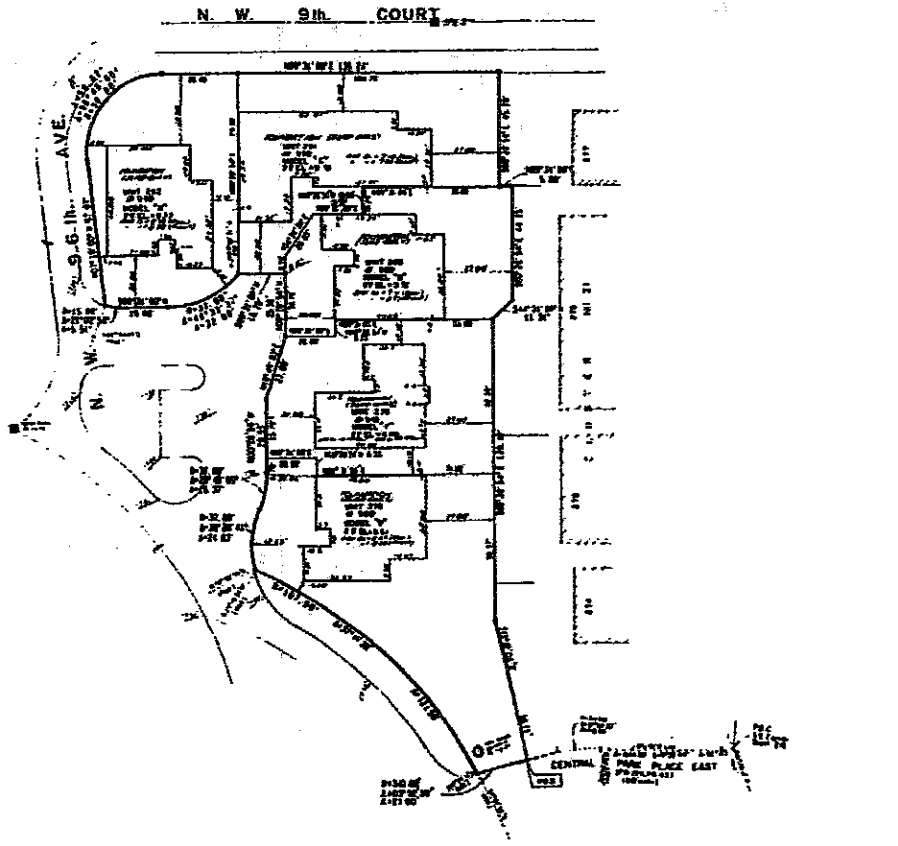
THENCE South 00° 28′ 54" East, 120.42 feet;

THENCE South 13° 12′ 06" East, 56.11 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 28,026 square feet (0.643 acres) more or less.

BK15840PG0246

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 12, 1988
86-0687.B/1



CERTIFIED TO: LAWYERS TITLE INSURANCE CORPORATION
BARNETT BANK OF SOUTH FLORIDA N.A.

SURVEY NOTES

CERTIFICATE

CLUSTER 19

C-86

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 19 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 900

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing along said Northerly Right-of-Way line and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 21° 54′ 32", an arc distance of 118.54 feet to the POINT OF BEGINNING;

THENCE continuing Southwesterly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 310.00 feet, a delta of 03° 52′ 50", an arc distance of 21.00 feet to an intersection with the arc of a curve concave to the Southwest (radial lines through said point bear South 17° 04′ 56" East (310.00 foot radius) and South 60° 34′ 19" West (187.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Southwest, having a radius of 187.00 feet, a delta of 37° 14′ 28", an arc distance of 121.55 feet to an intersection with the arc of a curve concave to the East (radial lines through said point bear South 23° 19′ 51" West (187.00 foot radius) and North 74° 52′ 30" East (37.00 foot radius));

THENCE Northerly along the arc of said curve concave to East, having a radius of 37.00 feet, a delta of 38° 26′ 41", an arc distance of 24.83 feet to a Point of Reverse Curve;

THENCE continuing Northerly along the arc of a curve concave to the Northwest, having a radius of 37.00 feet, a delta of 23° 48′ 05", an arc distance of 15.37 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 4.76 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE North 89° 31′ 06" East, 71.00 feet;

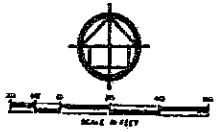
THENCE South 00° 28′ 54" East, 58.17 feet;

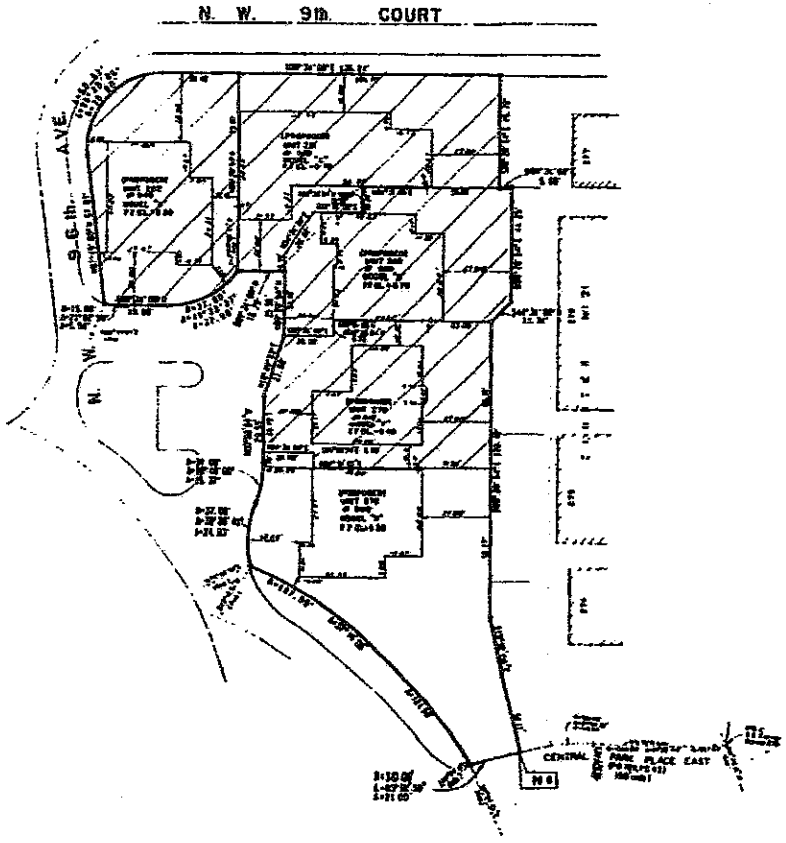
THENCE South 13° 12′ 06" East, 56.11 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 7,457 square feet (0.171 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 20, 1988
86-0687.900

BK15840PG0250





CLUSTER 19 UNIT NO. 900

C-89

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS POMPANO BEACH, FLORIDA	JACARANDA PARCEL 215	CLUSTER 19 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 910

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing along said Northerly Right-of-Way line and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 25° 47′ 22", an arc distance 139.53 feet to an intersection with the arc of a curve concave to the Southwest (radial lines through said point bear South 17° 04′ 56" East (310.00 foot radius) and South 60° 34′ 19" West (187.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Southwest, having a radius of 187.00 feet, a delta of 37° 14′ 28", an arc distance of 121.55 feet to an intersection with the arc of a curve concave to the East (radial lines through said point bear South 23° 19′ 51" West (187.00 foot radius) and North 74° 52′ 30" East (37.00 foot radius));

THENCE Northerly along the arc of said curve concave to East, having a radius of 37.00 feet, a delta of 38° 26′ 41", an arc distance of 24.83 feet to a Point of Reverse Curve;

THENCE continuing Northerly along the arc of a curve concave to the Northwest, having a radius of 37.00 feet, a delta of 23° 48′ 05", an arc distance of 15.37 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 4.76 feet to the POINT OF BEGINNING;

THENCE continue North 00° 28′ 54" West, 23.79 feet;

THENCE North 16° 45′ 03" East, 27.00 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE North 89° 31′ 06" East, 63.00 feet;

THENCE South 00° 28′ 54" East, 62.25 feet;

THENCE South 89° 31′ 06" West, 71.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

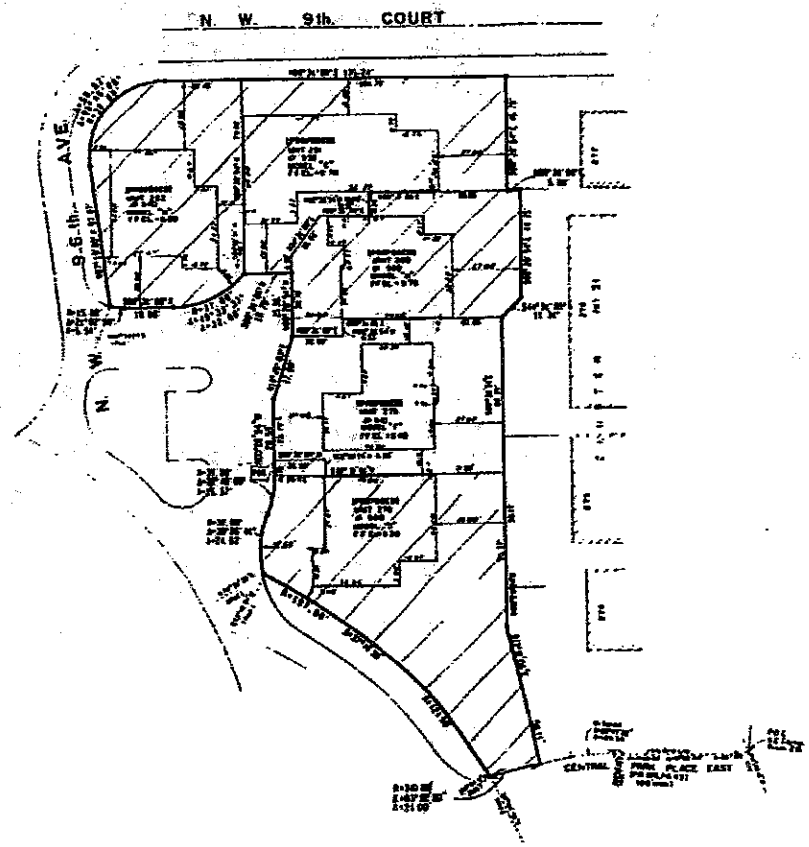
BK15840PG0251

THENCE South 89° 31' 06" West, 20.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 5258 square feet (0.121 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 20, 1988
86-0687.910

BK15840PG0253



SURVEY NOTES

1.
2.
3.
4.
5.
6.

CERTIFICATE

CLUSTER 19 UNIT NO.910

C-92

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1000 WEST HILLSBORO ROAD POMPANO BEACH, FLORIDA 33064	JACARANDA PARCEL Z15	CLUSTER 19 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 920

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing along said Northerly Right-of-Way line and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 25° 47′ 22", an arc distance 139.53 feet to an intersection with the arc of a curve concave to the Southwest (radial lines through said point bear South 17° 04′ 56" East (310.00 foot radius) and South 60° 34′ 19" West (187.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Southwest, having a radius of 187.00 feet, a delta of 37° 14′ 28", an arc distance of 121.55 feet to an intersection with the arc of a curve concave to the East (radial lines through said point bear South 23° 19′ 51" West (187.00 foot radius) and North 74° 52′ 30" East (37.00 foot radius));

THENCE Northerly along the arc of said curve concave to East, having a radius of 37.00 feet, a delta of 38° 26′ 41", an arc distance of 24.83 feet to a Point of Reverse Curve;

THENCE continuing Northerly along the arc of a curve concave to the Northwest, having a radius of 37.00 feet, a delta of 23° 48′ 05", an arc distance of 15.37 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 28.55 feet;

THENCE North 16° 45′ 03" East, 27.00 feet to the POINT OF BEGINNING;

THENCE North 00° 28′ 54" West, 32.16 feet;

THENCE North 34° 31′ 06" East, 20.05 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE North 89° 31′ 06" East, 60.00 feet;

THENCE South 00° 28′ 54" East, 44.25 feet;

THENCE South 44° 31′ 06" West, 11.31 feet;

THENCE South 89° 31′ 06" West, 63.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

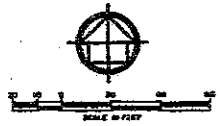
THENCE South 89° 31' 06" West, 20.00 feet to the POINT OF BEGINNING;

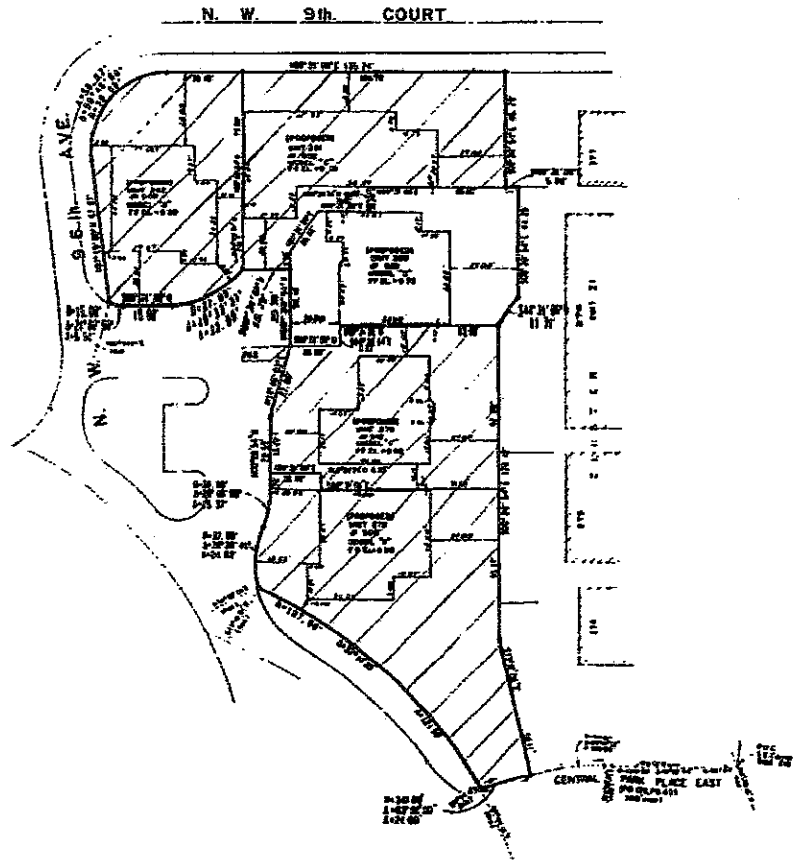
Said lands lying in the City of Plantation, Broward County, Florida, containing 4445 square feet (0.102 acres) more or less.

BK15840PG0255

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 20, 1988
86-0687.920

BK 15840 PG 0256





C-95

CLUSTER 19 UNIT NO. 920

SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

CERTIFICATE

[illegible]

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1905 WEST NUNAS ROAD POMPANO BEACH, FLORIDA	JACARANDA PARCEL 215	CLUSTER 19 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 930

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing along said Northerly Right-of-Way line and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 25° 47′ 22", an arc distance 139.53 feet to an intersection with the arc of a curve concave to the Southwest (radial lines through said point bear South 17° 04′ 56" East (310.00 foot radius) and South 60° 34′ 19" West (187.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Southwest, having a radius of 187.00 feet, a delta of 37° 14′ 28", an arc distance of 121.55 feet to an intersection with the arc of a curve concave to the East (radial lines through said point bear South 23° 19′ 51" West (187.00 foot radius) and North 74° 52′ 30" East (37.00 foot radius));

THENCE Northerly along the arc of said curve concave to East, having a radius of 37.00 feet, a delta of 38° 26′ 41", an arc distance of 24.83 feet to a Point of Reverse Curve;

THENCE continuing Northerly along the arc of a curve concave to the Northwest, having a radius of 37.00 feet, a delta of 23° 48′ 05", an arc distance of 15.37 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 28.55 feet;

THENCE North 16° 45′ 03" East, 27.00 feet;

THENCE North 00° 28′ 54" West, 25.38 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 18.79 feet;

THENCE North 00° 28′ 54" West, 79.00 feet;

THENCE North 89° 31′ 06" East, 104.79 feet;

THENCE South 00° 28′ 54" East, 45.79 feet;

THENCE South 89° 31′ 06" West, 55.00 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE South 34° 31′ 06" West, 20.05 feet;

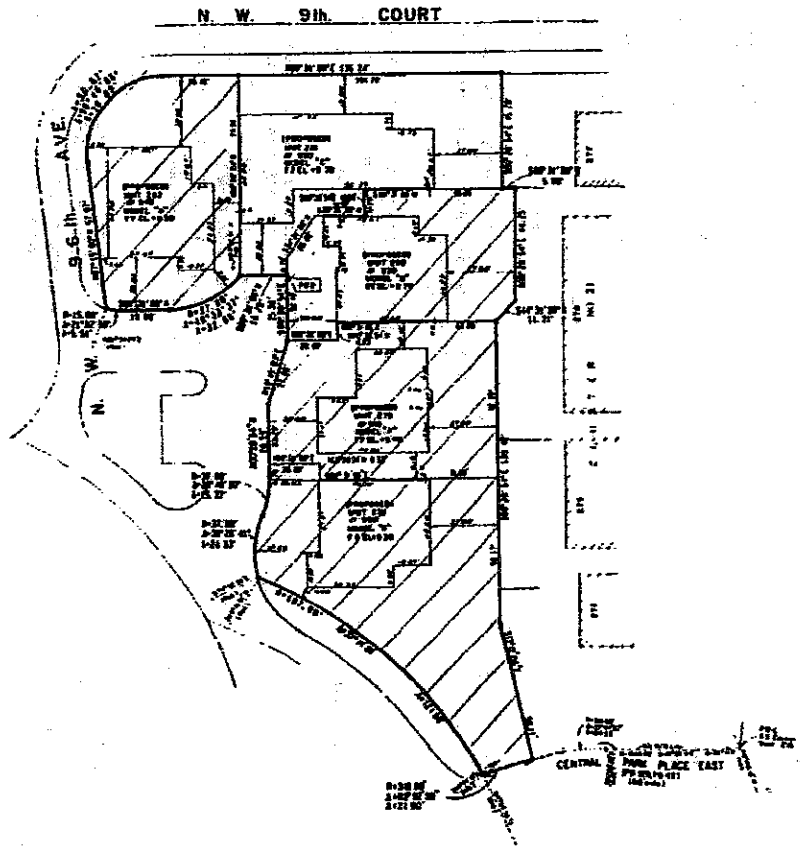
THENCE South 00° 28' 54" East, 6.78 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 5827 square feet (0.134 acres) more or less.

BK 15840 PG 0258

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 20, 1988
86-0687.930

BK15840PG 259



C-98

CLUSTER 19 UNIT NO. 930

SURVEY NOTES

CERTIFICATE

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1000 WEST MIMAR ROAD POMPANO BEACH, FLORIDA 33064	JACARANDA PARCEL 215	CLUSTER 19 QUATRAINE AT JACARANDA IV

SCALE	PROJECT NUMBER
	86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 940

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said point also being located on the Northerly Right-of-Way line of Central Park Place East as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing along said Northerly Right-of-Way line and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 25° 47′ 22", an arc distance 139.53 feet to an intersection with the arc of a curve concave to the Southwest (radial lines through said point bear South 17° 04′ 56" East (310.00 foot radius) and South 60° 34′ 19" West (187.00 foot radius));

THENCE Northwesterly along the arc of said curve concave to the Southwest, having a radius of 187.00 feet, a delta of 37° 14′ 28", an arc distance of 121.55 feet to an intersection with the arc of a curve concave to the East (radial lines through said point bear South 23° 19′ 51" West (187.00 foot radius) and North 74° 52′ 30" East (37.00 foot radius));

THENCE Northerly along the arc of said curve concave to East, having a radius of 37.00 feet, a delta of 38° 26′ 41", an arc distance of 24.83 feet to a Point of Reverse Curve;

THENCE continuing Northerly along the arc of a curve concave to the Northwest, having a radius of 37.00 feet, a delta of 23° 48′ 05", an arc distance of 15.37 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 28.55 feet;

THENCE North 16° 45′ 03" East, 27.00 feet;

THENCE North 00° 28′ 54" West, 25.38 feet;

THENCE South 89° 31′ 06" West, 18.79 feet to an intersection with a non-radial curve concave to the Northwest (a radial line through said point bears North 50° 02′ 31" West) and the POINT OF BEGINNING;

THENCE Southwesterly along the arc of said curve, having a radius of 37.00 feet, a delta of 49° 33′ 37", an arc distance of 32.00 feet to a Point of Tangency;

THENCE South 89° 31′ 06" West, 19.88 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 21° 02′ 59", an arc distance of 5.51 feet to an intersection with a non-radial line (a radial line through said point bears North 20° 34′ 05" East);

THENCE North 07° 15′ 00" West. 57.87 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Northeasterly along the arc of said curve, having a radius of 30.00 feet, a delta of 96° 46′ 06", an arc distance of 50.67 feet to a Point of Tangency;

THENCE North 89° 31′ 06" East, 30.45 feet;

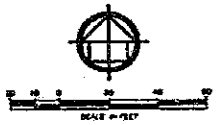
THENCE South 00° 28′ 54" East, 79.00 feet to the POINT OF BEGINNING;

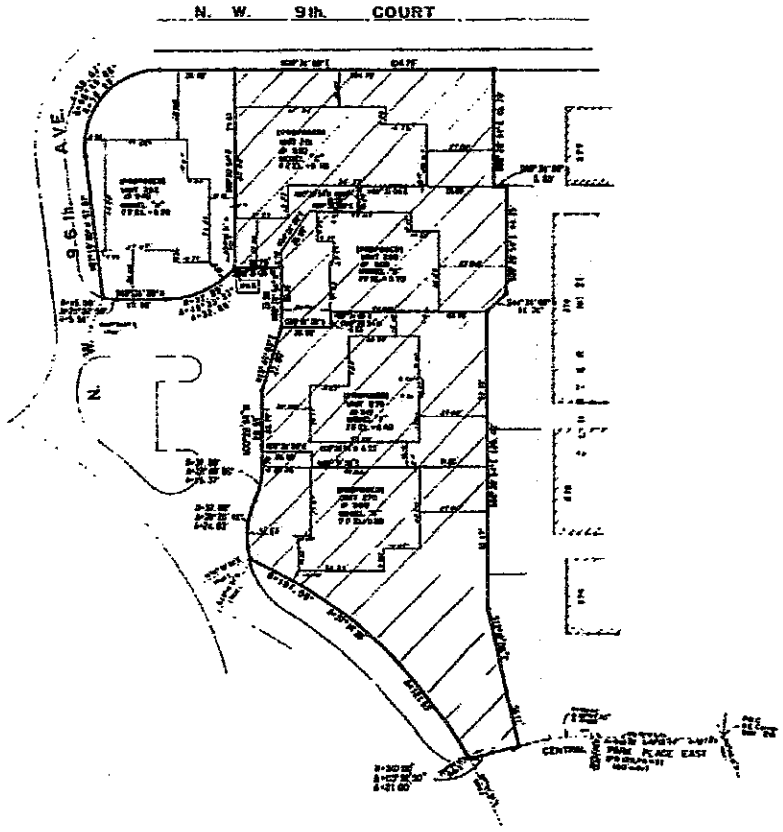
Said lands lying in the City of Plantation, Broward County, Florida, containing 5039 square feet (0.116 acres) more or less.

BK15840PG0261

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 20, 1988
86-0687.940

BK 15840 PG 1262





C-101

CLUSTER 19 UNIT NO. 940

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 19 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 20

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County Florida, 744.91 feet;

THENCE South 00° 28' 54" East, 106.00 feet;

THENCE South 89° 31' 06" West, 15.75 feet to the POINT OF BEGINNING;

THENCE continuing South 89° 31' 06" West, 18.79 feet;

THENCE South 00° 28' 54" East, 100.33 feet;

THENCE North 89° 31' 06" East, 76.89 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 87° 26' 43", an arc distance of 30.52 feet to a Point of Compound Curve;

THENCE Southerly along the arc of a curve concave to the Southwest, having a radius of 50.00 feet, a delta of 02° 33' 17", an arc distance of 2.23 feet to a Point of Tangency;

THENCE South 00° 28' 54" East, 49.41 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34' 41", an arc distance of 8.23 feet to an intersection with a non-radial line (a radial line through said point bears North 66° 54' 13" West);

THENCE South 89° 31' 06" West, 103.25 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly along the arc of said curve, having a radius of 74.00 feet, a delta of 28° 24' 28", an arc distance of 36.69 feet to an intersection with a non-radial line (a radial line through said point bears South 28° 53' 22" East);

THENCE South 89° 31' 06" West, 42.80 feet;

THENCE North 55° 39' 05" West, 42.00 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Southeast;

THENCE along the said Westerly line of Tract 215, the following five (5) courses and distances:

1. Northeasterly along the arc of said curve concave to the Southeast, having a radius of 150.00 feet, a delta of 05° 38' 17", an arc distance of 14.76 feet to a Point of Reverse Curve;

2. Continuing Northeasterly along the arc of a curve concave to the Northwest, having a radius of 50.00 feet, a delta of 60° 00′ 00", an arc distance of 52.36 feet to a Point of Reverse Curve;

3. Northerly along the arc of a curve concave to the Northeast, having a radius of 150.00 feet, a delta of 19° 32′ 01", an arc distance of 51.14 feet to a Point of Tangency;

4. North 00° 28′ 47" West, 94.00 feet to the beginning of a tangent curve concave to the Southwest;

5. Northwesterly along the arc of said curve, having a radius of 25.00 feet, a delta of 56° 39′ 36", an arc distance of 24.72 feet to an intersection with a radial line;

THENCE North 32° 51′ 37" East, radially, 34.85 feet;

THENCE North 89° 31′ 06" East, 99.90 feet;

THENCE South 45° 28′ 54" East; 31.11 feet;

THENCE South 00° 28′ 54" East, 69.00 feet to the POINT OF BEGINNING;

TOGETHER WITH:

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 640.53 feet to the POINT OF BEGINNING;

THENCE South 00° 28′ 54" East, 86.00 feet;

THENCE South 36° 23′ 18" West, 25.00 feet;

THENCE South 89° 31′ 06" West, 89.38 feet;

THENCE North 00° 28′ 54" West, 106.00 feet to the intersection with the said North line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

THENCE North 89° 31′ 06" East, along said North line and South line, 104.38 feet to the POINT OF BEGINNING.

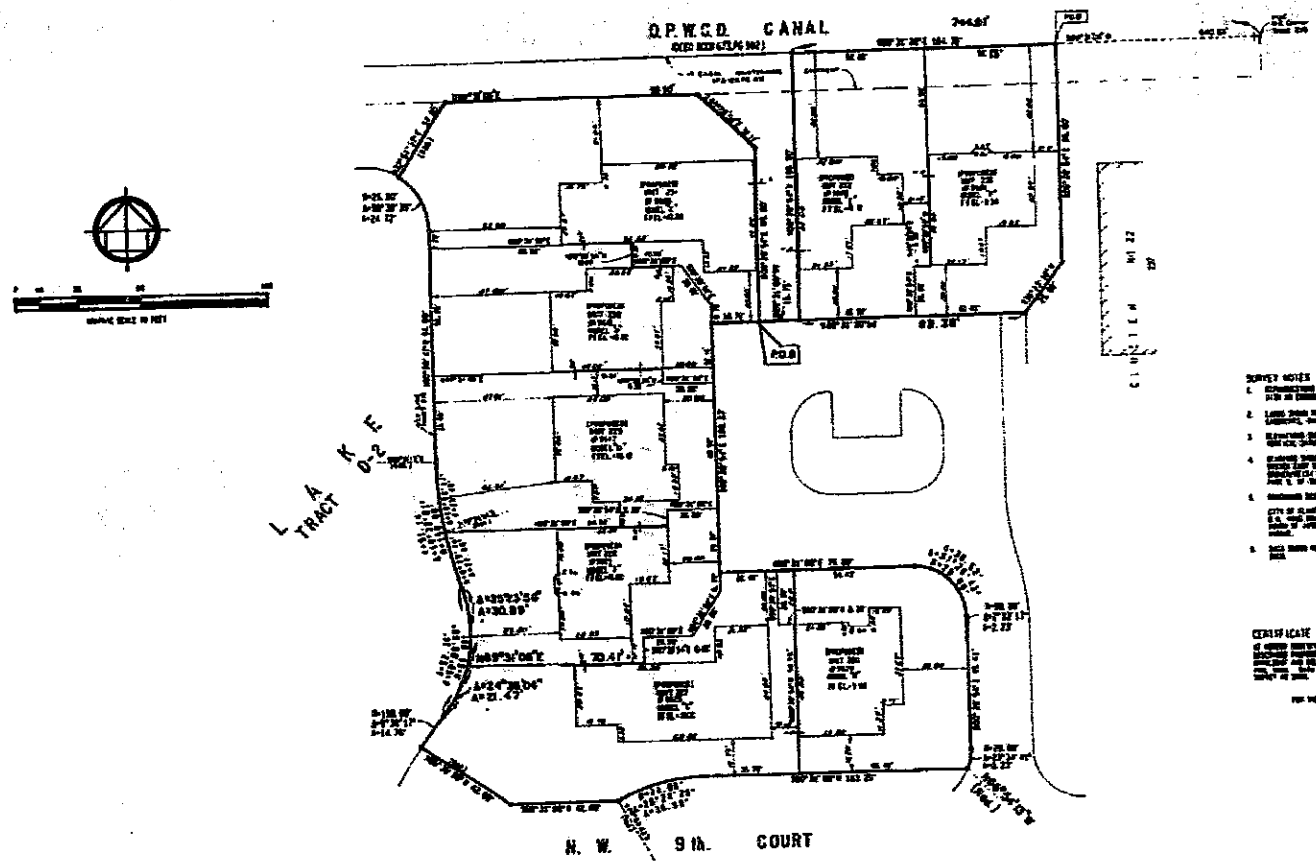
Said lands lying in the City of Plantation, Broward County, Florida, containing 50,033 square feet (1.149 acres) more or less.

BK15840PG0264

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 13, 1988
86-0687.B/2

SHEET OF SHEETS

BK 15840 PG 0265



C-104

CLUSTER 20 UNIT NO.

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 20 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9601

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County Florida, 640.53 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 86.00 feet;

THENCE South 36° 23' 18" West, 25.00 feet;

THENCE South 89° 31' 06" West, 43.46 feet;

THENCE North 00° 28' 54" West, 20.00 feet;

THENCE North 89° 31' 06" East, 6.33 feet;

THENCE North 00° 28' 54" West, 86.00 feet to an intersection with the said North line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

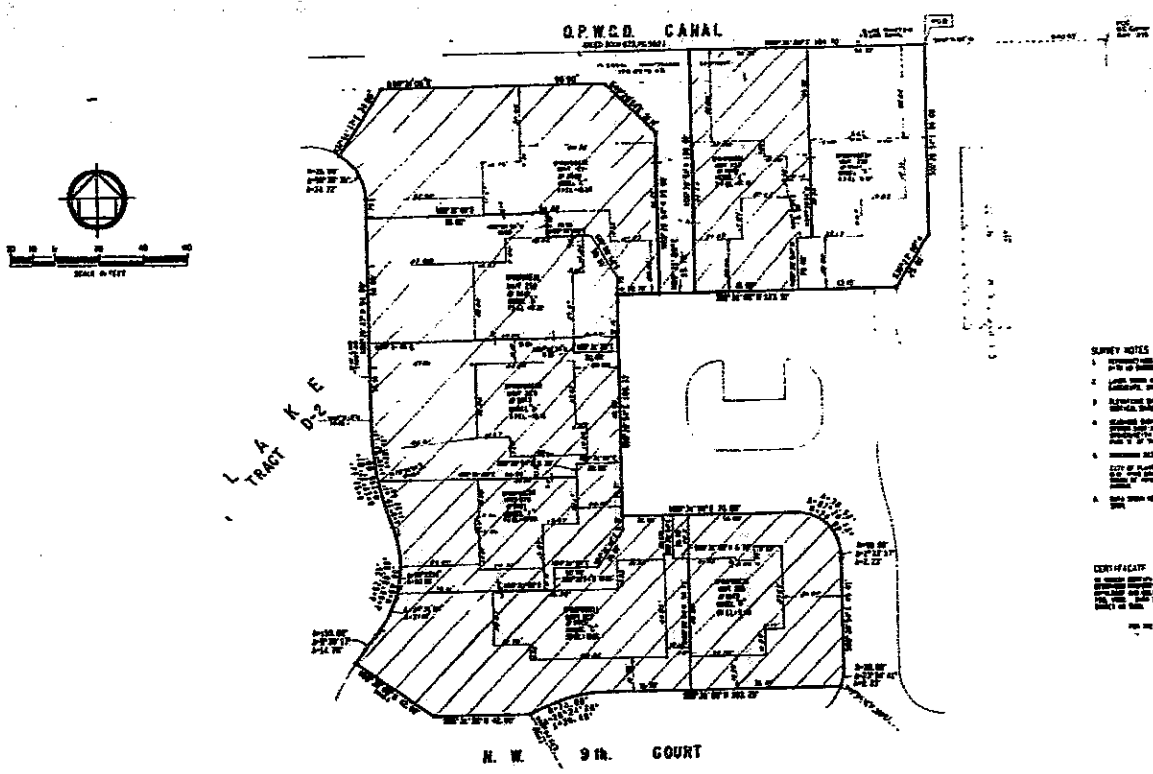
THENCE North 89° 31' 06" East, along said North line and South line, 52.12 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,502 square feet (0.126 acres) more or less.

BK15840PG2266

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 21, 1988
86-06879.601

SHEET OF SHEETS



C-106

CLUSTER 20 UNIT NO. 9601

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 20 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9605

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 640.53 feet;

THENCE South 00° 28′ 54" East, 86.00 feet;

THENCE South 36° 23′ 18" West, 25.00 feet;

THENCE South 89° 31′ 06" West, 43.46 feet to the POINT OF BEGINNING;

THENCE continue South 89° 31′ 06" West, 45.92 feet;

THENCE North 00° 28′ 54" West, 106.00 feet to the intersection with the said North line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

THENCE North 89° 31′ 06" East, along said North line and South line, 52.25 feet;

THENCE South 00° 28′ 54" East, 86.00 feet;

THENCE South 89° 31′ 06" West, 6.33 feet;

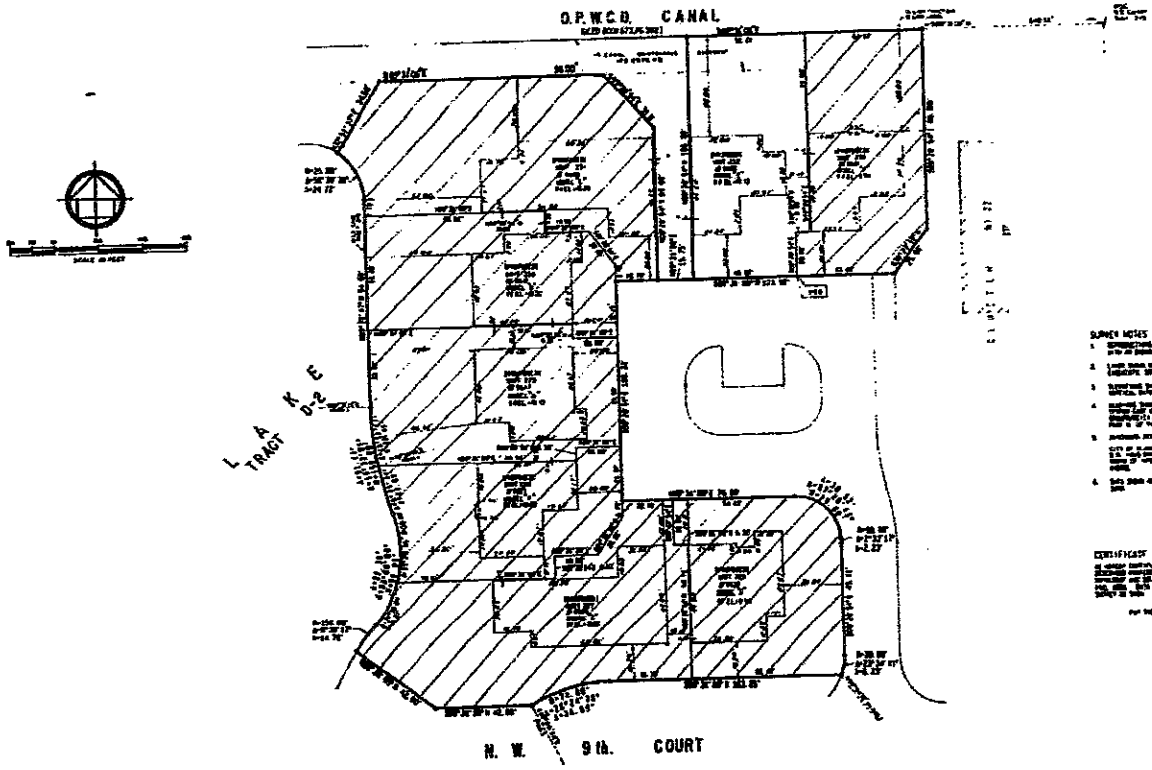
THENCE South 00° 28′ 54" East, 20.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,412 square feet (0.124 acres) more or less.

BK15840PG0268

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 21, 1988
86-06879.605

BK15840PG0269



SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

CERTIFICATE

[illegible]

C-108

CLUSTER 20 UNIT NO. 9605

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS POMPANO BEACH, FLORIDA	JACARANDA PARCEL 215	CLUSTER 20 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9609

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County Florida, 744.91 feet;

THENCE South 00° 28' 54" East, 106.00 feet;

THENCE South 89° 31' 06" West, 15.75 feet to the POINT OF BEGINNING;

THENCE continuing South 89° 31' 06" West, 18.79 feet;

THENCE North 00° 28' 54" West, 6.78 feet;

THENCE North 35° 28' 54" West, 20.05 feet;

THENCE South 89° 31' 06" West, 19.50 feet;

THENCE North 00° 28' 54" West, 10.00 feet;

THENCE South 89° 31' 06" West, 28.12 feet;

THENCE North 00° 28' 54" West, 6.00 feet;

THENCE South 89° 31' 06" West, 52.00 feet to an intersection with the Westerly line of said Tract 215;

THENCE along said Westerly line of Tract 215, the following two (2) courses and distances:

1. North 00° 28' 47" West, 1.79 feet to the beginning of a tangent curve concave to the Southwest;

2. Northwesterly along the arc of said curve, having a radius of 25.00 feet, a delta of 56° 39' 36", an arc distance of 24.72 feet to an intersection with a radial line;

THENCE North 32° 51' 37" East, radially, 34.85 feet;

THENCE North 89° 31' 06" East, 99.90 feet;

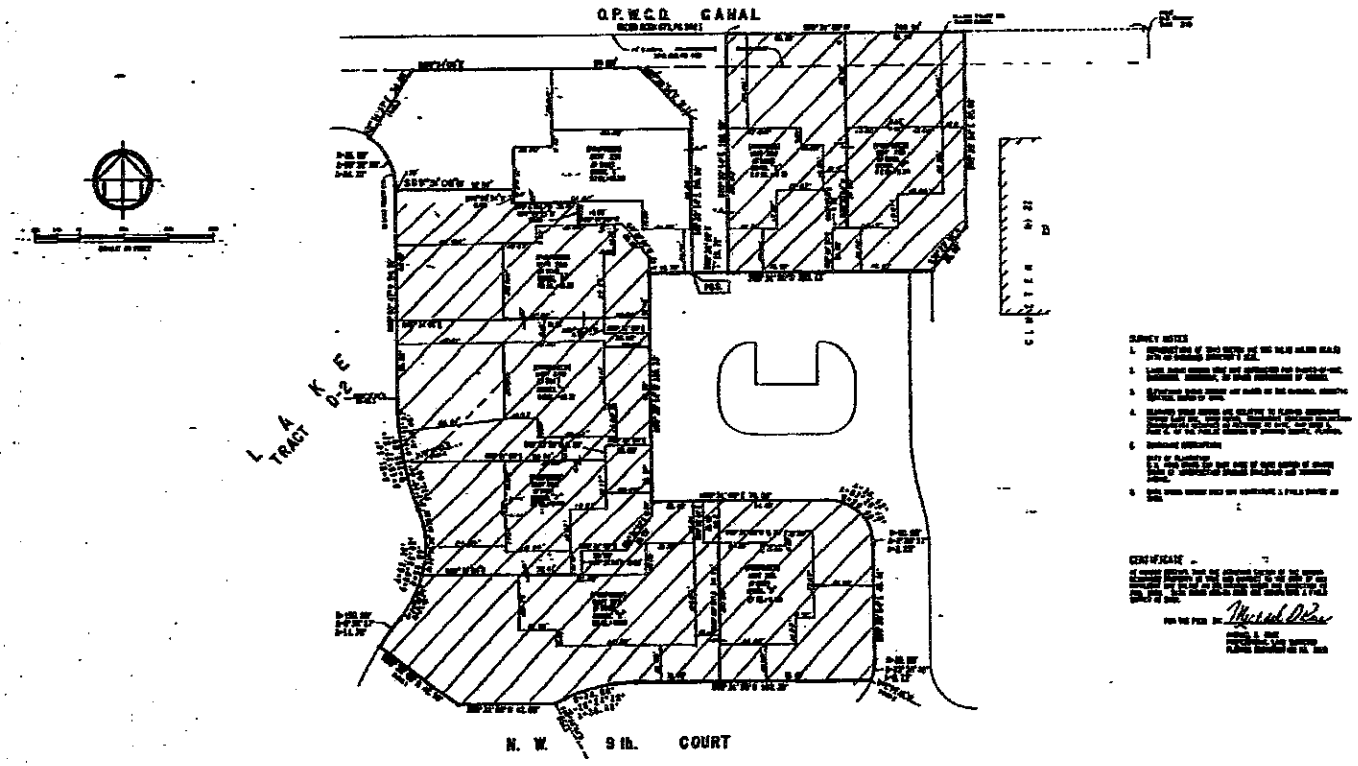
THENCE South 45° 28' 54" East, 31.11 feet;

THENCE South 00° 28' 54" East, 69.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 6,777 square feet (0.156 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 21, 1988
86-06879.609

BK15840PG0271



CLUSTER 20 UNIT NO. 9609

C-110

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 20 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9613

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County Florida, 744.91 feet;

THENCE South 00° 28' 54" East, 106.00 feet;

THENCE South 89° 31' 06" West, 34.54 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 25.38 feet;

THENCE South 89° 31' 06" West, 20.00 feet;

THENCE North 00° 28' 54" West, 6.33 feet;

THENCE South 89° 31' 06" West, 91.01 feet to an intersection with the Westerly line of said Tract 215;

THENCE North 00° 28' 47" West, along said Westerly line, 58.25 feet;

THENCE North 89° 31' 06" East, 52.00 feet;

THENCE South 00° 28' 54" East, 6.00 feet;

THENCE North 89° 31' 06" East, 28.12 feet;

THENCE South 00° 28' 54" East, 10.00 feet;

THENCE North 89° 31' 06" East, 19.50 feet;

THENCE South 35° 28' 54" East, 20.05 feet;

THENCE South 00° 28' 54" East, 6.78 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward COunty, Florida, containing 5,834 square feet (0.133 acres) more or less.

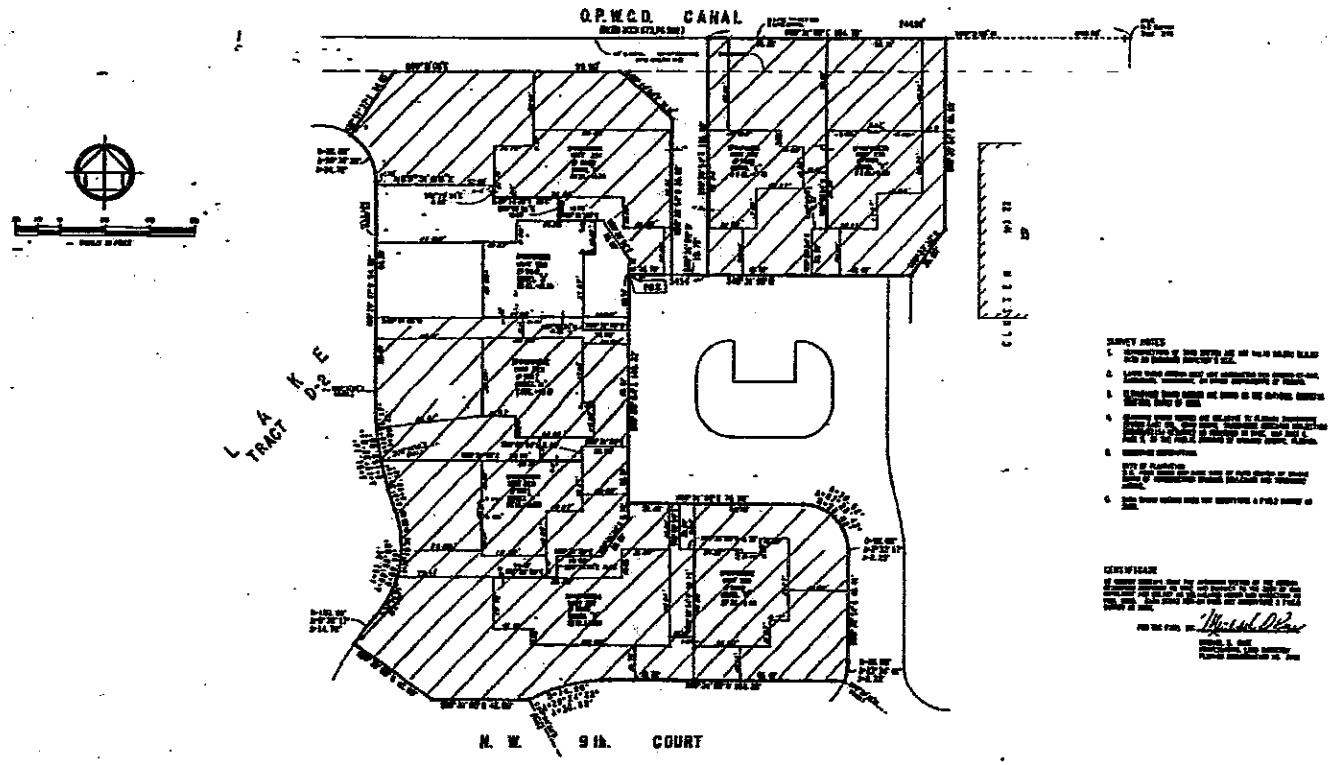
BK15840PG0272

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 21, 1988

86-06879.613

SHEET 1 OF SHEETS

BK15840PG0273



CLUSTER 20 UNIT NO. 9613

C-12

PREPARED FOR

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 20
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9617

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County Florida, 744.91 feet;

THENCE South 00° 28′ 54" East, 106.00 feet;

THENCE South 89° 31′ 06" West, 34.54 feet;

THENCE South 00° 28′ 54" East, 25.38 feet to the POINT OF BEGINNING;

THENCE continue South 00° 28′ 54" East, 49.58 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE South 89° 31′ 06" West, 88.32 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 78° 38′ 56" East);

THENCE along the said Westerly line of Tract 215, the following two (2) courses and distances:

1. Northerly along the arc of said curve concave to the Northeast, having a radius of 150.00 feet, a delta of 10° 52′ 17", an arc distance of 28.46 feet to a Point of Tangency;

2. North 00° 28′ 47" West, 33.96 feet;

THENCE North 89° 31′ 06" East, 91.01 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE North 89° 31′ 06" East, 20.00 feet to the POINT OF BEGINNING;

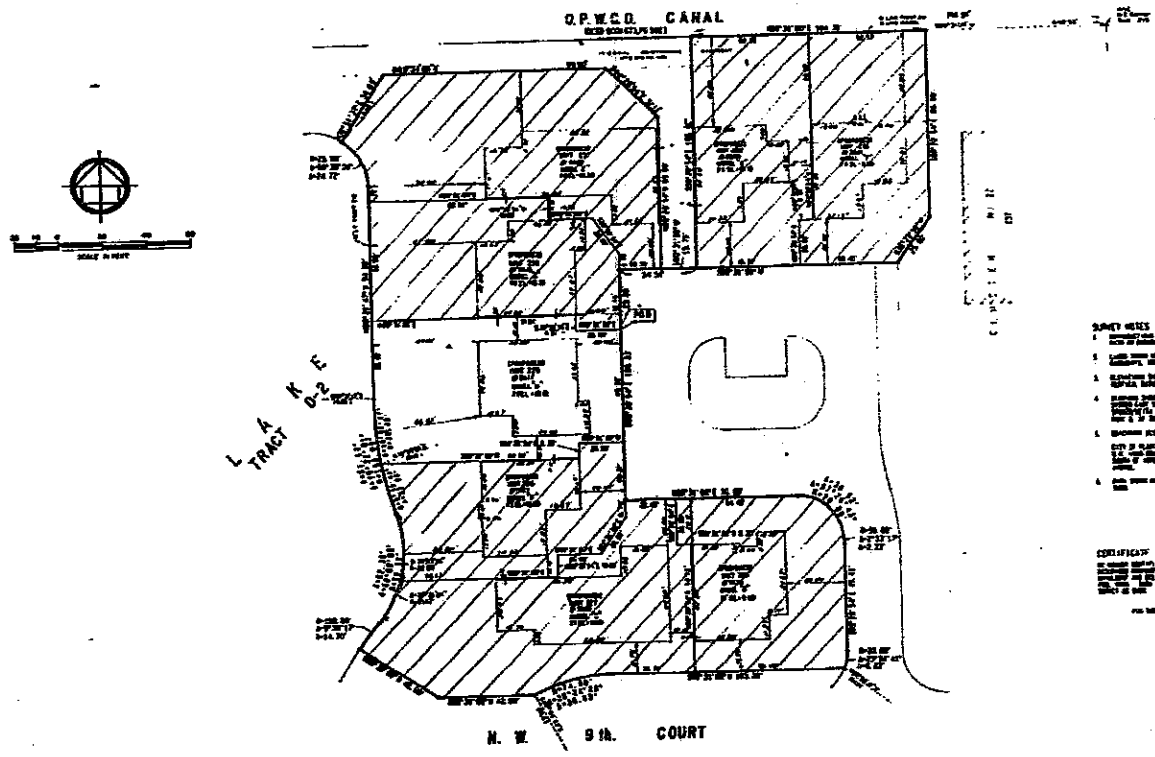
Said lands lying in the City of Plantation, Broward County, Florida, containing 6,632 square feet (0.152 acres) more or less.

BK 15840 PG 0274

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 21, 1988
86-06879.617

SHEET OF SHEETS

BK15840PG0275



C-114

CLUSTER 20 UNIT NO. 9617

PREPARED FOR	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 20 QUATRAINE AT JACARANDA IV	SCALE / PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9621

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County Florida, 744.91 feet;

THENCE South 00° 28' 54" East, 106.00 feet;

THENCE South 89° 31' 06" West, 34.54 feet;

THENCE South 00° 28' 54" East, 74.96 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 32.15 feet;

THENCE South 34° 31' 06" West, 20.05 feet;

THENCE South 89° 31' 06" West, 19.50 feet;

THENCE South 00° 28' 54" East, 10.00 feet;

THENCE South 89° 31' 06" West, 70.41 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a non-radial curve concave to the Northwest (a radial line through said point bears North 74° 36' 52" West);

THENCE along the said Westerly line of Tract 215, the following two (2) courses and distances:

1. Northerly along the arc of said curve concave to the Northwest, having a radius of 50.00 feet, a delta of 35° 23' 56", an arc distance of 30.89 feet to a Point of Compound Curve;

2. Continue Northerly along the arc of a curve concave to the Northeast, having a radius of 150.00 feet, a delta of 08° 39' 44", an arc distance of 22.68 feet (a radial line through said point bears North 78° 38' 56" East);

THENCE North 89° 31' 06" East, 88.32 feet;

THENCE North 00° 28' 54" West, 6.33 feet;

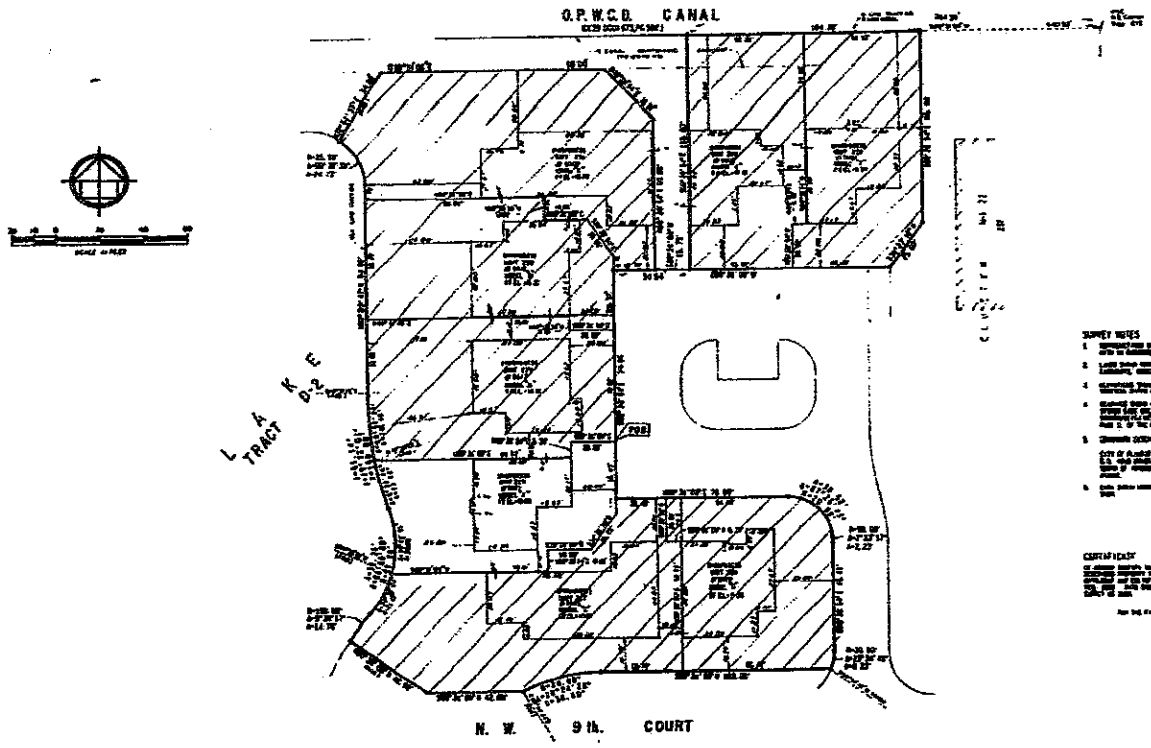
THENCE North 89° 31′ 06" East, 20.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,080 square feet (0.117 acres) more or less.

BK 15840 PG 0277

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 21, 1988
86-06879.621

BK15840PG 278



C-117

CLUSTER 20 UNIT NO. 9621

SURVEY NOTES

CERTIFICATE

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1000 WEST MAIN ROAD PLANTATION, FLORIDA	JACARANDA PARCEL 215	CLUSTER 20 QUATRAINE AT JACARANDA IV
SCALE	PROJECT NUMBER 86-0687		

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9625

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County Florida, 744.91 feet;

THENCE South 00° 28′ 54" East, 106.00 feet;

THENCE South 89° 31′ 06" West, 34.54 feet;

THENCE South 00° 28′ 54" East, 100.33 feet to the POINT OF BEGINNING;

THENCE North 89° 31′ 06" East, 22.46 feet;

THENCE South 00° 28′ 54" East, 20.00 feet;

THENCE North 89° 31′ 06" East, 6.33 feet;

THENCE South 00° 28′ 54" East, 58.75 feet;

THENCE South 89° 31′ 06" West, 36.79 feet to the begining of a tangent curve concave to the Southeast;

THENCE Southwesterly along the arc of said curve, having a radius of 74.00 feet, a delta of 28° 24′ 28", an arc distance of 36.69 feet to an intersection with a non-radial line (a radial line through said point bears South 28° 53′ 22" East);

THENCE South 89° 31′ 06" West, 42.80 feet;

THENCE North 55° 39′ 05" West, 42.00 feet to an intersection with the Westerly line of said Tract 215, and with the arc of a radial curve concave to the Southeast;

THENCE along the said Westerly line of Tract 215, the following two (2) courses and distances:

1. Northeasterly along the arc of said curve concave to the Southeast, having a radius of 150.00 feet, a delta of 05° 38′ 17", an arc distance of 14.76 feet to a Point of Reverse Curve;

2. Continuing Northeasterly along the arc of a curve concave to the Northwest, having a radius of 50.00 feet, a delta of 24° 36′ 04", an arc distance of 21.47 feet to an intersection with a non-radial line (a radial line through said point beard North 74° 36′ 52" West);

THENCE North 89° 31′ 06" East, 70.41 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE North 89° 31′ 06" East, 19.50 feet′

THENCE North 34° 31′ 06" East, 20.05 feet;

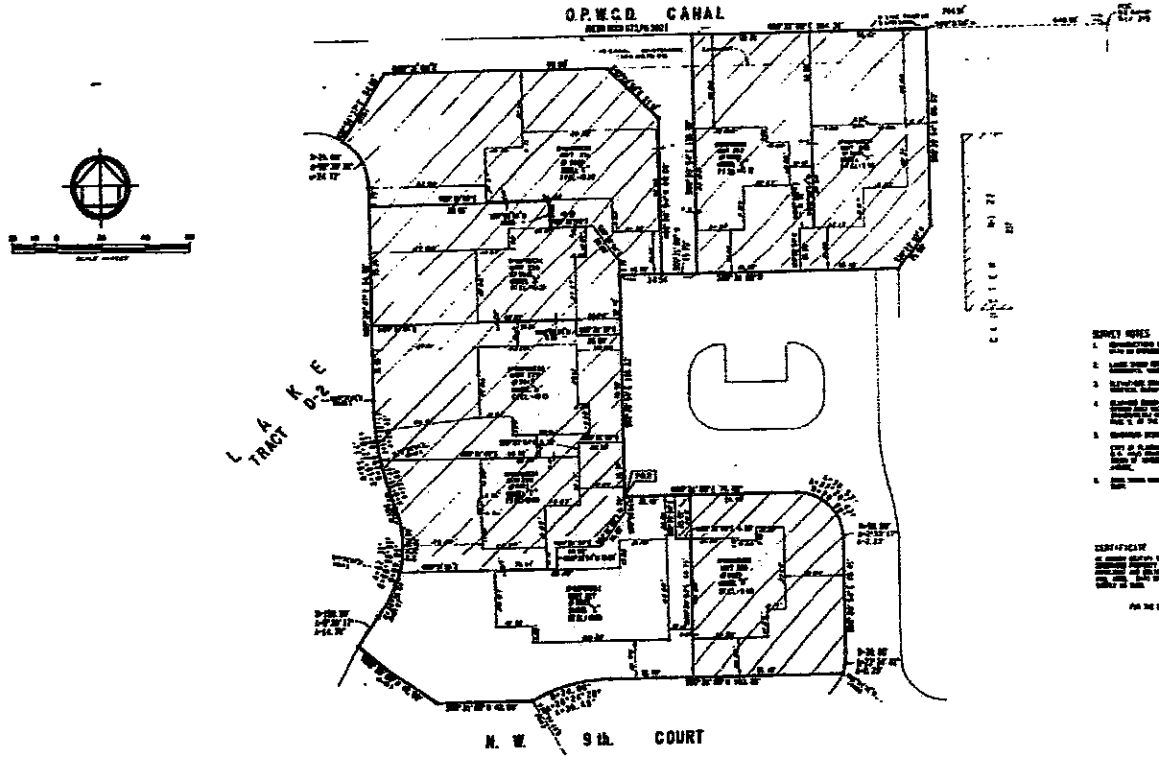
THENCE North 00° 28′ 54" West, 6.78 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 8,078 square feet (0.185 acres) more or less.

BK15840PG0280

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
April 21, 1988
86-06879.625

BK15840PG0281



C-120

CLUSTER 20 UNIT NO.9625

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 20 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9629

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County Florida, 744.91 feet;

THENCE South 00° 28′ 54" East, 106.00 feet;

THENCE South 89° 31′ 06" West, 34.54 feet;

THENCE South 00° 28′ 54" East, 100.33 feet;

THENCE North 89° 31′ 06" East, 22.46 feet to the POINT OF BEGINNING;

THENCE continue North 89° 31′ 06" East, 54.43 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 87° 26′ 43", an arc distance of 30.52 feet to a Point of Compound Curve;

THENCE Southerly along the arc of a curve concave to the Southwest, having a radius of 50.00 feet, a delta of 02° 33′ 17", an arc distance of 2.23 feet to a Point of Tangency;

THENCE South 00° 28′ 54" East, 49.41 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34′ 41", an arc distance of 8.23 feet to an intersection with a non-radial line (a radial line through said point bears North 66° 54′ 13" West);

THENCE South 89° 31′ 06" West, 66.46 feet;

THENCE North 00° 28′ 54" West, 58.75 feet;

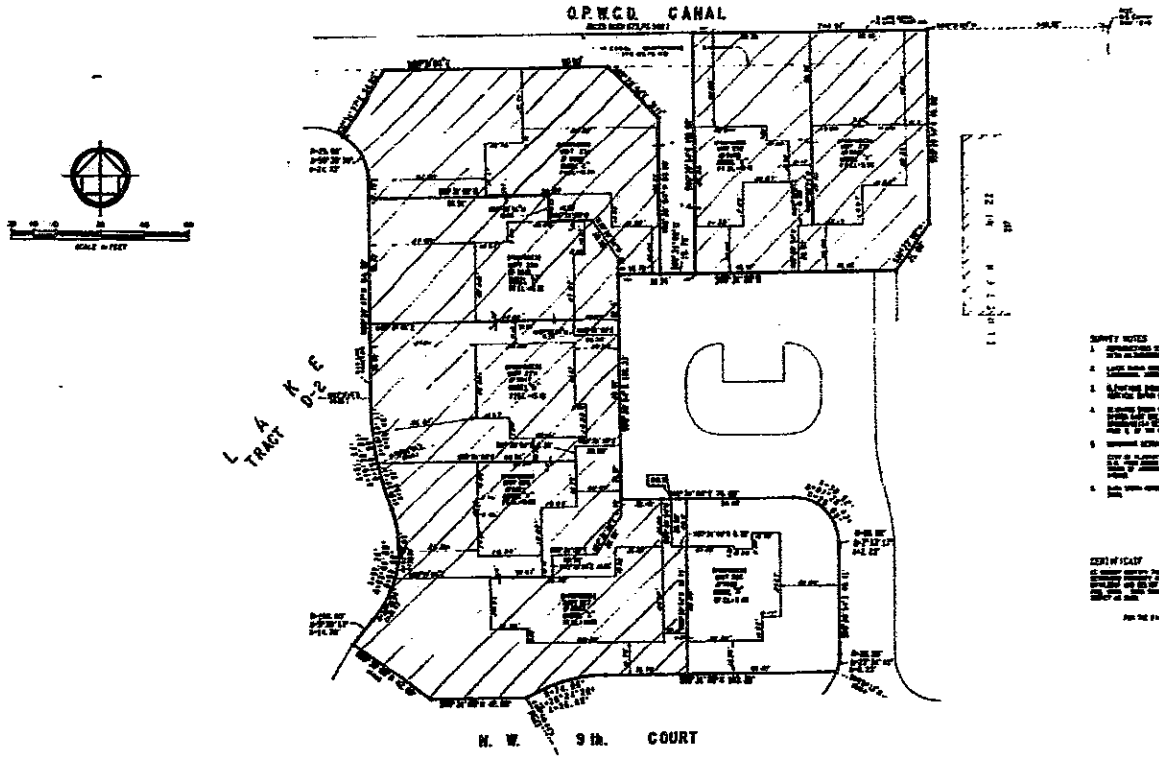
THENCE South 89° 31′ 06" West, 6.33 feet;

THENCE North 00° 28′ 54" West, 20.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,401 square feet (0.124 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 13, 1988
86-06879.629

BK15840PG1283



C-132

CLUSTER 20 UNIT NO. 9629

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 20 QUATRAINE AT JACARANDA IV	SCALE / PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 21

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to the POINT OF BEGINNING;

THENCE continuing Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 05° 37′ 40", an arc distance of 153.23 feet to a Point of Reverse Curve;

THENCE continuing Westerly along said Northerly Right-of-Way line, and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 21° 54′ 32", an arc distance of 118.54 feet to an intersection with a radial line;

THENCE North 13° 12′ 06" West, radially, 56.11 feet;

THENCE North 00° 28′ 54" West, 120.42 feet;

THENCE North 44° 31′ 06" East, 11.31 feet;

THENCE North 00° 28′ 54" West, 44.25 feet;

THENCE South 89° 31′ 06" West, 5.00 feet;

THENCE North 00° 28′ 54" West, 45.79 feet;

THENCE North 89° 31′ 06" East, 121.67 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 52° 38′ 54" West);

THENCE Southeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52′ 12", an arc distance of 12.87 feet to a Point of Tangency;

THENCE South 00° 28′ 54" East, 52.00 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 89° 31′ 06" West, 22.67 feet;

THENCE South 00° 28′ 54" East, 85.46 feet;

THENCE North 89° 31′ 06" East, 70.92 feet;

THENCE South 36° 01′ 24" East, 18.28 feet;

THENCE North 89° 31′ 06" East, 18.79 feet;

THENCE North 00° 28′ 54" West, 100.33 feet;

THENCE South 89° 31′ 06" West, 22.67 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 52.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52′ 12", an arc distance of 12.87 feet to an intersection with a non-radial line (a radial line through said point bears South 53° 36′ 42" East);

THENCE North 89° 31′ 06" East, 124.67 feet;

THENCE South 00° 28′ 54" East, 286.57 feet to the POINT OF BEGINNING.

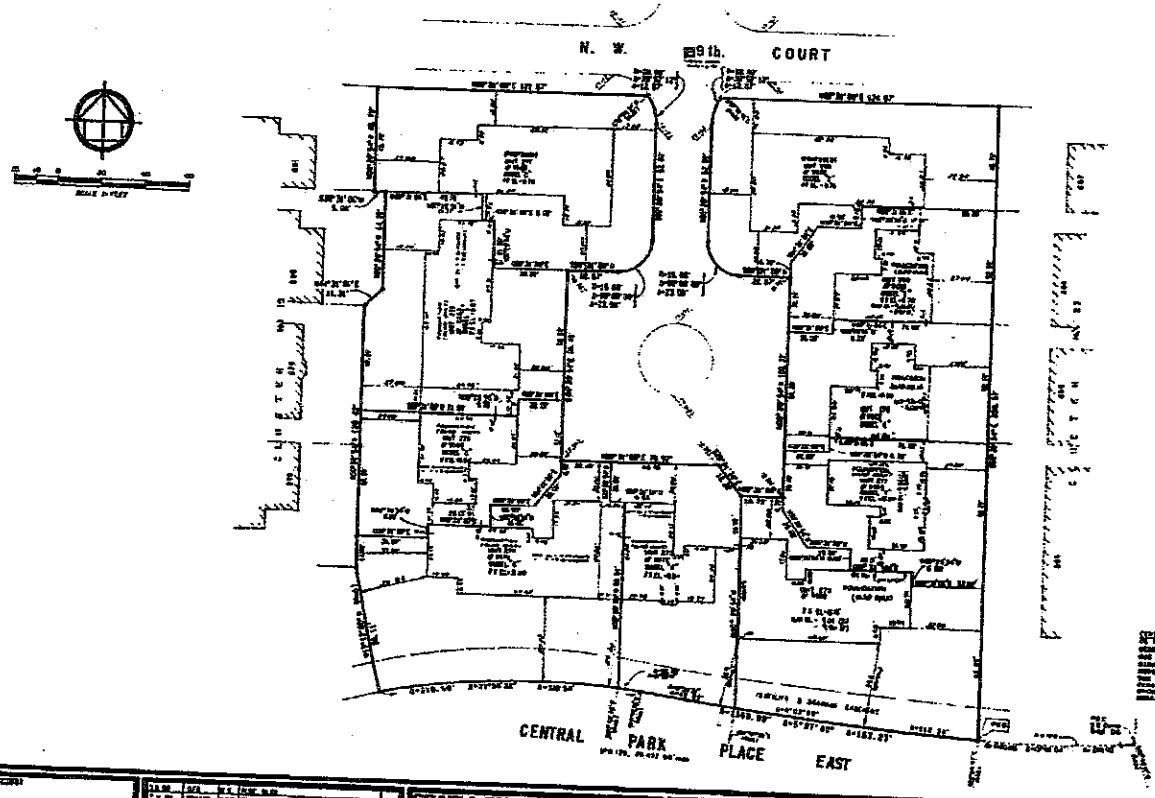
Said lands lying in the City of Plantation, Broward County, Florida, containing 65,512 square feet (1.504 acres) more or less.

BK15840PG1285

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 13, 1988
86-0687.B/3

SHEET OF SHEETS

BK15840PG1286



C-125
CLUSTER 21

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 21
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9552

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 47" East);

THENCE North 00° 28′ 54" West, 240.78 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 60.00 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE South 34° 31′ 06" West, 20.05 feet;

THENCE South 00° 28′ 54" East, 6.78 feet;

THENCE South 89° 31′ 06" West, 22.67 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 52.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52′ 12", an arc distance of 12.87 feet to an intersection with a non-radial line (a radial line through said point bears South 53° 36′ 42" East);

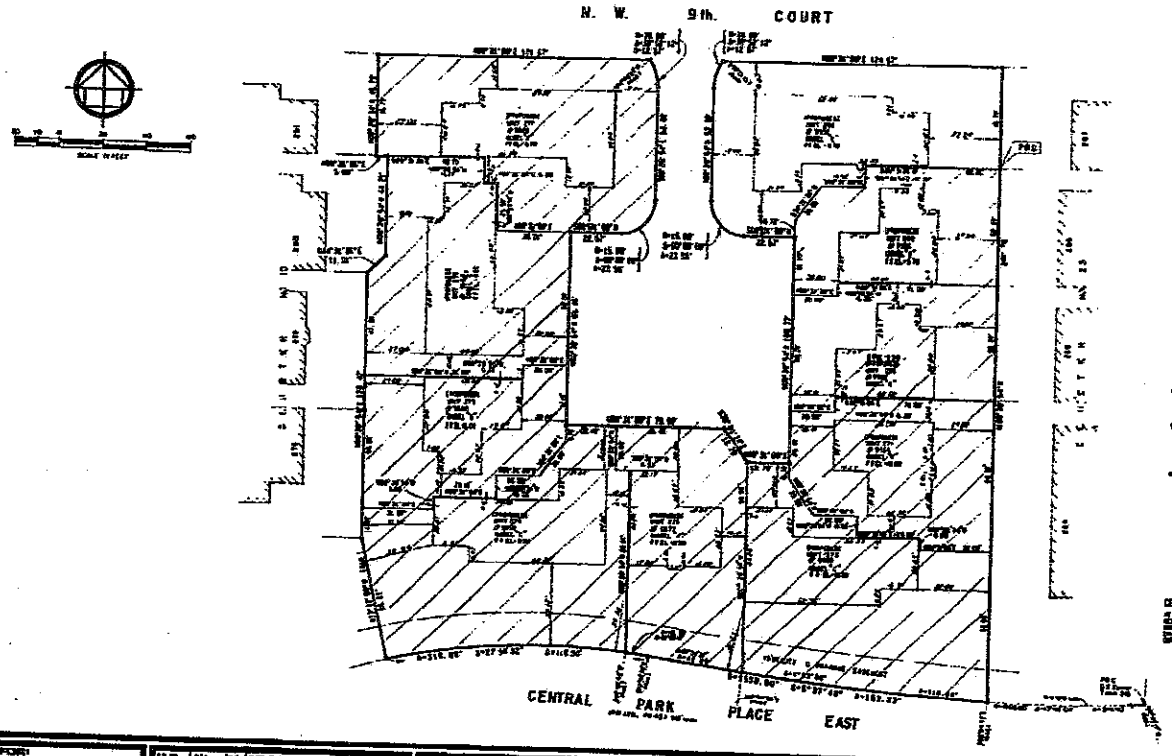
THENCE North 89° 31′ 06" East, 124.67 feet;

THENCE South 00° 28′ 54" East, 45.79 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 7,484 square feet (0.172 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 20, 1988
86-06879.552

BK15840PG0288



C-127

CLUSTER 21 UNIT NO. 9552

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 21
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9556

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 47" East);

THENCE North 00° 28′ 54" West, 188.53 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 71.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 32.16 feet;

THENCE North 34° 31′ 06" East, 20.05 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE North 89° 31′ 06" East, 60.00 feet;

THENCE South 00° 28′ 54" East, 52.25 feet to the POINT OF BEGINNING.

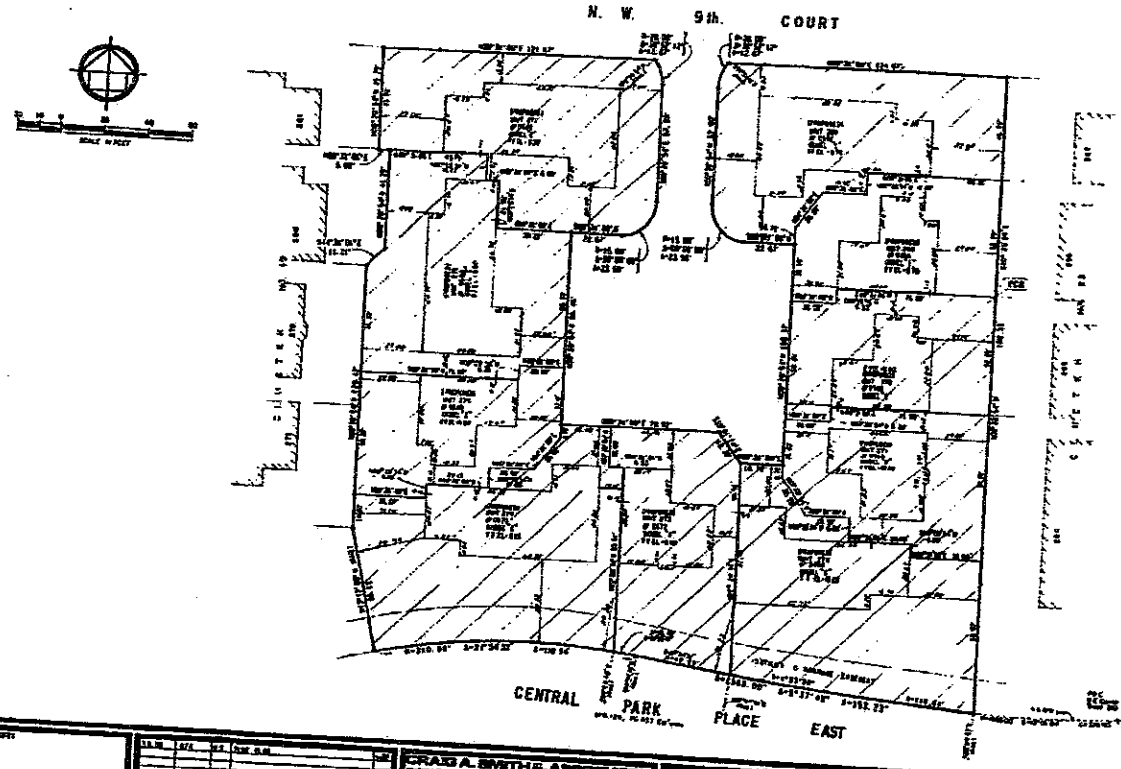
Said lands lying in the City of Plantation, Broward County, Florida, containing 4,477 square feet (0.103 acres) more or less.

BK 15840 PG 7289

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.556

SHEET OF SHEETS

BK15840PG0290



C-129

CLUSTER 21 UNIT NO. 9556

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 21
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9560

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 47" East);

THENCE North 00° 28′ 54" West, 136.28 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 71.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 52.25 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE North 89° 31′ 06" East, 71.00 feet;

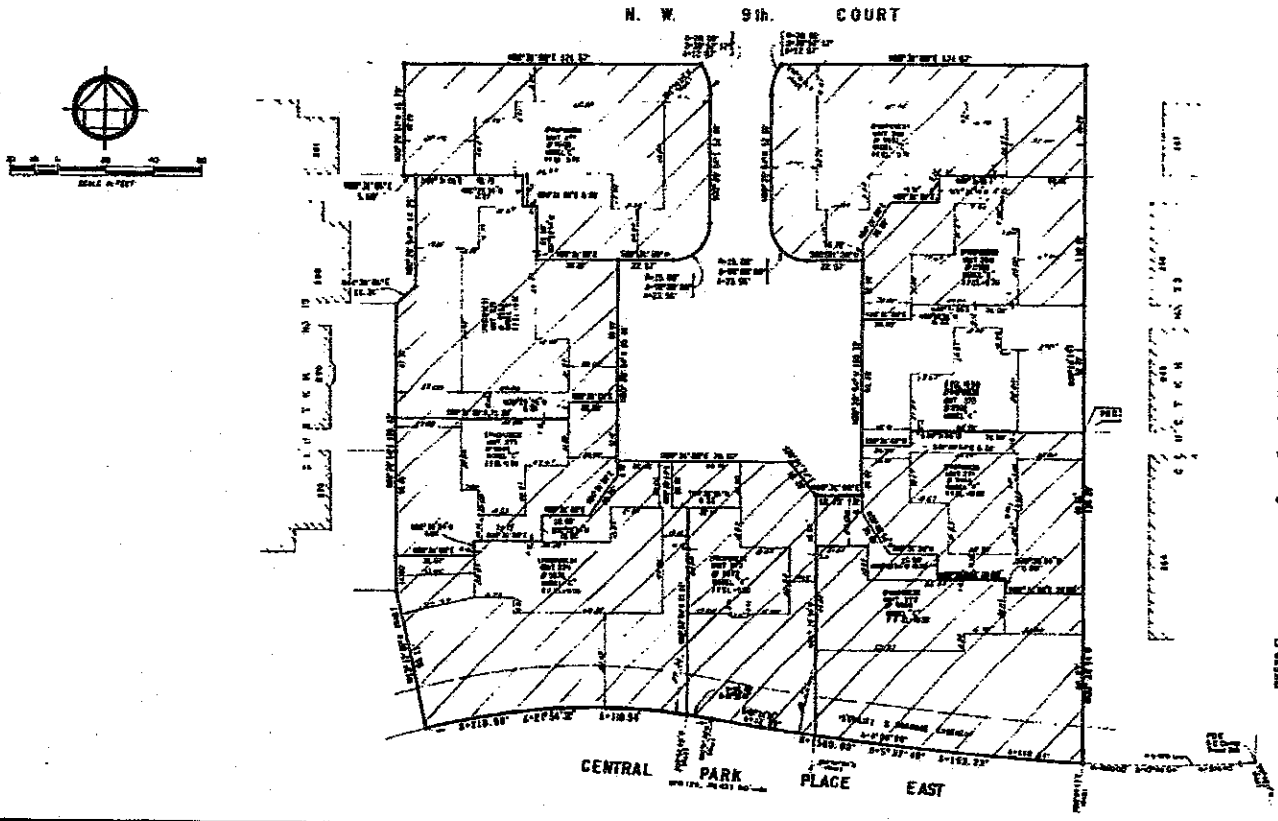
THENCE South 00° 28′ 54" East, 52.25 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 4,755 square feet (0.109 acres) more or less.

BK15840PG1291

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.560

SHEET OF SHEETS



C-131

CLUSTER 21 UNIT NO. 9560

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 21 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9564

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 47" East);

THENCE North 00° 28′ 54" West, 68.03 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 32.00 feet;

THENCE North 00° 28′ 54" West, 6.00 feet;

THENCE South 89° 31′ 06" West, 28.00 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE North 35° 28′ 54" West, 20.05 feet;

THENCE North 00° 28′ 54" West, 29.49 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE North 89° 31′ 06" East, 71.00 feet;

THENCE South 00° 28′ 54" East, 68.25 feet to the POINT OF BEGINNING.

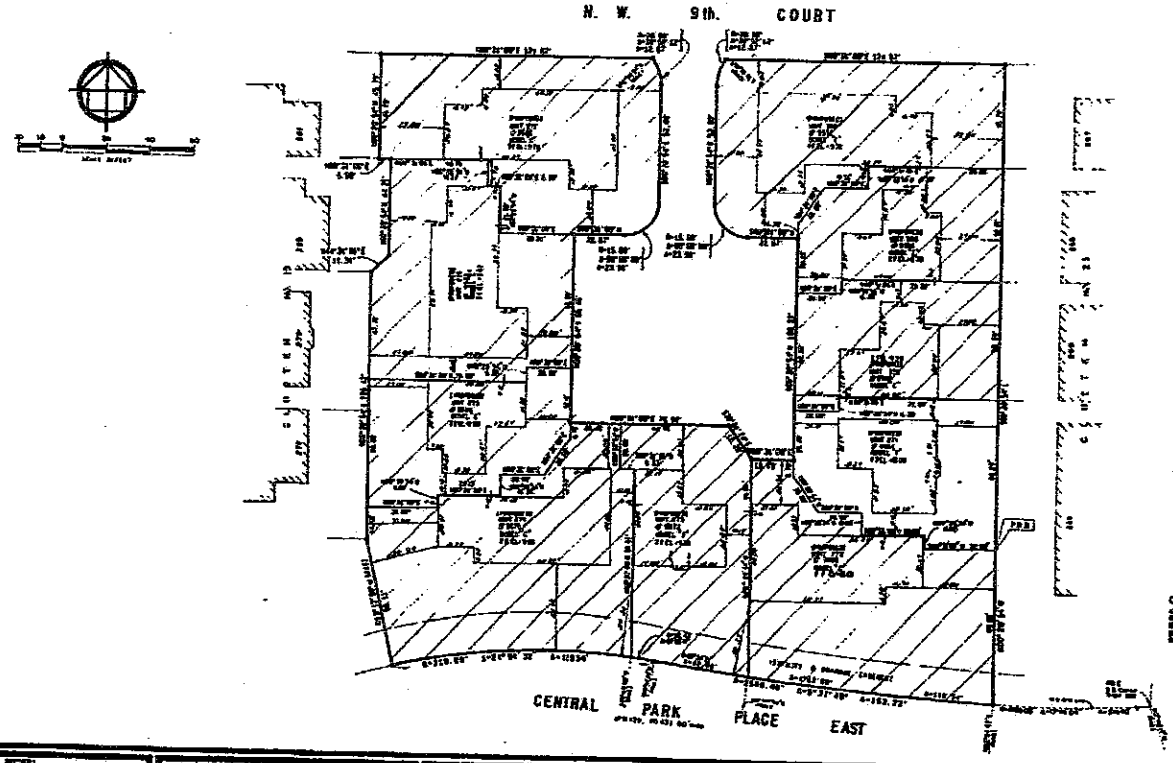
Said lands lying in the City of Plantation, Broward County, Florida, containing 5,326 square feet (0.122 acres) more or less.

BK15840PG293

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.564

SHEET OF SHEETS

BK15840PG2294



C-133

CLUSTER 21 UNIT NO. 9564

SURVEY NOTES

CERTIFICATE

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 21 QUATRAINE AT JACARANDA IV
		SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9568

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to the POINT OF BEGINNING;

THENCE continuing Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 04° 03′ 09", an arc distance of 110.34 feet to an intersection with a non-radial line (a radial line through said point bears North 07° 07′ 56" East);

THENCE North 00° 28′ 54" West, 96.50 feet;

THENCE North 89° 31′ 06" East, 18.79 feet;

THENCE South 00° 28′ 54" East, 6.78 feet;

THENCE South 35° 28′ 54" East, 20.05 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

THENCE North 89° 31′ 06" East, 28.00 feet;

THENCE South 00° 28′ 54" East, 6.00 feet;

THENCE North 89° 31′ 06" East, 32.00 feet;

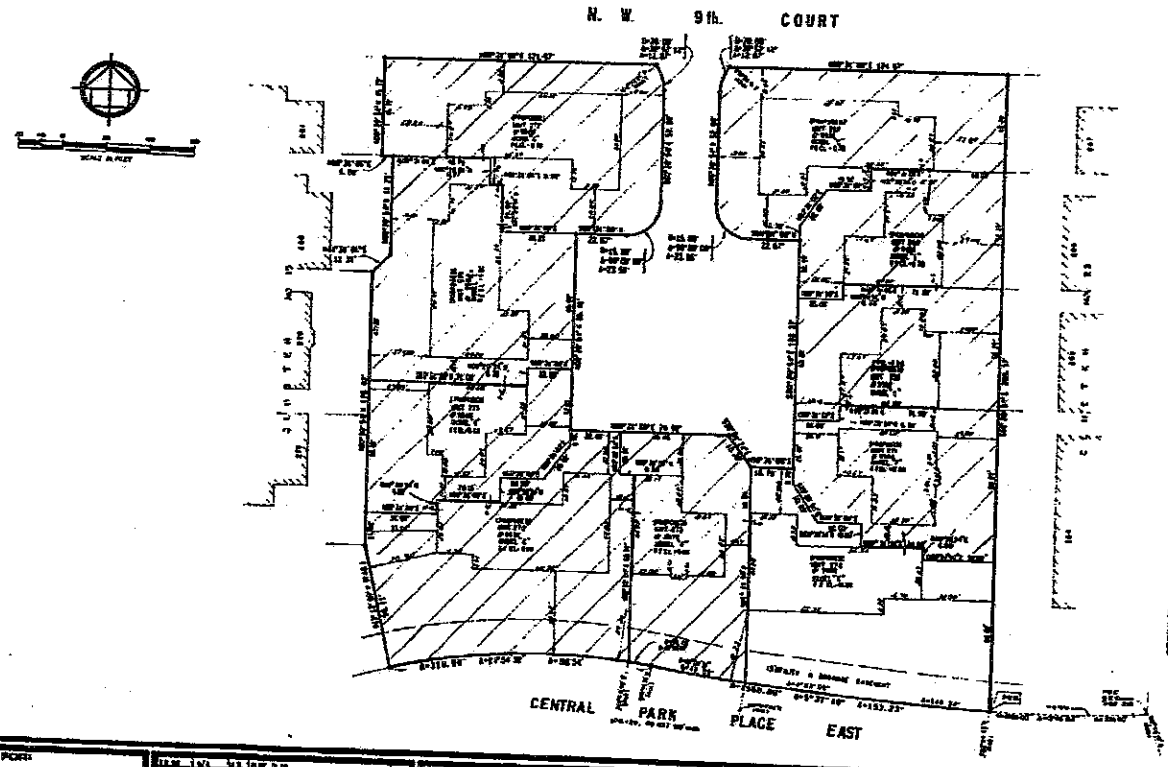
THENCE South 00° 28′ 54" East, 68.03 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 8,447 square feet (0.194 acres) more or less.

BK15840PG1295

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.568

BK15840PG0296



C-135

CLUSTER 21 UNIT NO.9568

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 21
QUATRAINE AT JACARANDA
IV

SCALE:

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9572

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 17° 48′ 13", an arc distance of 484.74 feet to the POINT OF BEGINNING;

THENCE continuing Westerly along said Northerly Right-of-Way line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 01° 34′ 31", an arc distance of 42.89 feet to a Point of Reverse Curve;

THENCE continuing Westerly along said Northerly Right-of-Way line, and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 01° 55′ 41", an arc distance of 10.43 feet to an intersection with a non-radial line (a radial line through said point bears South 06° 46′ 45" West);

THENCE North 00° 28′ 54" West, 83.61 feet;

THENCE South 89° 31′ 06" West, 6.33 feet;

THENCE North 00° 28′ 54" West, 20.00 feet;

THENCE North 89° 31′ 06" East, 48.46 feet;

THENCE South 36° 01′ 24" East, 18.28 feet;

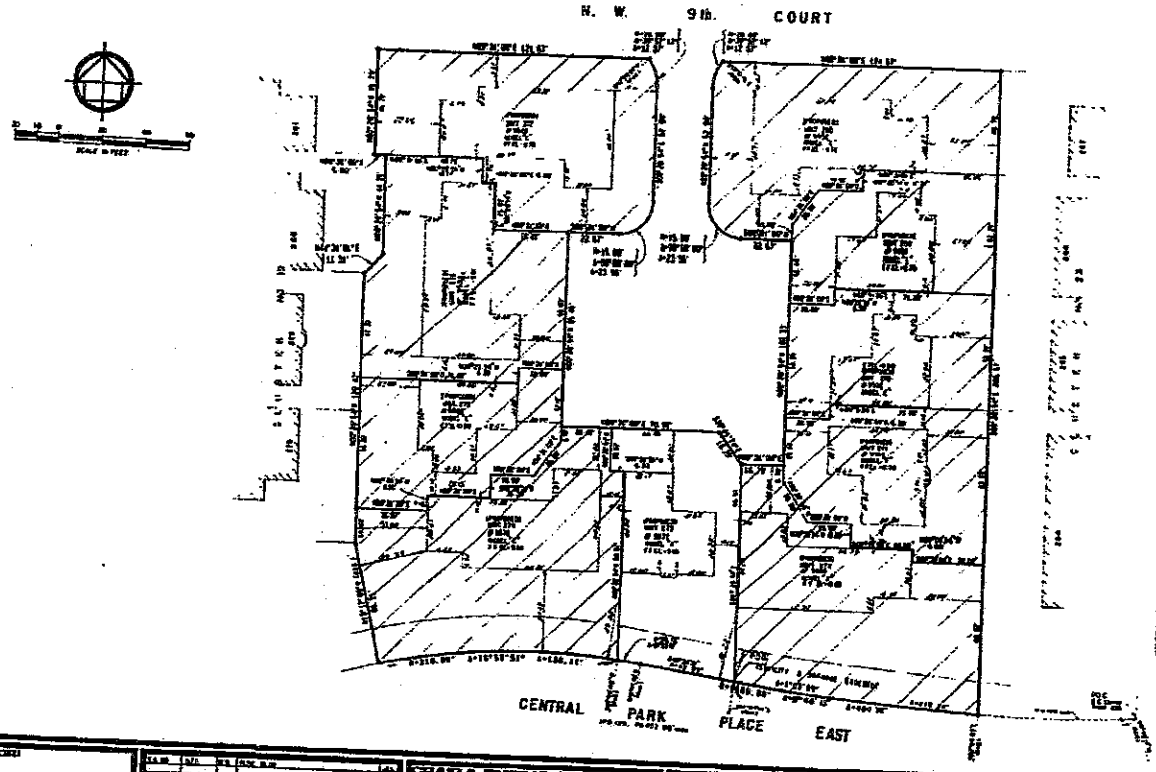
THENCE South 00° 28′ 54" East, 96.50 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,721 square feet (0.131 acres) more or less.

BK15840PG0297

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.572

BK15840PG1298



C-137

CLUSTER 21 UNIT NO. 9572

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CHARLES R. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 21 QUATRAINE AT JACARANDA IV	SCALE / PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9576

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing Westerly along said Northerly Right-of-Way line, and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 01° 55′ 41", an arc distance of 10.43 feet to the POINT OF BEGINNING;

THENCE continuing Westerly along said Northerly Right-of-Way line, and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 19° 58′ 51", an arc distance of 108.11 feet to an intersection with a radial line;

THENCE North 13° 12′ 06" West, radially, 56.11 feet;

THENCE North 00° 28′ 54" West, 14.80 feet;

THENCE North 89° 31′ 06" East, 31.87 feet;

THENCE North 00° 28′ 54" West, 6.00 feet;

THENCE North 89° 31′ 06" East, 28.13 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE North 34° 31′ 06" East, 20.05 feet;

THENCE North 00° 28′ 54" West, 6.78 feet;

THENCE North 89° 31′ 06" East, 22.46 feet;

THENCE South 00° 28′ 54" East, 20.00 feet;

THENCE North 89° 31′ 06" East, 6.33 feet;

86-06879.576

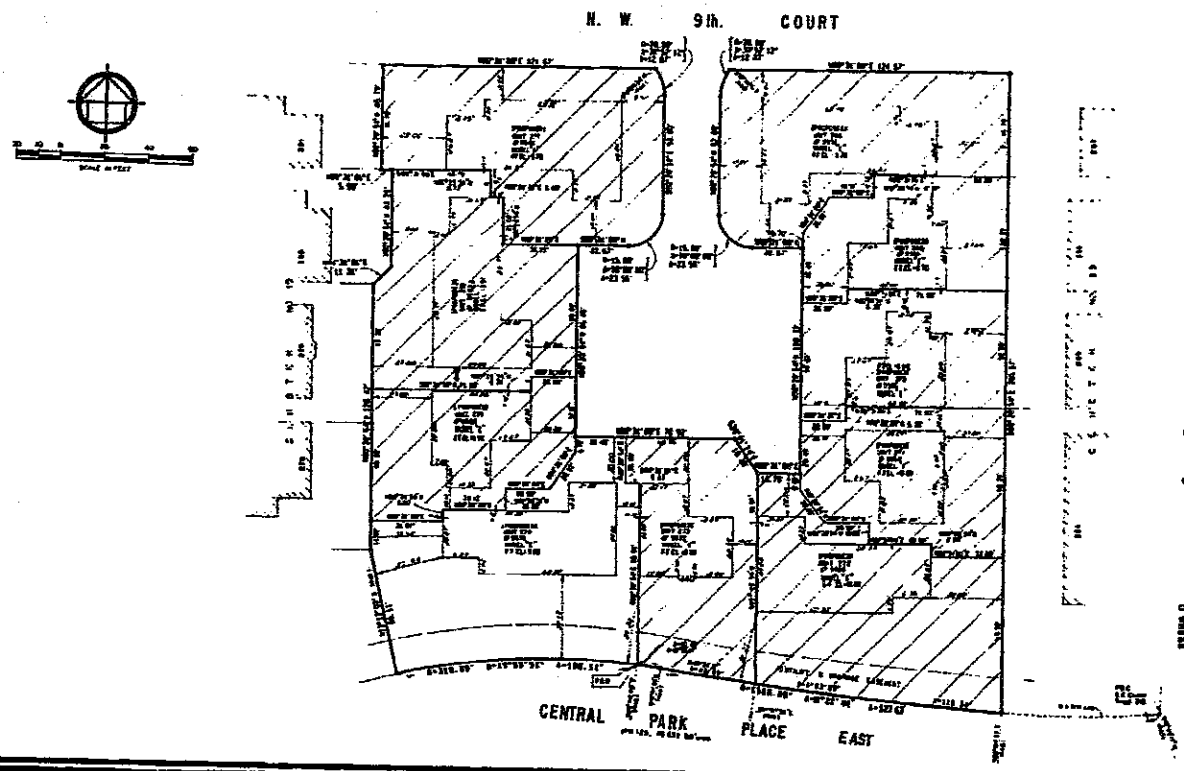
THENCE South 00° 28′ 54" East, 83.61 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 9,140 square feet 0.210 acres) more or less.

BK15840PG0300

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.576

BK15840PG0301



C-140

CLUSTER 21 UNIT NO. 9576

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1999 WEST HILLSBORO ROAD
POMPANO BEACH, FLORIDA 33069

JACARANDA PARCEL 21S

CLUSTER 21
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9580

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing Westerly along said Northerly Right-of-Way line, and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 21° 54′ 32", an arc distance of 118.54 feet to an intersection with a radial line;

THENCE North 13° 12′ 06" West, radially, 56.11 feet;

THENCE North 00° 28′ 54" West, 14.80 feet to the POINT OF BEGINNING;

THENCE continue North 00° 28′ 54" West, 58.25 feet;

THENCE North 89° 31′ 06" East, 71.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 32.16 feet;

THENCE South 34° 31′ 06" West, 20.05 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

THENCE South 89° 31′ 06" West, 28.13 feet;

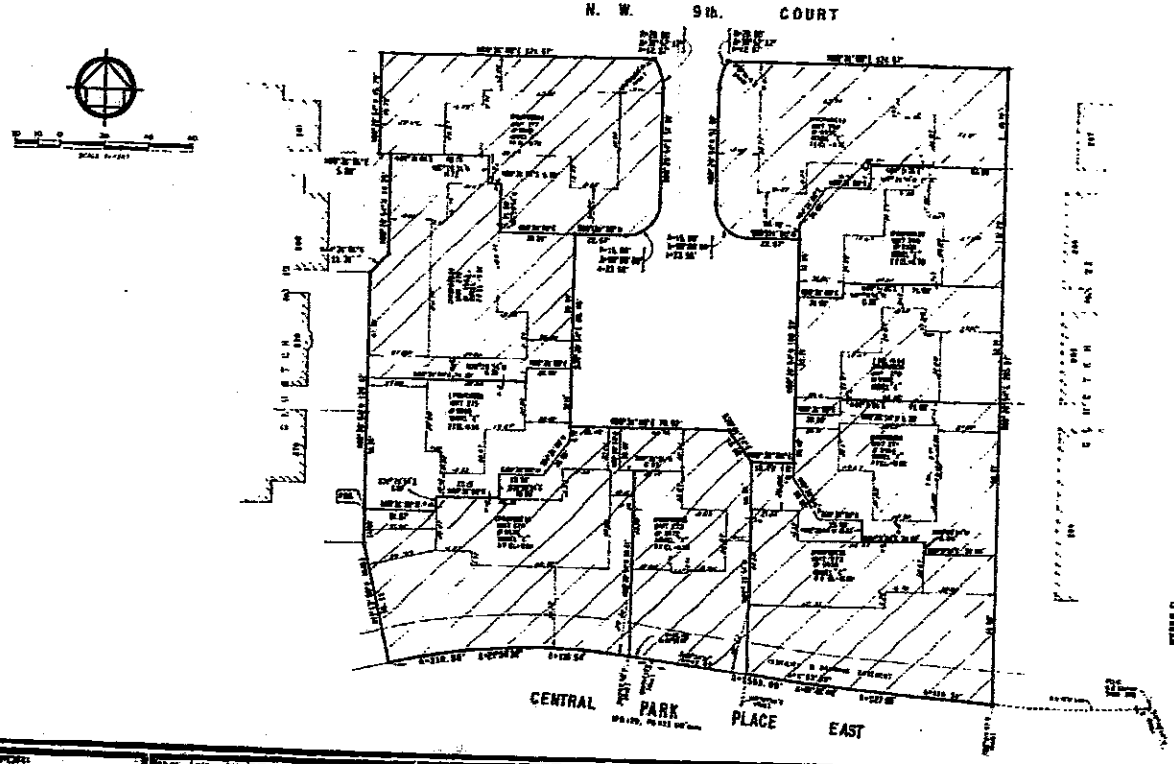
THENCE South 00° 28′ 54" East, 6.00 feet;

THENCE South 89° 31′ 06" West, 31.87 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 4,668 square feet (0.107 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.580

BK 15840 PG 0303



C-142

CLUSTER 21 UNIT NO. 9580

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 21
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9584

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing Westerly along said Northerly Right-of-Way line, and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 21° 54′ 32", an arc distance of 118.54 feet to an intersection with a radial line;

THENCE North 13° 12′ 06" West, radially, 56.11 feet;

THENCE North 00° 28′ 54" West, 73.05 feet to the POINT OF BEGINNING;

THENCE continue North 00° 28′ 54" West, 47.37 feet;

THENCE North 44° 31′ 06" East, 11.31 feet;

THENCE North 00° 28′ 54" West, 44.25 feet;

THENCE North 89° 31′ 06" East, 43.79 feet;

THENCE South 00° 28′ 54" East, 11.71 feet;

THENCE North 89° 31′ 06" East, 6.00 feet;

THENCE South 00° 28′ 54" East, 21.50 feet;

THENCE North 89° 31′ 06" East, 33.21 feet;

THENCE South 00° 28′ 54" East, 60.09 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

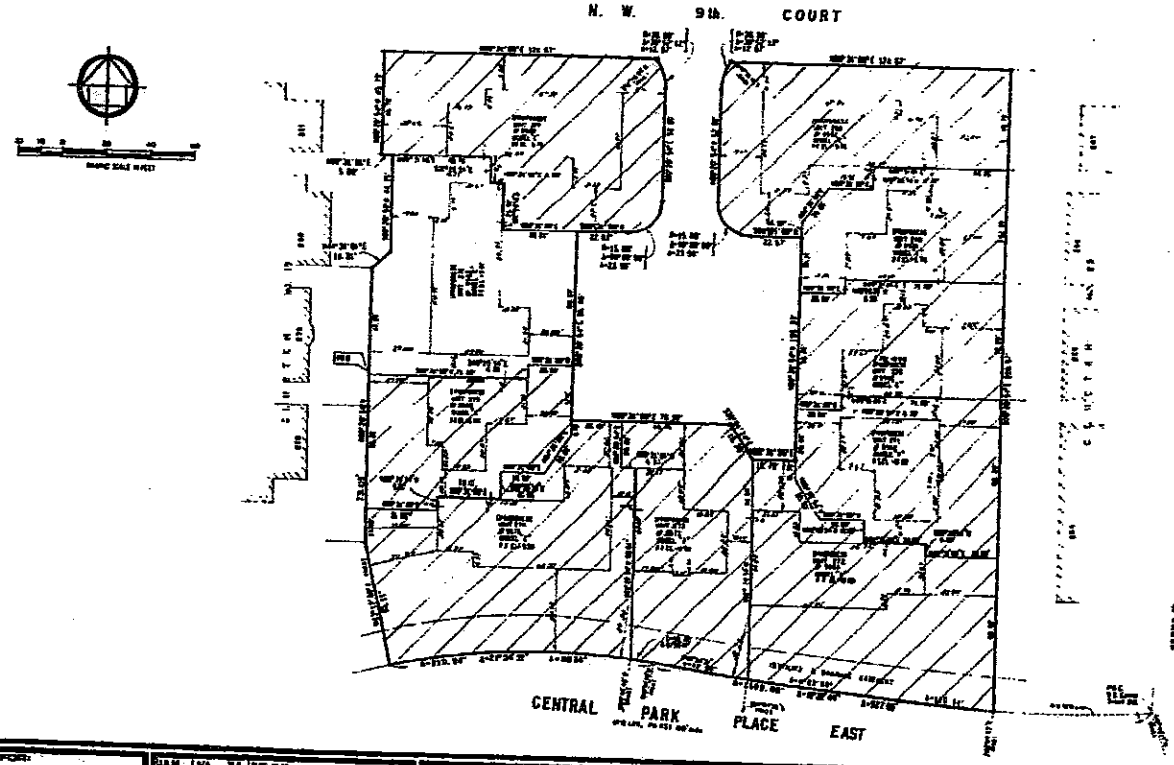
THENCE South 89° 31′ 06" West, 71.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 7,380 square feet (0.169 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.584

BK15840PG0304

BK15840PG 305



C-144

CLUSTER 21 UNIT NO. 9584

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 21 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9588

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly Right-of-Way line, and along the arc of said curve, having a radius of 1560.00 feet, a delta of 19° 22′ 44", an arc distance of 527.63 feet to a Point of Reverse Curve;

THENCE continuing Westerly along said Northerly Right-of-Way line, and along the arc of a curve concave to the Southeast, having a radius of 310.00 feet, a delta of 21° 54" 32", an arc distance of 118.54 feet to an intersection with a radial line;

THENCE North 13° 12′ 06" West, radially, 56.11 feet;

THENCE North 00° 28′ 54" West, 120.42 feet;

THENCE North 44° 31′ 06" East, 11.31 feet;

THENCE North 00° 28′ 54" West, 44.25 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 5.00 feet;

THENCE North 00° 28′ 54" West, 45.79 feet;

thence North 89° 31′ 06" East, 121.67 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 52° 38′ 43" West);

THENCE Southeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52′ 12", an arc distance of 12.87 feet to a Point of Tangency;

THENCE South 00° 28′ 54" East, 52.00 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 89° 31′ 06" West, 55.88 feet;

THENCE North 00° 28′ 54" West, 21.50 feet;

THENCE South 89° 31′ 06" West, 6.00 feet;

THENCE North 00° 28′ 54" West, 11.71 feet;

BK 15840 PG 306

86-06879.588

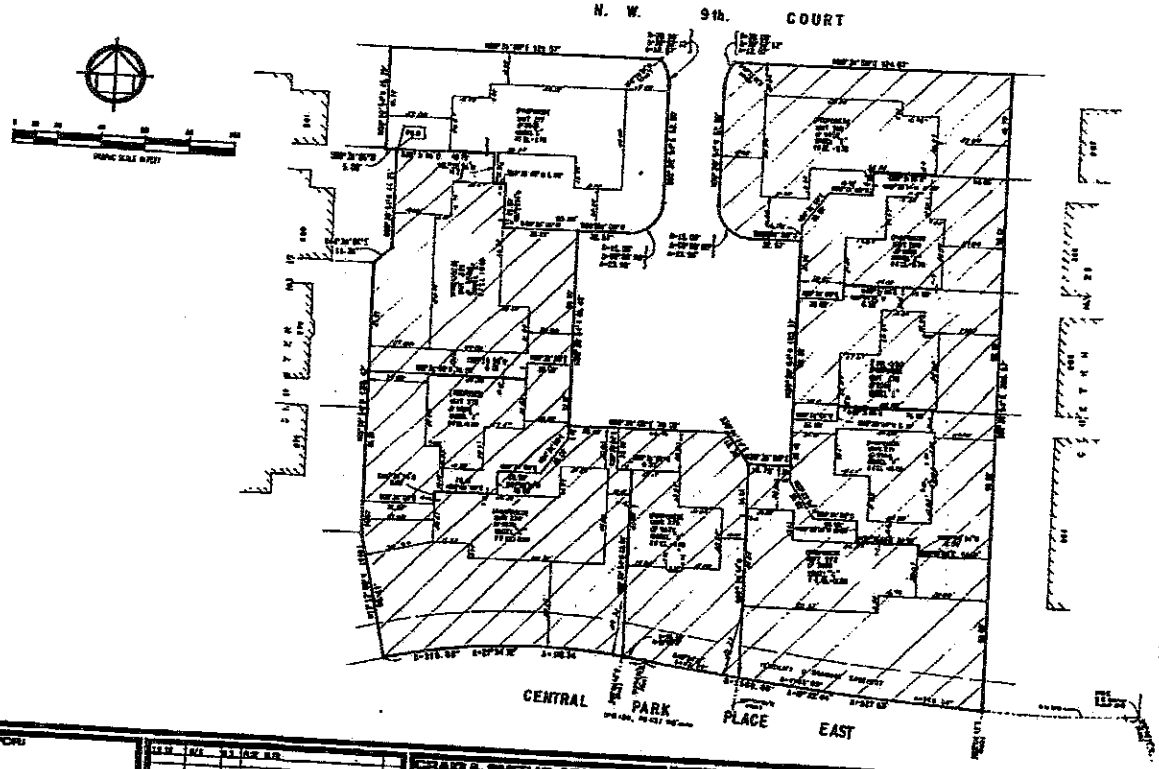
THENCE South 89° 31′ 06" West, 43.79 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 8,115 square feet (0.186 acres) more or less.

BK 15840 PG 0307

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.588

BK 15840 PG 308



C-147

CLUSTER 21 UNIT NO. 9888

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 21
QUATRAINE AT JACARANDA
IV

SCALE:

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 22

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.20 feet to the POINT OF BEGINNING;

THENCE South 00° 28′ 54" East, 285.08 feet;

THENCE South 89° 31′ 06" West, 127.00 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 65° 56′ 25" East);

THENCE Northerly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34′ 41", an arc distance of 8.23 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 56.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 89° 31′ 06" East, 22.67 feet;

THENCE North 00° 28′ 54" West, 100.08 feet;

THENCE South 89° 31′ 06" West, 100.34 feet;

THENCE South 00° 28′ 54" East, 100.08 feet;

THENCE North 89° 31′ 06" East, 22.67 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency.;

THENCE South 00° 28′ 54" East, 56.00 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34′ 41", an arc distance of 8.23 feet to intersection with a non-radial line (a radial line through said point bears North 66° 54′ 13" West);

THENCE South 89° 31′ 06" West, 122.00 feet;

THENCE North 00° 28′ 54" West, 45.79 feet;

THENCE North 13° 18′ 45" West, 36.02 feet;

THENCE North 00° 28′ 54" West, 98.17 feet;

THENCE North 36° 23′ 18" East, 25.00 feet;

THENCE North 00° 28' 54" West, 86.00 feet to an intersection with the said Northerly line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

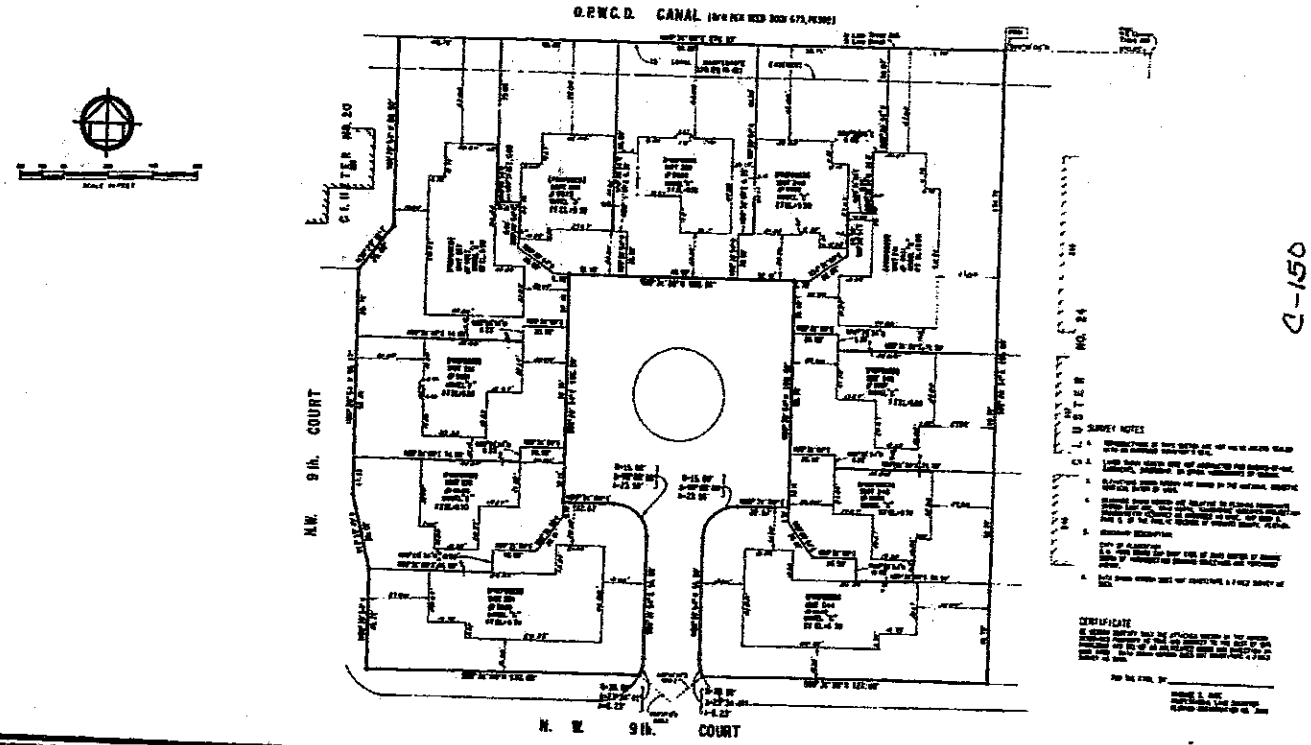
THENCE North 89° 31' 06" East, along said North line and South line, 270.33 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, FLorida, containing 67,275 square feet (1.544 acres) more or less.

BK 15840 PG 0310

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 13, 1988
86-0687.B/4

BK15840PG0311



C-150

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
5600 WEST INDIAN TOWN
POMPANO BEACH, FLORIDA 33069

JACARANDA PARCEL 215

CLUSTER 22
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9549

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.20 feet;

THENCE South 00° 28′ 54" East, 239.29 feet to the POINT OF BEGINNING;

THENCE continue South 00° 28′ 54" East, 45.79 feet;

THENCE South 89° 31′ 06" West, 127.00 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 65° 56′ 25" East);

THENCE Northerly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34′ 41", an arc distance of 8.23 feet to a Point of Tangency;

THENCE North 00° 28′ 54" West, 56.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 89° 31′ 06" East, 22.67 feet;

THENCE South 00° 28′ 54" East, 6.78 feet;

THENCE South 35° 28′ 54" East, 20.05 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

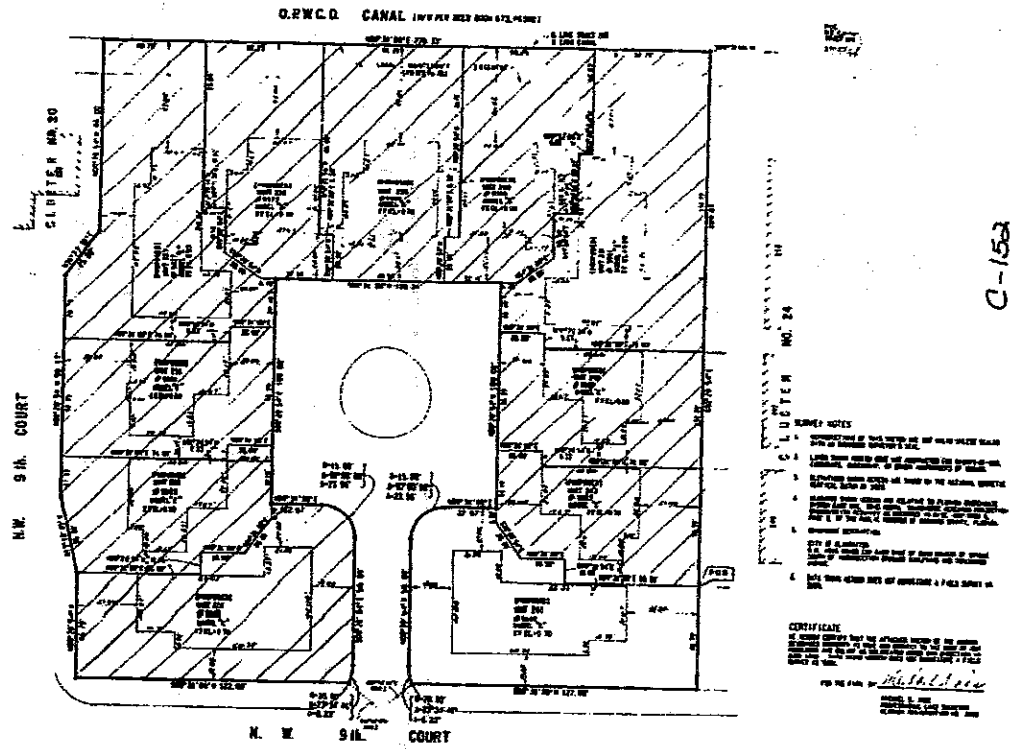
THENCE North 89° 31′ 06" East, 60.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 7,495 square feet (0.172 acres) more or less.

BK15840PG0312

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.549

BK15840PG0313



C-152

CLUSTER 22 UNIT NO. 9549

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1000 WEST MAHAB TRAIL
POMPANO BEACH, FLORIDA 33060

JACARANDA PARCEL 215

CLUSTER 22
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9553

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.20 feet;

THENCE South 00° 28′ 54" East, 187.04 feet to the POINT OF BEGINNING;

THENCE continue South 00° 28′ 54" East, 52.25 feet;

THENCE South 89° 31′ 06" West, 60.00 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE North 35° 28′ 54" West, 20.05 feet;

THENCE North 00° 28′ 54" West, 32.16 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

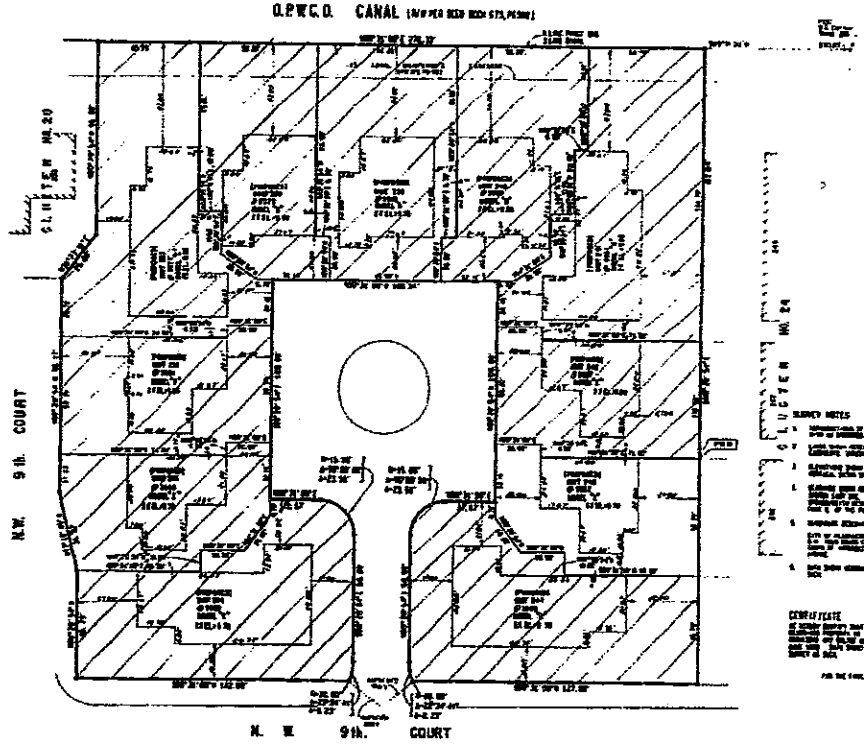
THENCE North 89° 31′ 06" East, 71.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 4,477 square feet (0.103 acres) more or less.

BK15840PG0314

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.553

BK15840PG0315



C-154

CLUSTER 22 UNIT NO. 9553

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 22
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9557

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.20 feet;

THENCE South 00° 28′ 54" East, 134.79 feet to the POINT OF BEGINNING;

THENCE continue South 00° 28′ 54" East, 52.25 feet;

THENCE South 89° 31′ 06" West, 71.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 52.25 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

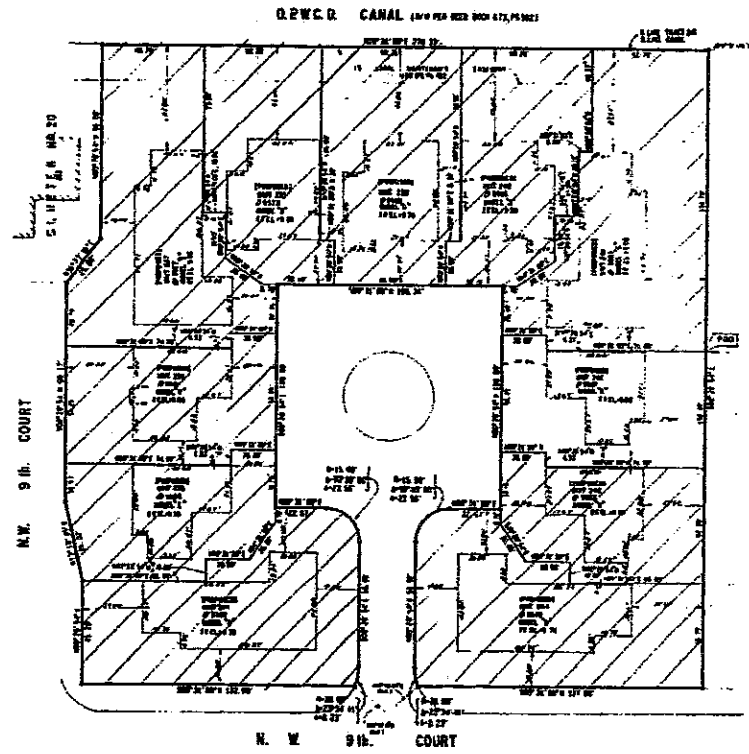
THENCE North 89° 31′ 06" East, 71.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, FLorida, containing 4,755 square feet (0,109 acres) more or less.

BK15840PG0316

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.557

BK15840PG0317



C-156

CLUSTER 22 UNIT NO.9557

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 22
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9561

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.20 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 134.79 feet;

THENCE South 89° 31' 06" West, 71.00 feet;

THENCE North 00° 28' 54" West, 6.33 feet;

THENCE South 89° 31' 06" West, 20.00 feet;

THENCE North 00° 28' 54" West, 22.46 feet;

THENCE North 89° 31' 06" East, 6.78 feet;

THENCE North 54° 31' 06" East, 20.05 feet;

THENCE North 00° 28' 54" West, 19.50 feet;

THENCE North 89° 31' 06" East, 10.00 feet;

THENCE North 00° 28' 54" West, 28.13 feet;

THENCE North 89° 31' 06" East, 6.00 feet;

THENCE North 00° 28' 54" West, 46.87 feet to an intersection with the said Northerly line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

THENCE North 89° 31' 06" East, along said North line and South line, 51.79 feet to the POINT OF BEGINNING.

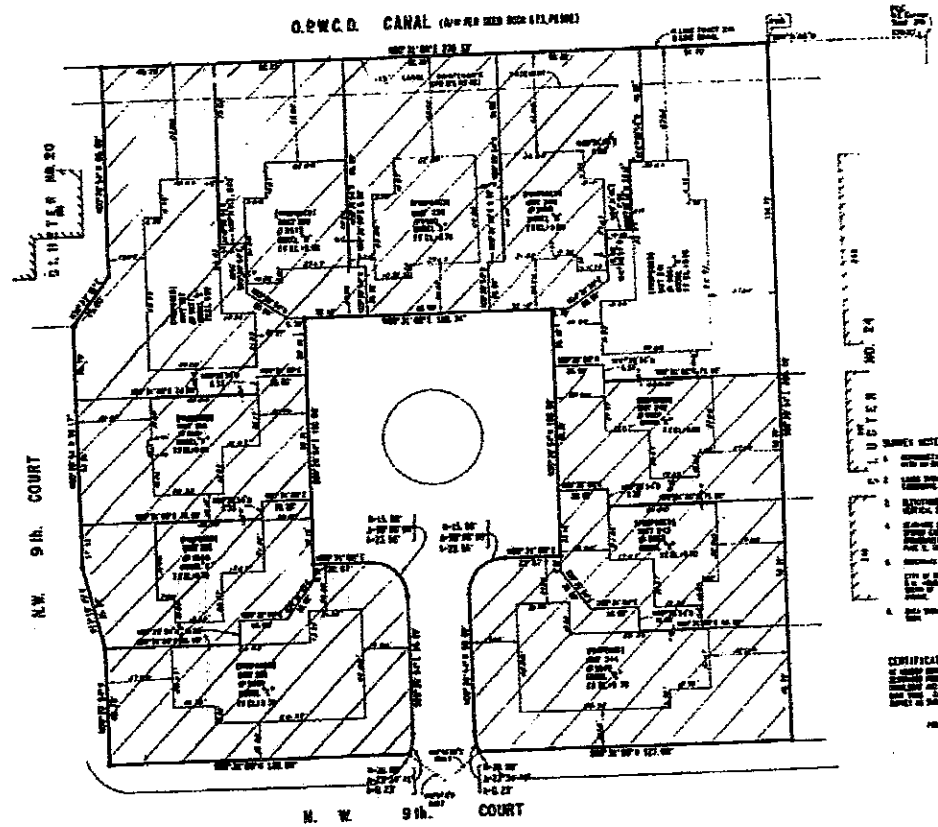
Said lands lying in the City of Plantation, Broward County, FLorida, containing 8,743 square feet (0.201 acres) more or less.

BK15840PG0318

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.561

SHEET 1 OF SHEETS

BK15840PG0319



C-168

CLUSTER 22 UNIT NO. 9561

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 22
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9565

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 421.99 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 46.87 feet;

THENCE South 89° 31' 06" West, 6.00 feet;

THENCE South 00° 28' 54" East, 28.13 feet;

THENCE South 89° 31' 06" West, 10.00 feet;

THENCE South 00° 28' 54" East, 19.50 feet;

THENCE South 54° 31' 06" West, 20.05 feet;

THENCE South 89° 31' 06" West, 32.16 feet;

THENCE North 00° 28' 54" West, 20.00 feet;

THENCE North 89° 31' 06" East, 6.33 feet;

THENCE North 00° 28' 54" West, 86.00 feet to an intersection with the said Northerly line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

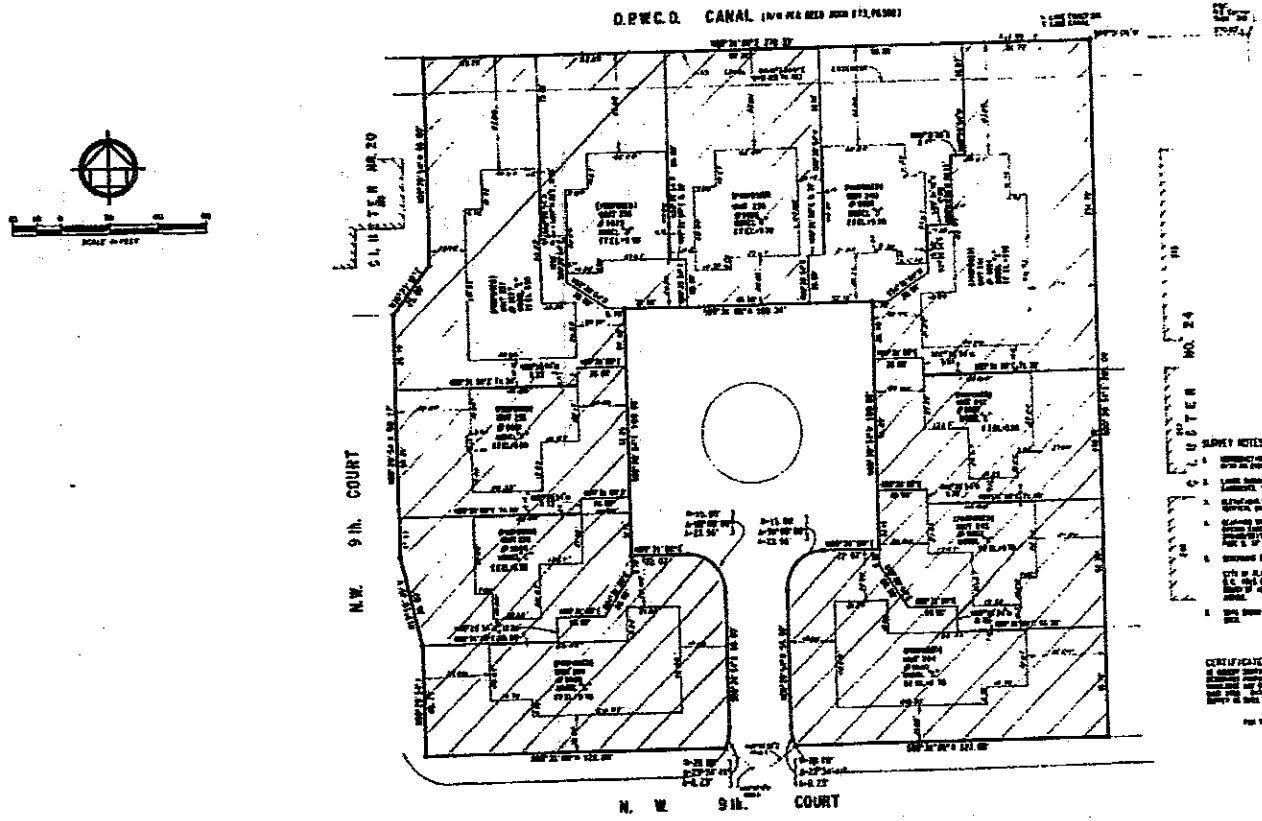
THENCE North 89° 31' 06" East, along said North line and South line, 58.25 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,542 square feet (0.127 acres) more or less.

BK15840PG1320

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 17, 1988
86-06879.565

BK15840PG0321



C-160

CLUSTER 22 UNIT NO. 9565

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

DATE	BY	REV.	DESCRIPTION

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
4800 WEST NEWPORT BLVD.
COCONUT BEACH, FLORIDA 33069

JACARANDA PARCEL 215

CLUSTER 22
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9569

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 480.24 feet to the POINT OF BEGINNING;

THENCE South 00° 28′ 54" East, 86.00 feet;

THENCE South 89° 31′ 06" West, 6.33 feet;

THENCE South 00° 28′ 54" East, 20.00 feet;

THENCE South 89° 31′ 06" West, 49.58 feet;

THENCE North 00° 28′ 54" West, 20.00 feet;

THENCE South 89° 31′ 06" West, 6.33 feet;

THENCE North 00° 28′ 54" West, 86.00 feet to an intersection with the said Northerly line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

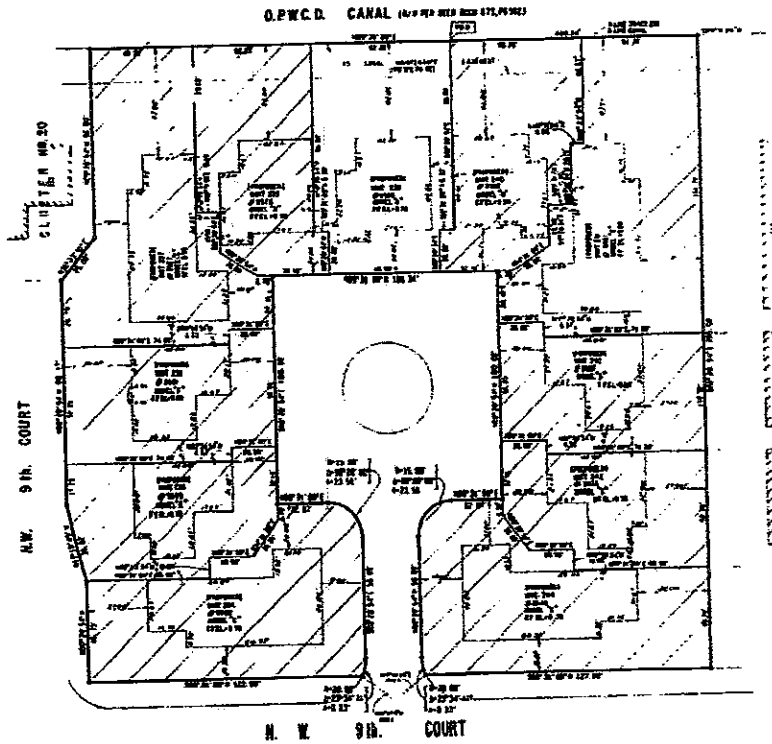
THENCE North 89° 31′ 06" East, along said North line and South line, 62.25 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, FLorida, containing 6,345 square feet (0.146 acres) more or less.

BK15840PG0322

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 13, 1988
86-06879.569

BK15840PG0323



C-162

CLUSTER 22 UNIT NO. 9869

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 22 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687	SHEET

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9573

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 542.49 feet to the POINT OF BEGINNING;

THENCE South 00° 28′ 54" East, 86.00 feet;

THENCE North 89° 31′ 06" East, 6.33 feet;

THENCE South 00° 28′ 54" East, 20.00 feet;

THENCE South 89° 31′ 06" West, 32.16 feet;

THENCE North 55° 28′ 54" West, 20.05 feet;

THENCE North 00° 28′ 54" West, 19.50 feet;

THENCE South 89° 31′ 06" West, 10.00 feet;

THENCE North 00° 28′ 54" West, 75.00 feet to an intersection with the said Northerly line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

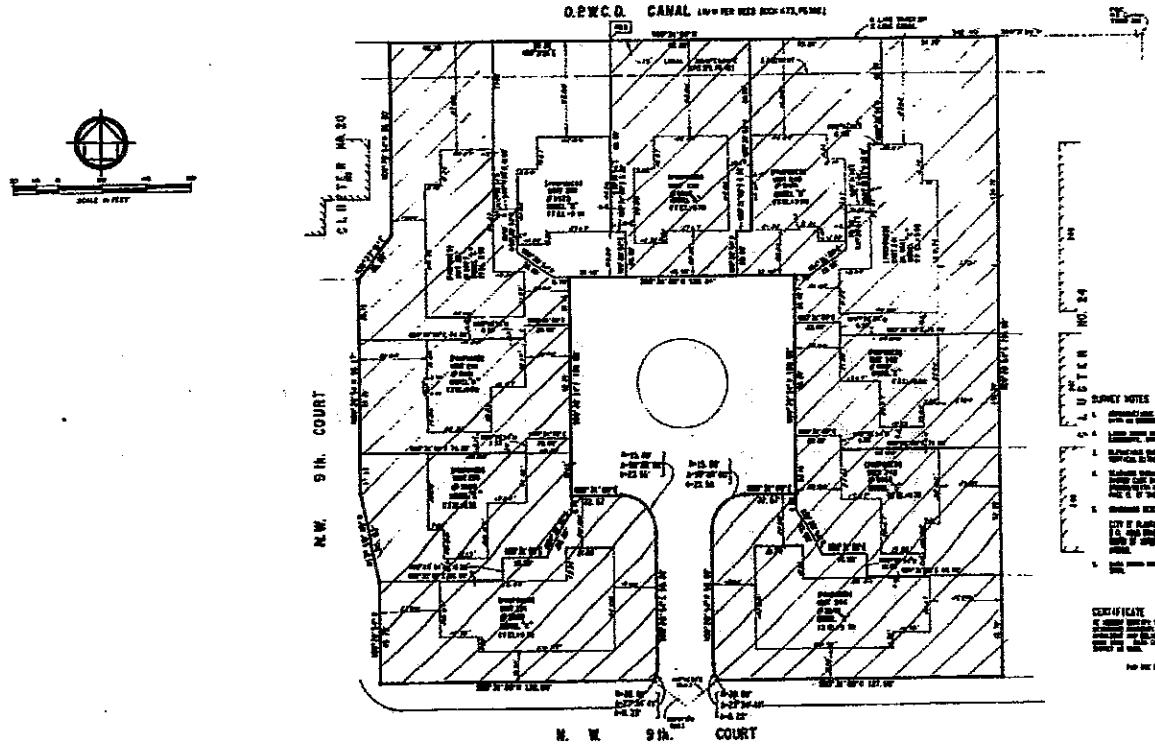
THENCE North 89° 31′ 06" East, along said North line and South line, 52.25 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,261 square feet (0.121 acres) more or less.

BK 15840 PG 0324

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.573

BK15840PG1325



C-164

CLUSTER 22 UNIT NO.9573

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 22 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9577

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 594.74 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 75.00 feet;

THENCE North 89° 31' 06" East, 10.00 feet;

THENCE South 00° 28' 54" East, 19.50 feet;

THENCE South 55° 28' 54" East, 20.05 feet;

THENCE North 89° 31' 06" East, 6.78 feet;

THENCE South 00° 28' 54" East, 22.46 feet;

THENCE South 89° 31' 06" West, 20.00 feet;

THENCE South 00° 28' 54" East, 6.33 feet;

THENCE South 89° 31' 06" West, 74.00 feet;

THENCE North 00° 28' 54" West, 28.79 feet;

THENCE North 36° 23' 18" East, 25.00 feet;

THENCE North 00° 28' 54" West, 86.00 feet to an intersection with the said Northerly line of Tract 215 and the said South line of the O.P.W.C.D. Canal;

THENCE North 89° 31' 06" East, along said North line and South line, 45.79 feet to the POINT OF BEGINNING.

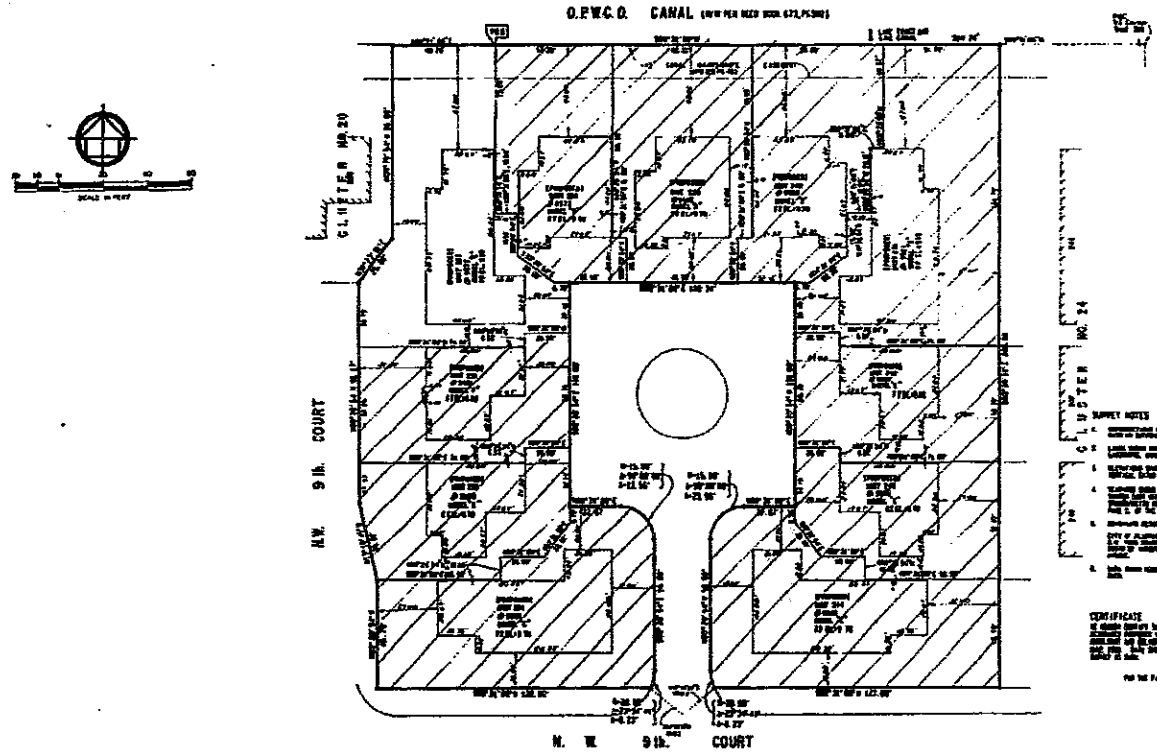
Said lands lying in the City of Plantation, Broward County, FLorida, containing 7988 square feet (0.183 acres) more or less.

BK 15840 PG 1326

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.577

SHEET OF SHEETS

BK15840PG 1327



C-166

CLUSTER 22 UNIT NO. 9577

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 22 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9581

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 640.53 feet;

THENCE South 00° 28' 54" East, 86.00 feet;

THENCE South 36° 23' 18" West, 25.00 feet;

THENCE South 00° 28' 54" East, 28.79 feet to the POINT OF BEGINNING;

THENCE North 89° 31' 06" East, 74.00 feet;

THENCE North 00° 28' 54" West, 6.33 feet;

THENCE North 89° 31' 06" East, 20.00 feet;

THENCE South 00° 28' 54" East, 52.25 feet;

THENCE South 89° 31' 06" West, 20.00 feet;

THENCE South 00° 28' 54" East, 6.33 feet;

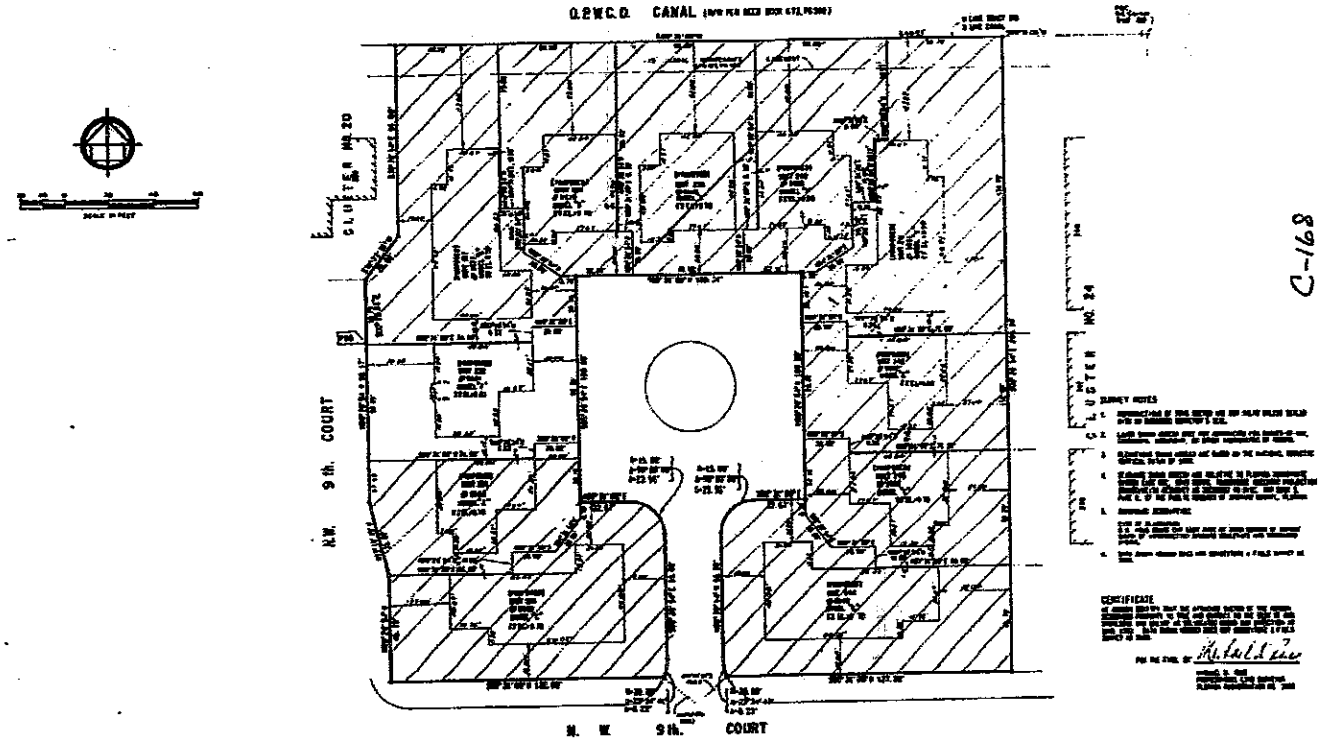
THENCE South 89° 31' 06" West, 74.00 feet;

THENCE North 00° 28' 54" West, 52.25 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 4,912 square feet (0.113 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.581

BK15840PG0329



C-168

CLUSTER 22 UNIT NO. 9581

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 22
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0587

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9585

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 640.53 feet;

THENCE South 00° 28' 54" East, 86.00 feet;

THENCE South 36° 23' 18" West, 25.00 feet;

THENCE South 00° 28' 54" East, 81.04 feet to the POINT OF BEGINNING;

THENCE North 89° 31' 06" East, 74.00 feet;

THENCE North 00° 28' 54" West, 6.33 feet;

THENCE North 89° 31' 06" East, 20.00 feet;

THENCE South 00° 28' 54" East, 32.16 feet;

THENCE South 34° 31' 06" West, 20.05 feet;

THENCE South 89° 31' 06" West, 19.50 feet;

THENCE South 00° 28' 54" East, 10.00 feet;

THENCE South 89° 31' 06" West, 55.00 feet;

THENCE North 13° 18' 45" West, 36.02 feet;

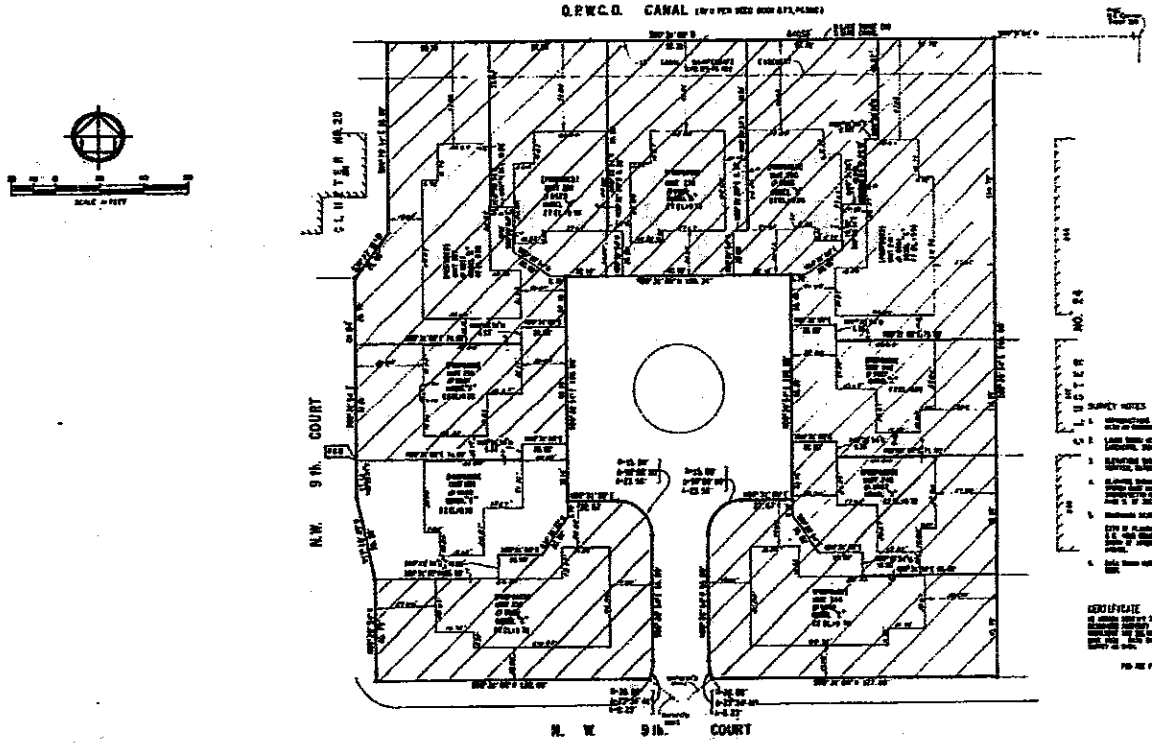
THENCE North 00° 28' 54" West, 17.13 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 4,493 square feet (0.103 acres) more or less.

BK15840PG330

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.585

BK15840PG0331



C-170

CLUSTER 22 UNIT NO. 9585

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS	JACARANDA PARCEL 215	CLUSTER 22 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9589

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 640.53 feet;

THENCE South 00° 28′ 54" East, 86.00 feet;

THENCE South 36° 23′ 18" West, 25.00 feet;

THENCE South 00° 28′ 54" East, 98.17 feet;

THENCE South 13° 18′ 45" East, 36.02 feet to the POINT OF BEGINNING;

THENCE North 89° 31′ 06" East, 55.00 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE North 34° 31′ 06" East, 20.05 feet;

THENCE North 00° 28′ 54" West, 6.78 feet;

THENCE North 89° 31′ 06" East, 22.67 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency.;

THENCE South 00° 28′ 54" East, 56.00 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34′ 41", an arc distance of 8.23 feet to intersection with a non-radial line (a radial line through said point bears North 66° 54′ 13" West);

THENCE South 89° 31′ 06" West, 122.00 feet;

86-06879.589

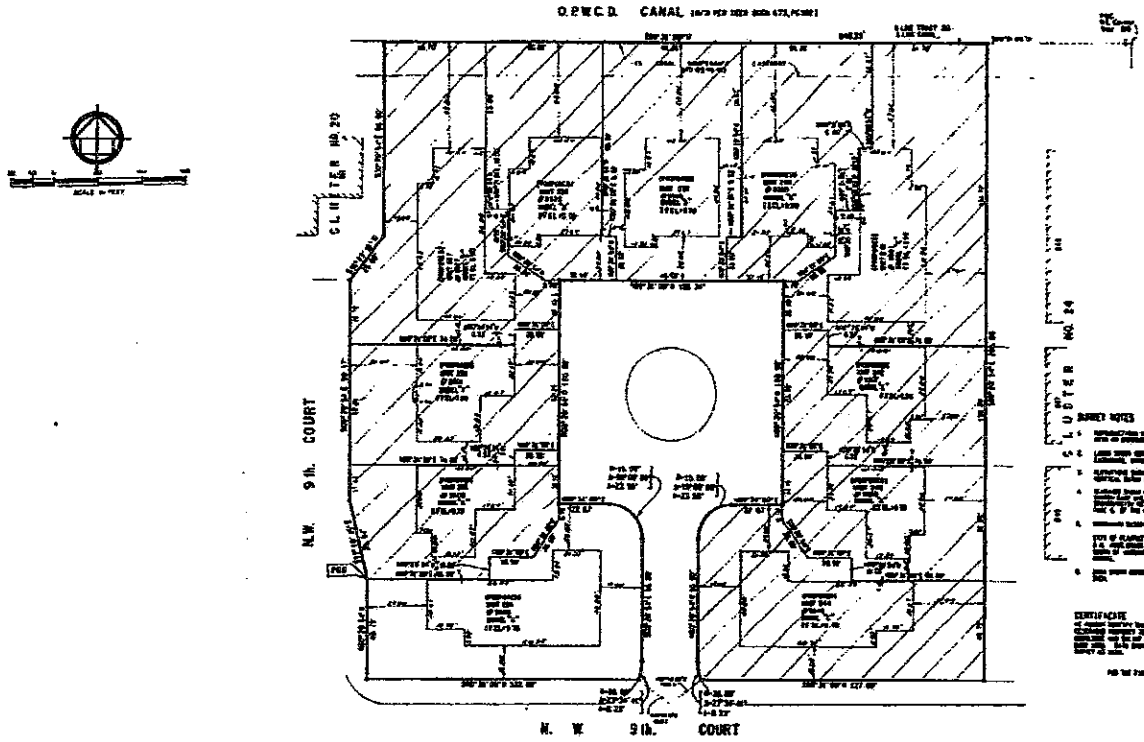
THENCE North 00° 28′ 54" West, 45.79 feet to the POINT OF BEGINNING

Said lands lying in the City of Plantation, Broward County, Florida, containing 7,266 square feet (0.167 acres) more or less.

BK15840PG0333

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
May 20, 1988
86-06879.589

BK15840PG0334



C-173

CLUSTER 22 UNIT NO.9589

PREPARED FOR:	REV.	DATE	BY	DESCRIPTION	CHK.	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 22 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 23

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 47" East);

THENCE North 00° 28′ 54" West, 286.57 feet;

THENCE North 89° 31′ 06" East, 123.17 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 52° 38′ 54" West);

THENCE Southeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52′ 12", an arc distance of 12.87 feet to a Point of Tangency;

THENCE South 00° 28′ 54" East, 52.00 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 89° 31′ 06" West, 21.17 feet;

THENCE South 00° 28′ 54" East, 100.21 feet;

THENCE North 89° 31′ 06" East, 80.92 feet;

THENCE South 51° 13′ 40" East, 13.24 feet;

THENCE North 89° 31′ 06" East, 18.67 feet;

THENCE North 00° 28′ 54" West, 152.58 feet;

THENCE South 89° 31′ 06" West, 27.67 feet;

THENCE North 00° 28′ 54" West, 79.00 feet;

THENCE North 89° 31′ 06" East, 132.26 feet to an intersection with the Easterly line of said Tract 215;

THENCE along said Easterly line of Tract 215, the following four (4) courses and distances:

1. South 01° 55′ 55" East, 216.88 feet to the beginning of a tangent curve concave to the Northeast;

2. Southeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 75° 09′ 04", an arc distance of 65.58 feet to a Point of Compound Curve;

3. Continuing Southeasterly along the arc of a curve concave to the Northeast, having a radius of 150.00 feet, a delta of 09° 06′ 58", an arc distance of 23.87 feet to an intersection with the non-radial line (a radial line through said point bears North 03° 48′ 03" East);

4 South 00° 28′ 54" East, 41.14 feet to the POINT OF BEGINNING.

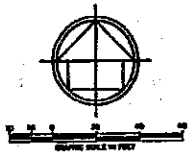
Said lands lying in the City of Plantation, Broward County, Florida, containing 81,759 square feet (1.877 acres) more or less.

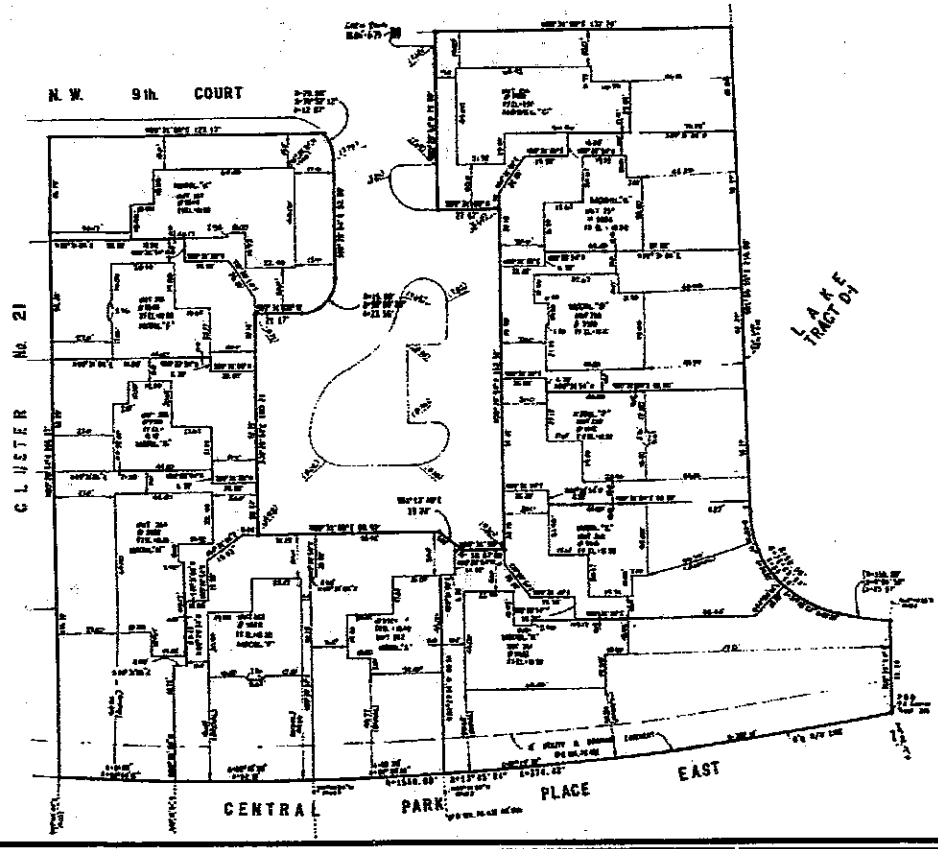
BK15840PG0336

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 13, 1988
86-0687.B/11

SHEET OF SHEETS

BK15840PG 337





C-176
CLUSTER 23

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 4639 WEST BROWARD ROAD POMPANO BEACH, FLORIDA 33064	JACARANDA PARCEL 215	CLUSTER 23 QUATRAINE AT JACARANDA IV
SCALE: AS SHOWN	PROJECT NUMBER: 86-0687		

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9500

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE along the Easterly line of Tract 215, the following four (4) courses and distances:

1. North 00° 28′ 54" West, 41.14 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 03° 48′ 03" East);

2. Northwesterly along the arc of said curve, having a radius of 150.00 feet, a delta of 09° 06′ 58", an arc distance of 23.87 feet to a Point of Compound Curve;

3. Continuing Northwesterly along the arc of a curve concave to the Northeast, having a radius of 50.00 feet, a delta of 75° 09′ 04", an arc distance of 65.58 feet to a Point of Tangency;

4. THENCE North 01° 55′ 55" West, 171.07 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 74.76 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE South 34° 31′ 06" West, 20.05 feet;

THENCE South 00° 28′ 54" East, 6.78 feet;

THENCE South 89° 31′ 06" West, 27.67 feet;

THENCE North 00° 28′ 54" West, 79.00 feet;

THENCE North 89° 31′ 06" East, 132.26 feet to an intersection with the Easterly line of said Tract 215;

BK 15840 PG 338

SHEET OF SHEETS

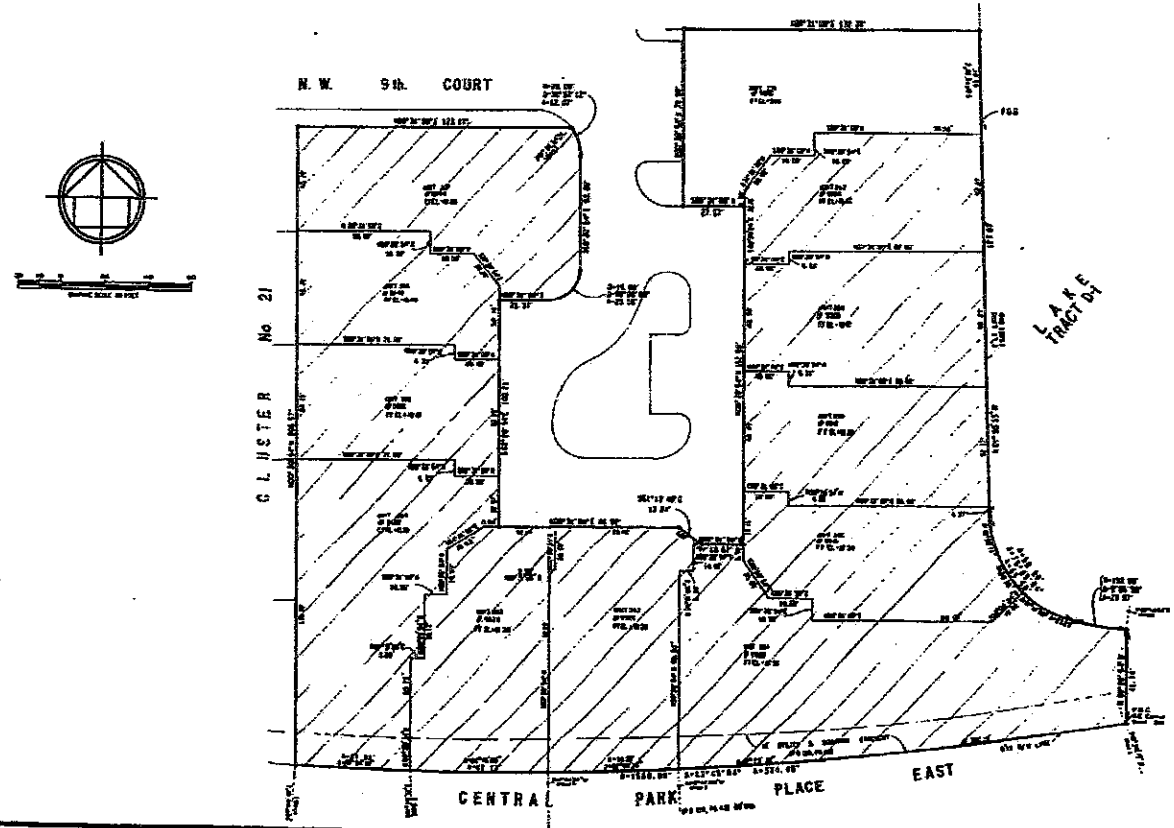
THENCE South 01° 55′ 55" East, along said Easterly line, 45.81 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 7406 square feet (0.170 acres) more or less.

BK 15840 PG 1339

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-0687.256

BK15840PG0340



C-179

CLUSTER 23 UNIT NO. 9500

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215
		CLUSTER 23 QUATRAINE AT JACARANDA IV	SCALE: AS SHOWN
		PROJECT NUMBER: 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9504

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE along the Easterly line of Tract 215, the following four (4) courses and distances:

1. North 00° 28′ 54" West, 41.14 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 03° 48′ 03" East);

2. Northwesterly along the arc of said curve, having a radius of 150.00 feet, a delta of 09° 06′ 58", an arc distance of 23.87 feet to a Point of Compound Curve;

3. Continuing Northwesterly along the arc of a curve concave to the Northeast, having a radius of 50.00 feet, a delta of 75° 09′ 04", an arc distance of 65.58 feet to a Point of Tangency;

4. THENCE North 01° 55′ 55" West, 118.80 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 87.08 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 32.16 feet;

THENCE North 34° 31′ 06" East, 20.05 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE North 89° 31′ 06" East, 74.76 feet to an intersection with the Easterly line of said Tract 215;

BK15840PG0341

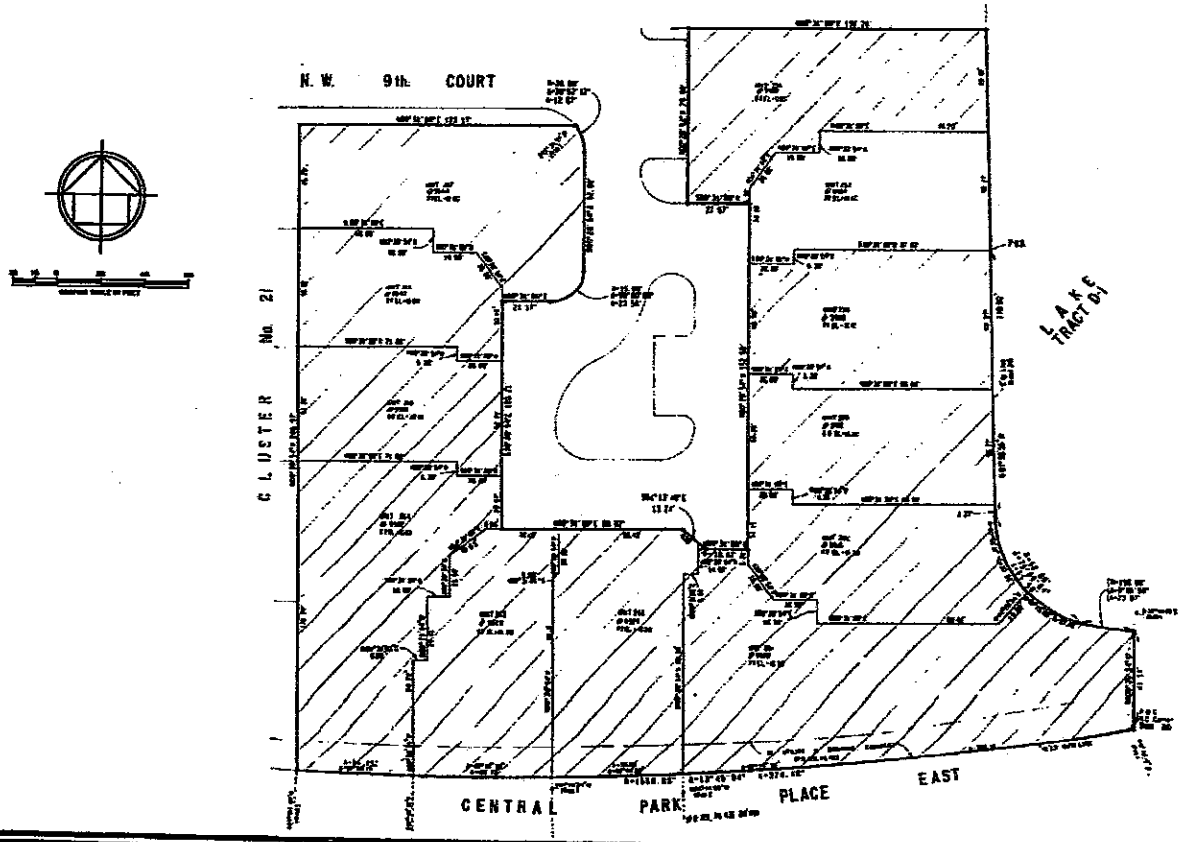
THENCE South 01° 55' 55" East, along said Easterly line, 52.27 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 5283 square feet (0.121 acres) more or less.

BK15840PG0342

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.504

BK15840PG 1343



C-18a

CLUSTER 23 UNIT NO. 9504

SURVEY NOTES

CERTIFICATE

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 23 QUATRAINE AT JACARANDA IV
	SCALE: AS SHOWN	PROJECT NUMBER: 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9508

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE along the Easterly line of Tract 215, the following four (4) courses and distances:

1. North 00° 28′ 54" West, 41.14 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 03° 48′ 03" East);

2. Northwesterly along the arc of said curve, having a radius of 150.00 feet, a delta of 09° 06′ 58", an arc distance of 23.87 feet to a Point of Compound Curve;

3. Continuing Northwesterly along the arc of a curve concave to the Northeast, having a radius of 50.00 feet, a delta of 75° 09′ 04", an arc distance of 65.58 feet to a Point of Tangency;

4. THENCE North 01° 55′ 55" West, 56.53 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 88.66 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 49.58 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE North 89° 31′ 06" East, 87.08 feet to an intersection with the Easterly line of said Tract 215;

THENCE South 01° 55′ 55" East, along said Easterly line, 62.27 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 6461 square feet (0.148 acres) more or less.

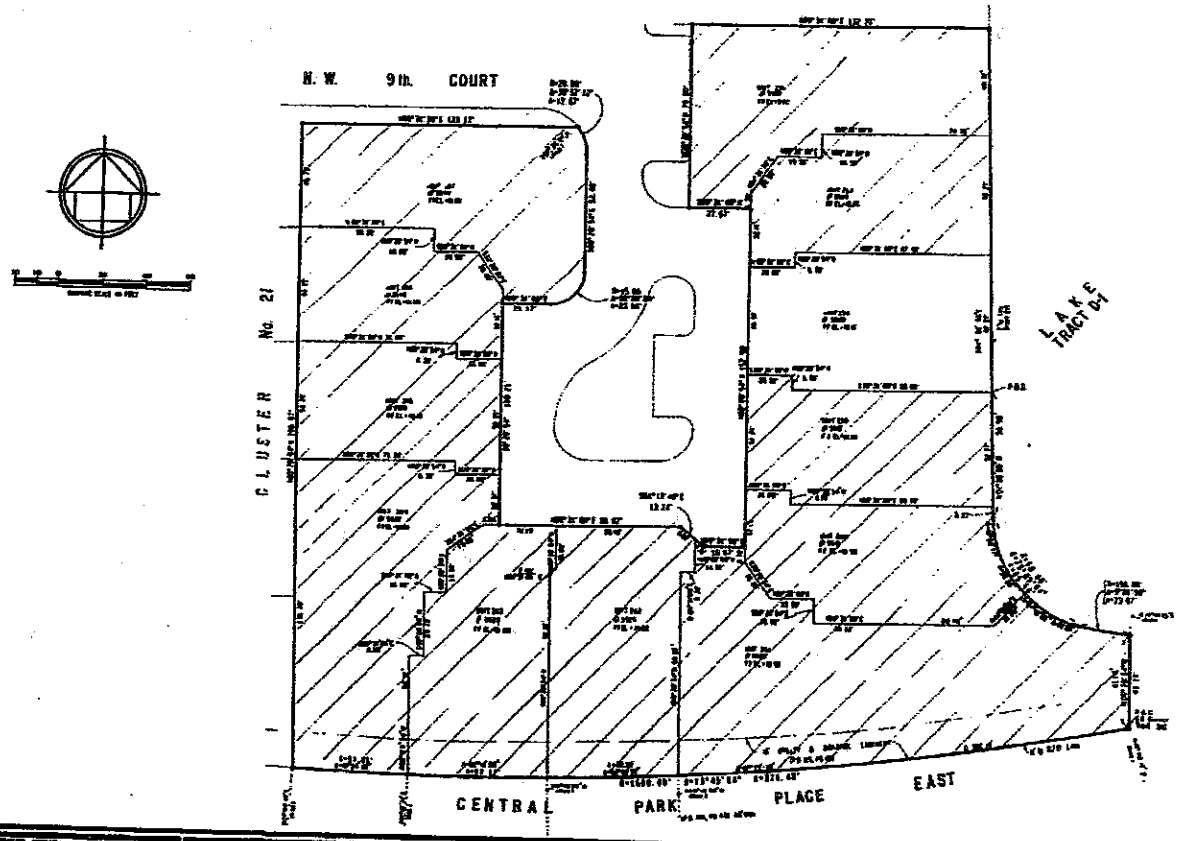
Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.508

BK15840PG0314

SHEET OF SHEETS

C-183

BK15840PG 345



C-184

CLUSTER 23 UNIT NO. 9508

SURVEY NOTES

CERTIFICATE

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 23 QUATRAINE AT JACARANDA IV
	SCALE: AS SHOWN	PROJECT NUMBER: 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9512

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE along the Easterly line of Tract 215, the following four (4) courses and distances:

1. North 00° 28′ 54" West, 41.14 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 03° 48′ 03" East);

2. Northwesterly along the arc of said curve, having a radius of 150.00 feet, a delta of 09° 06′ 58", an arc distance of 23.87 feet to a Point of Compound Curve;

3. Continuing Northwesterly along the arc of a curve concave to the Northeast, having a radius of 50.00 feet, a delta of 75° 09′ 04", an arc distance of 65.58 feet to a Point of Tangency;

4. THENCE North 01° 55′ 55" West, 4.27 feet to the POINT OF BEGINNING;

THENCE South 89° 31′ 06" West, 89.98 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 52.25 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE North 89° 31′ 06" East, 88.66 feet to an intersection with the Easterly line of said Tract 215;

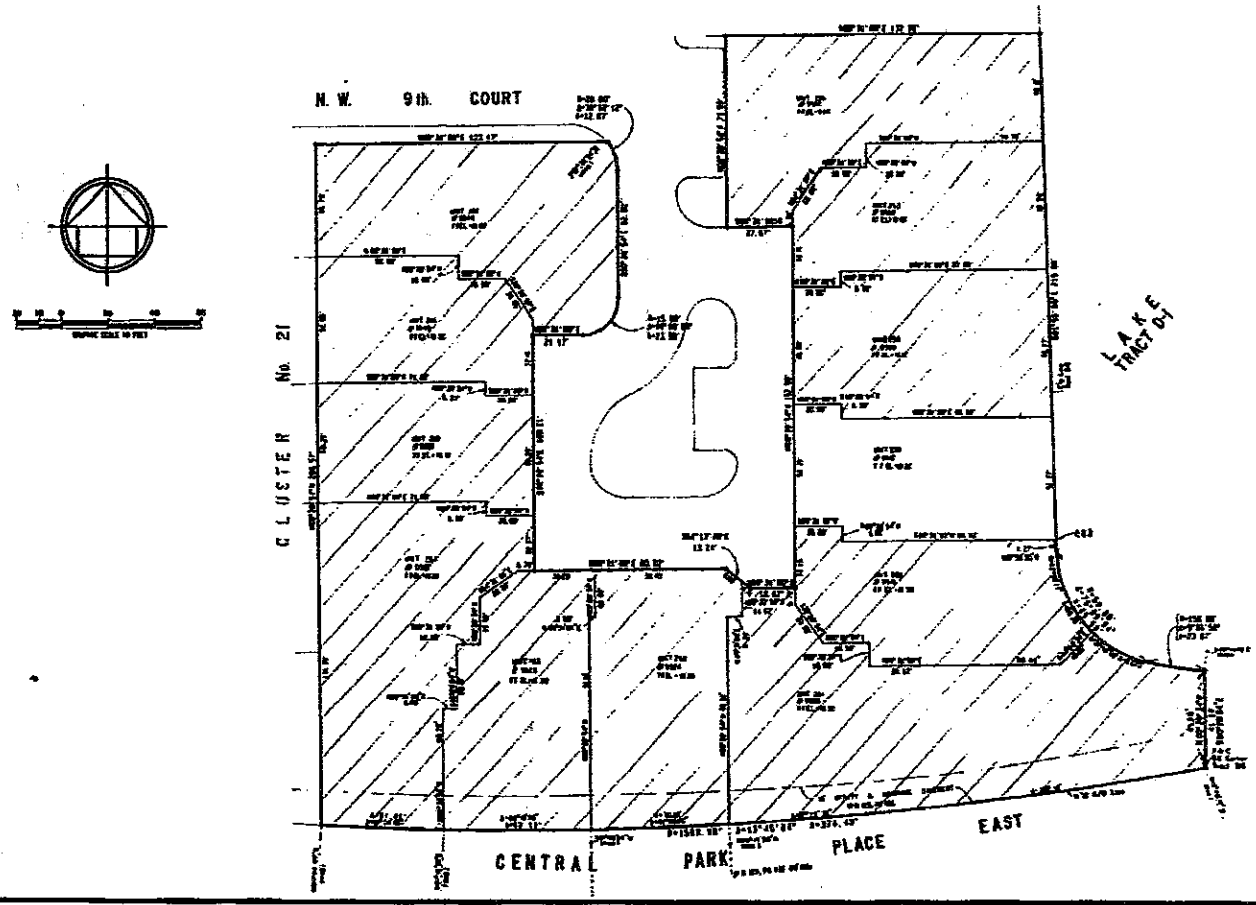
THENCE South 01° 55′ 55" East, along said Easterly line, 52.27 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 5712 square feet (0.131 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.512

SHEET OF SHEETS

BK15840PG0347



C-186

CLUSTER 23 UNIT NO.9512

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 23 QUATRAINE AT JACARANDA IV	SCALE: AS SHOWN	PROJECT NUMBER: 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9516

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40, 17" West);

THENCE along the Easterly line of Tract 215, the following three (3) courses and distances:

1. North 00° 28, 54" West, 41.14 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 03° 48, 03" East);

2. Northwesterly along the arc of said curve, having a radius of 150.00 feet, a delta of 09° 06, 58", an arc distance of 23.87 feet to a Point of Compound Curve;

3. Continuing Northwesterly along the arc of a curve concave to the Northeast, having a radius of 50.00 feet, a delta of 31° 13, 53", an arc distance of 27.25 feet to an intersection with a radial line and the POINT OF BEGINNING;

THENCE South 44° 08, 54" West, radially, 19.20 feet;

THENCE South 89° 31, 06" West, 80.46 feet;

THENCE North 00° 28, 54" West, 10.00 feet;

THENCE South 89° 31, 06" West, 19.50 feet;

THENCE North 35° 28, 54" West, 20.05 feet;

THENCE North 00° 28, 54" West, 32.16 feet;

THENCE North 89° 31, 06" East, 20.00 feet;

THENCE South 00° 28, 54" East, 6.33 feet;

THENCE North 89° 31, 06" East, 89.98 feet to an intersection with the Easterly line of said Tract 215;

THENCE South 01° 55, 55" East, along said Easterly line, 4.27 feet to the beginning of a tangent curve concave to the Northeast;

BK 15840 PG 348

THENCE Southeasterly along said Easterly line and along the arc of said curve, having a radius of 50.00 feet, a delta of 43° 55, 11", an arc distance of 38.33 feet to the POINT OF BEGINNING;

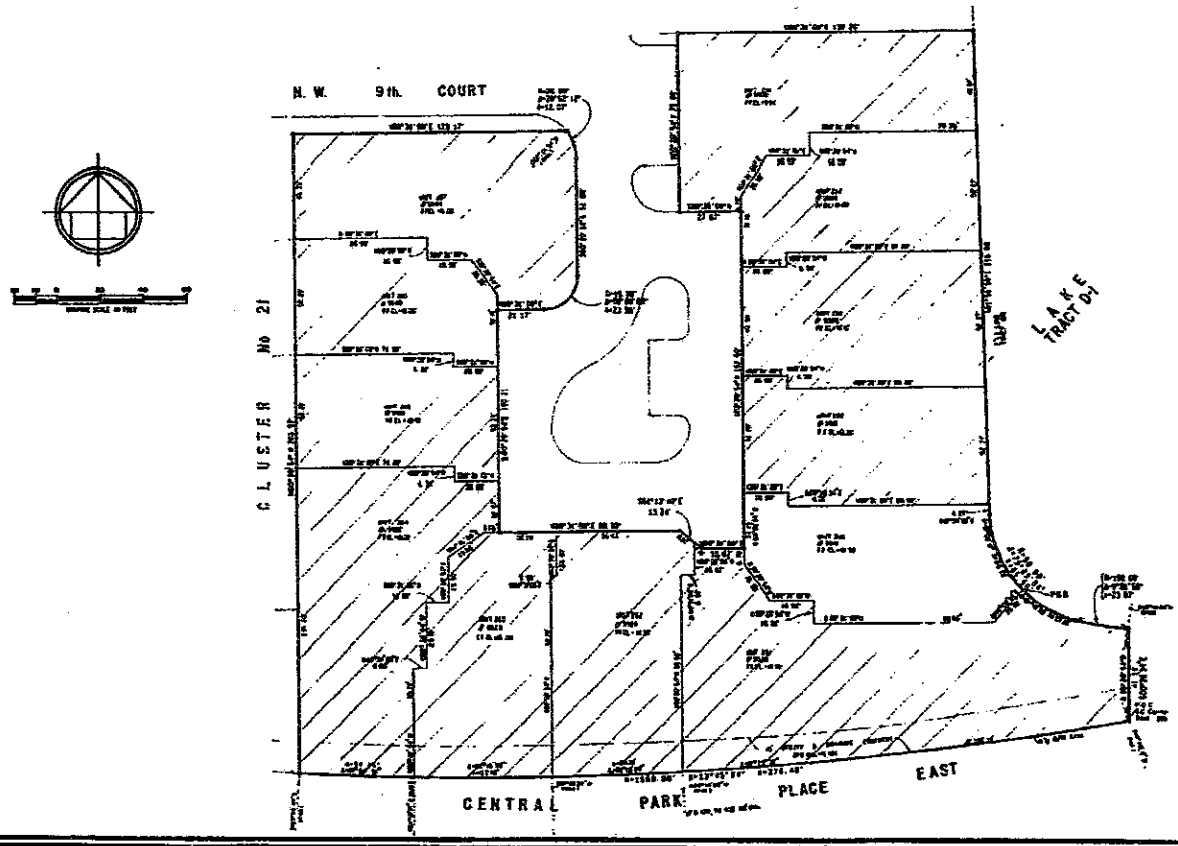
Said lands lying in the City of Plantation, Broward County, Florida, containing 5,749 square feet (0.132 acres) more or less.

BK 15840 PG 0349

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
July 20, 1988
86-06879.516

SHEET OF SHEETS

BK 15840 PG 0350



C-189

CLUSTER 23 UNIT NO. 9516

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 23 QUATRAINE AT JACARANDA IV	SCALE AS SHOWN	PROJECT NUMBER 86-0687	SHEET

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9520

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40, 17" West);

THENCE Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 07° 25, 28", an arc distance of 202.14 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 14, 50" West);

THENCE North 00° 28, 54" West, 88.56 feet;

THENCE North 89° 31, 06" East, 6.33 feet;

THENCE North 00° 28, 54" West, 14.62 feet;

THENCE South 51° 13, 40" East, 4.74 feet;

THENCE North 89° 31, 06" East, 18.67 feet;

THENCE South 00° 28, 54" East, 6.78 feet;

THENCE South 35° 28, 54" East, 20.05 feet;

THENCE North 89° 31, 06" East, 19.50 feet;

THENCE South 00° 28, 54" East, 10.00 feet;

THENCE North 89° 31, 06" East, 80.46 feet;

THENCE North 44° 08, 54" East, 19.20 feet to an intersection with the arc of a radial curve concave to the Northeast and the Easterly line of said Tract 215;

THENCE along said Easterly line of Tract 215, the following three (3) courses and distances:

1. Southeasterly along the arc of said curve, having a radius of 50.00 feet, a delta of 31° 13, 53", an arc distance of 27.25 feet to a Point of Compound Curve;

2. Continuing Southeasterly along the arc of a curve concave to the Northeast, having a radius of 150.00 feet, a delta of 09° 06, 58", an arc distance of 23.87 feet to an intersection with the non-radial line (a radial line through said point bears North 03° 48, 03" East);

BK15840PG0351

3. South 00° 28, 54" East, 41.14 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 13076 square feet (0.300 acres) more or less.

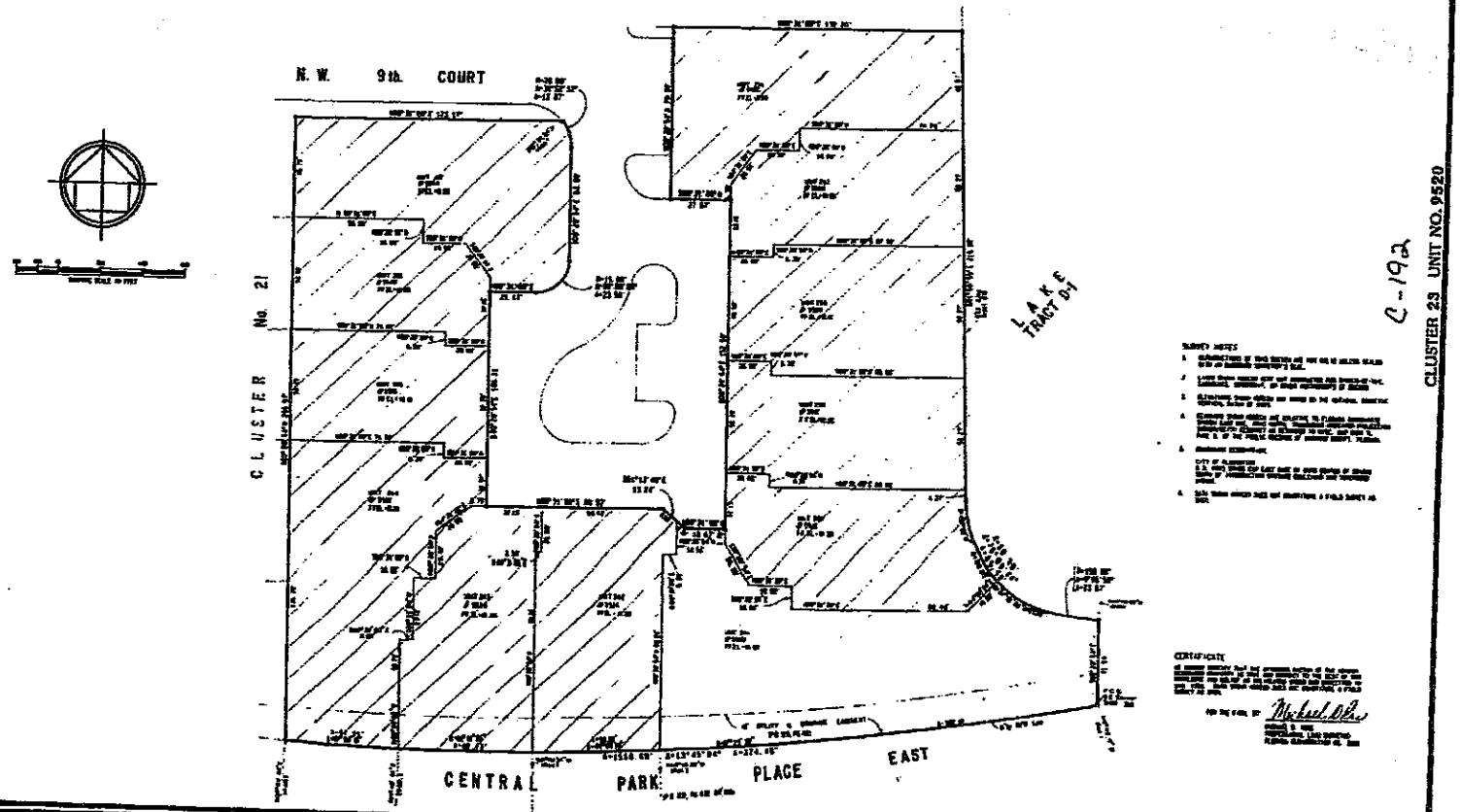
BK 15840 PG 0352

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069 .
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
July 20, 1988
86-0687.261

SHEET OF SHEETS

C-191

BK 15840 PG 0353



PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 23
QUATRAINE AT JACARANDA IV

SCALE: AS SHOWN

PROJECT NUMBER: 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9524

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 07° 25′ 28", an arc distance of 202.14 feet to the intersection with a non-radial line (a radial line through said point bears North 03° 14′ 50" West) and the POINT OF BEGINNING;

THENCE continue Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 02° 08′ 26", an arc distance of 58.28 feet to an intersection with a non-radial line (a radial line through said point bears North 01° 06′ 24" West);

THENCE North 00° 28′ 54" West, 90.29 feet;

THENCE North 89° 31′ 06" East, 2.58 feet;

THENCE North 00° 28′ 54" West, 20.00 feet;

THENCE North 89° 31′ 06" East, 55.42 feet;

THENCE South 51° 13′ 40" East, 8.50 feet;

THENCE South 00° 28′ 54" East, 14.62 feet;

THENCE South 89° 31′ 06" West, 6.33 feet;

THENCE South 00° 28′ 54" East, 88.56 feet to the POINT OF BEGINNING;

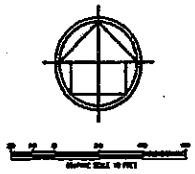
Said lands lying in the City of Plantation, Broward County, Florida, containing 6442 square feet (0.148 acres) more or less.

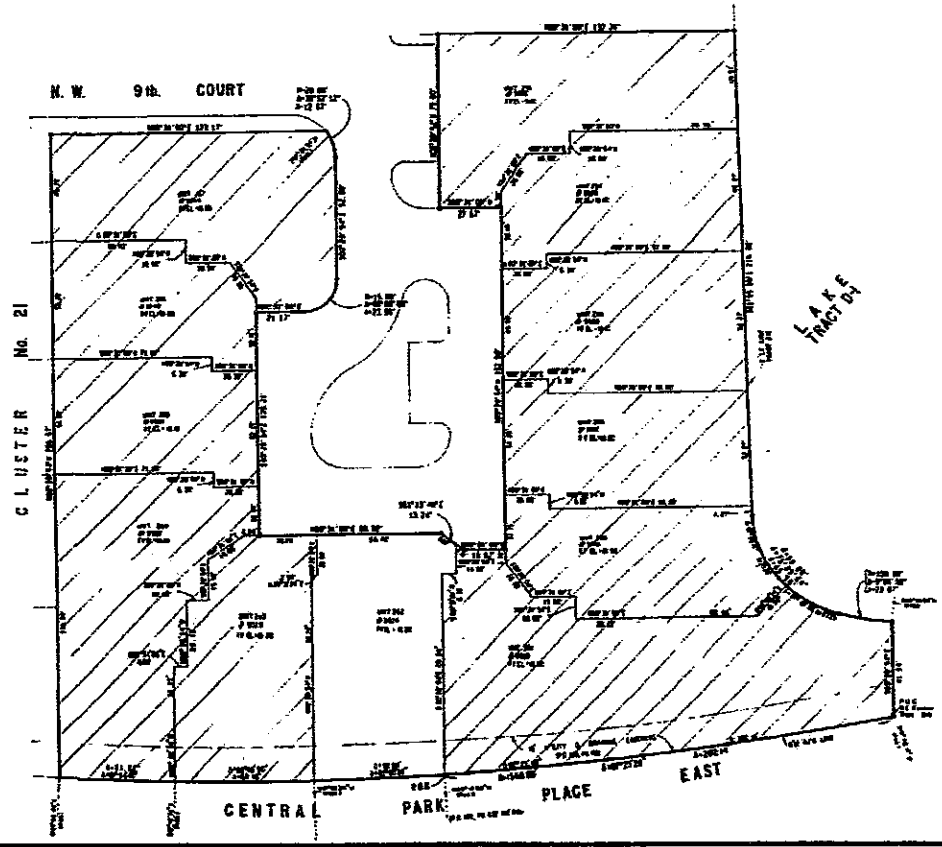
BK 15840 PG 0354

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.524

SHEET OF SHEETS

BK15840PG0355





C-194

CLUSTER 23 UNIT NO. 9524

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1400 WEST SAMPLE ROAD POMPANO BEACH, FLORIDA 33064	JACARANDA PARCEL 215
		CLUSTER 23 QUATRAINE AT JACARANDA IV	SCALE: AS SHOWN
		PROJECT NUMBER: 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9528

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 09° 33′ 54", an arc distance of 260.42 feet to the intersection with a non-radial line (a radial line through said point bears North 01° 06′ 24" West) and the POINT OF BEGINNING;

THENCE continue Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 02° 16′ 55", an arc distance of 62.13 feet to an intersection with a non-radial line (a radial line through said point bears North 01° 10′ 31" East);

THENCE North 00° 28′ 54" West, 50.72 feet;

THENCE North 89° 31′ 06" East, 6.00 feet;

THENCE North 00° 28′ 54" West, 28.13 feet;

THENCE North 89° 31′ 06" East, 10.00 feet;

THENCE North 00° 28′ 54" West, 19.50 feet;

THENCE North 54° 31′ 06" East, 19.83 feet;

THENCE North 89° 31′ 06" East, 32.46 feet;

THENCE South 00° 28′ 54" East, 20.00 feet;

THENCE South 89° 31′ 06" West, 2.58 feet;

THENCE South 00° 28′ 54" East, 90.29 feet to the POINT OF BEGINNING;

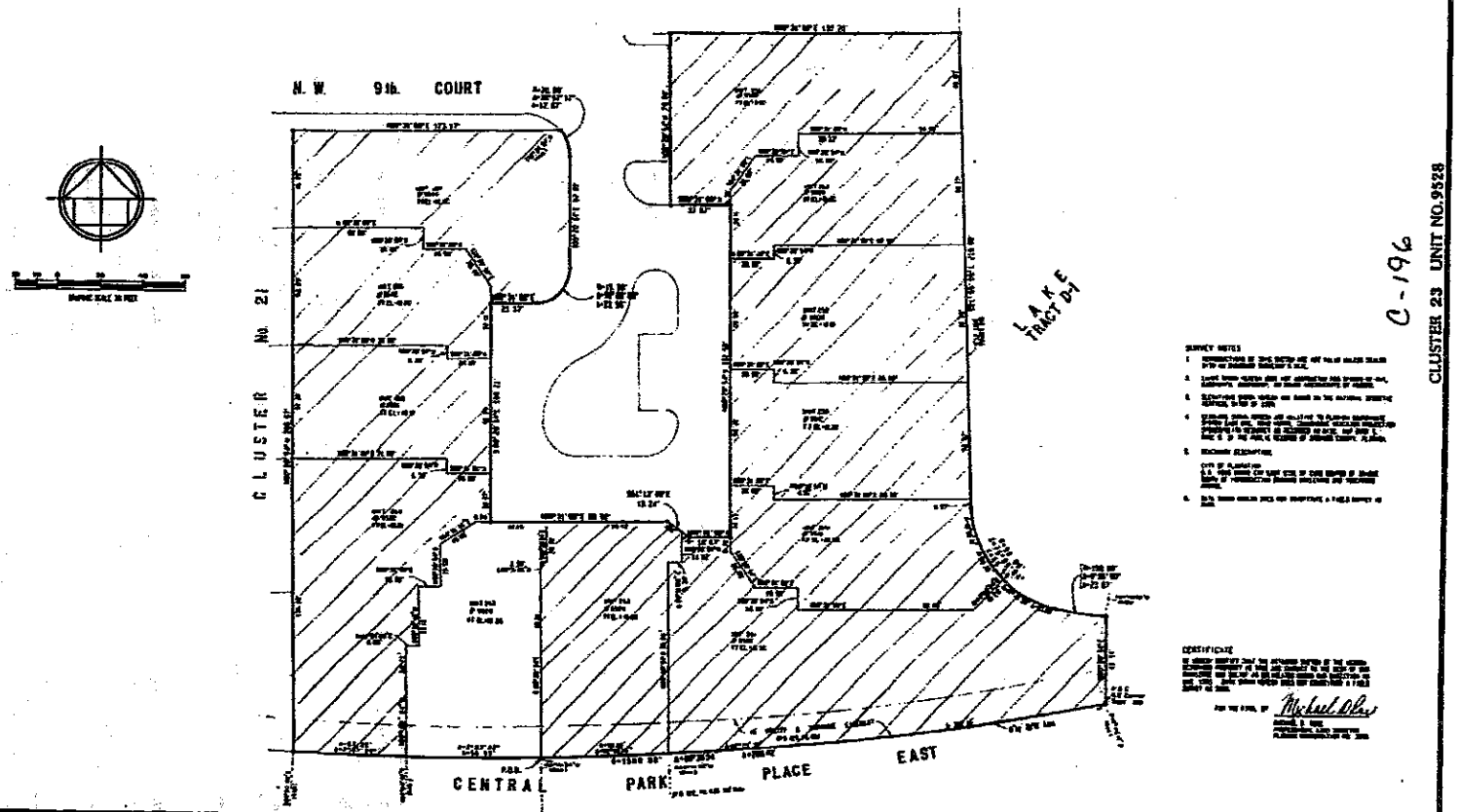
Said lands lying in the City of Plantation, Broward County, Florida, containing 6143 square feet (0.141 acres) more or less.

BK 15840 PG 356

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.528

SHEET OF SHEETS

BK15840PG0357



CLUSTER 23 UNIT NO.9528

0-196

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 23 QUATRAINE AT JACARANDA IV
SCALE: AS SHOWN	PROJECT NUMBER: 86-0687		

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9532

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 11° 50′ 49", an arc distance of 322.55 feet to the intersection with a non-radial line (a radial line through said point bears North 01° 10′ 31" East) and the POINT OF BEGINNING;

THENCE continue Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 01° 54′ 15", an arc distance of 51.85 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 47" East);

THENCE North 00° 28′ 54" West, 136.28 feet;

THENCE North 89° 31′ 06" East, 71.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 22.58 feet;

THENCE South 89° 31′ 06" West, 6.96 feet;

THENCE South 54° 31′ 06" West, 19.83 feet;

THENCE South 00° 28′ 54" East, 19.50 feet;

THENCE South 89° 31′ 06" West, 10.00 feet;

THENCE South 00° 28′ 54" East, 28.13 feet;

THENCE South 89° 31′ 06" West, 6.00 feet;

THENCE South 00° 28′ 54" East, 50.72 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 8889 square feet (0.204 acres) more or less.

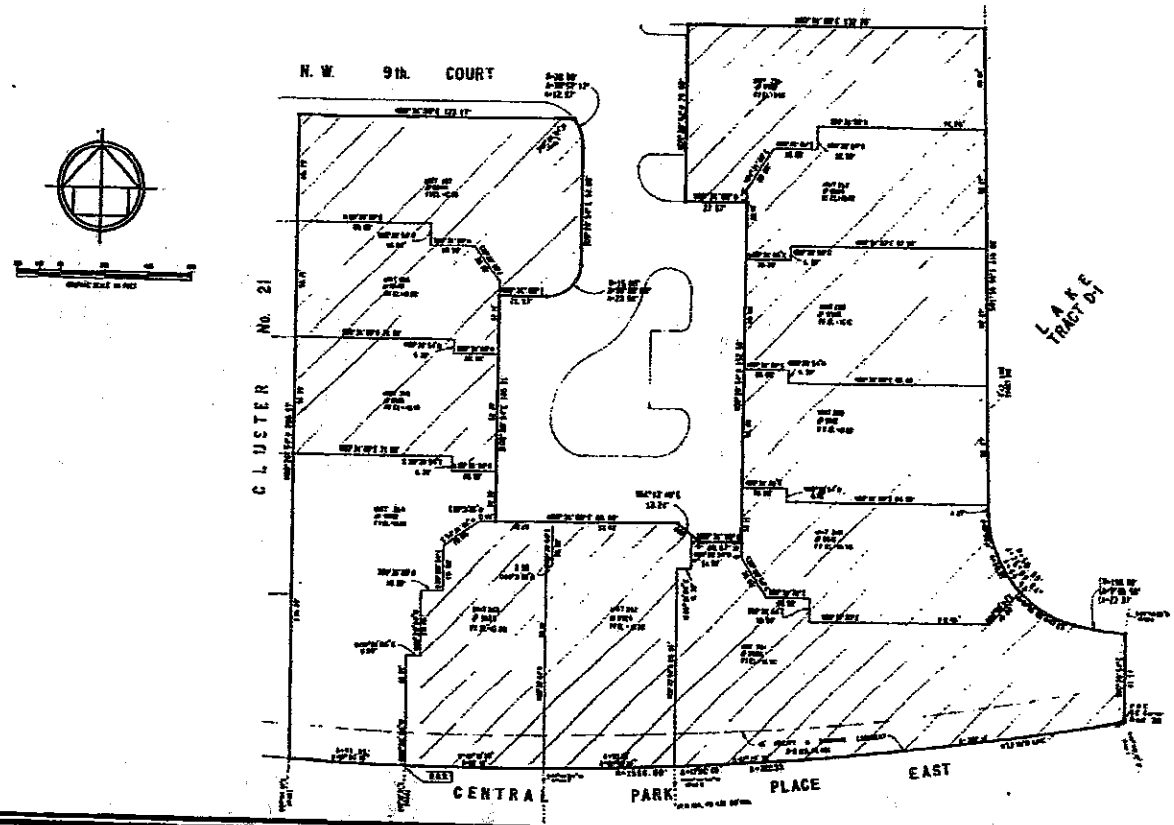
Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-0687.264

SHEET OF SHEETS

BK 15840 PG 358

C-197

BK15840PG0359



C-198

CLUSTER 23 UNIT NO.9532

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 23
QUATRAINE AT JACARANDA IV

SCALE: AS SHOWN

PROJECT NUMBER: 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9536

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 04" East);

THENCE North 00° 28′ 54" West, 136.28 feet to the POINT OF BEGINNING;

THENCE continue North 00° 28′ 54" West, 52.25 feet;

THENCE North 89° 31′ 06" East, 71.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 52.25 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE South 89° 31′ 06" West, 71.00 feet to the POINT OF BEGINNING.

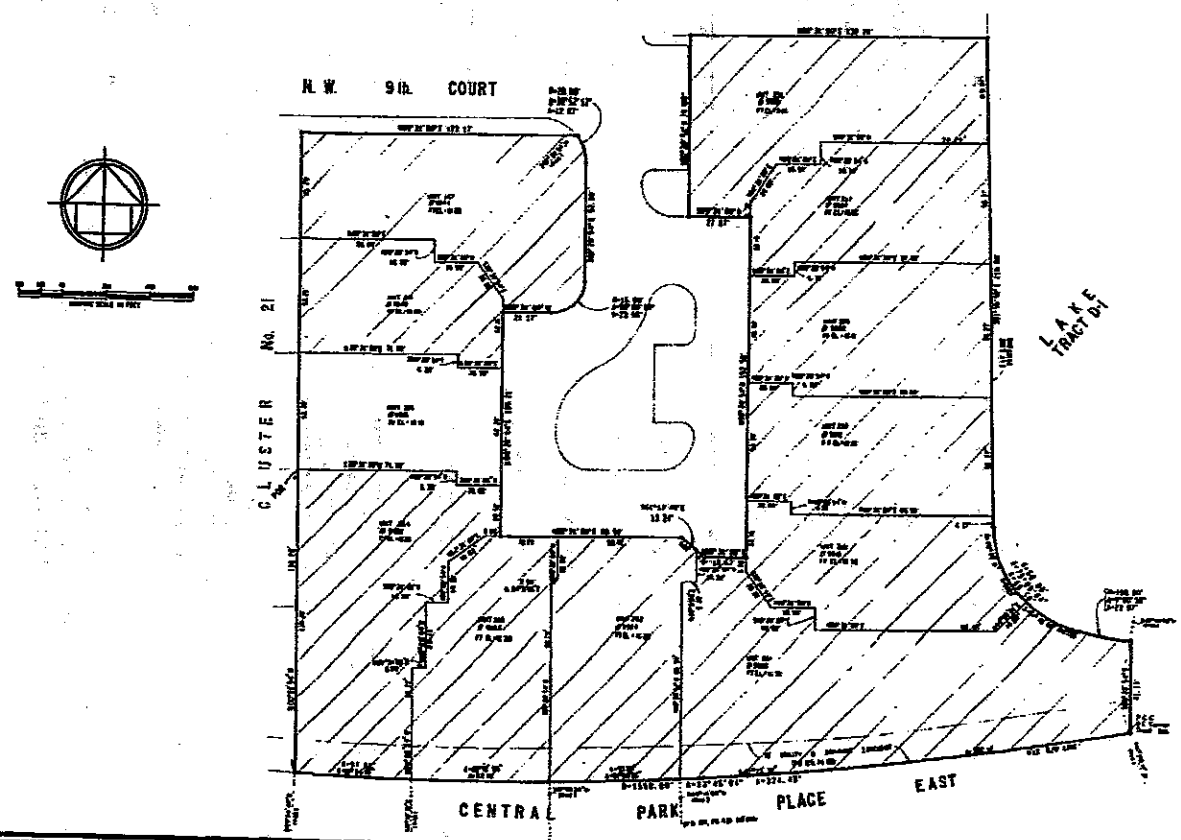
Said lands lying in the City of Plantation, Broward County, Florida, containing 4755 square feet (0.109 acres) more or less.

BK 15840 PG 0360

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.536

SHEET OF SHEETS

BK15840PG1361



C-200

CLUSTER 23 UNIT NO. 9536

SURVEY NOTES

CERTIFICATE

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 5995 WEST SAMPLE ROAD POMPANO BEACH, FLORIDA 33073	JACARANDA PARCEL 215	CLUSTER 23 QUATRAINE AT JACARANDA IV
		SCALE: AS SHOWN	PROJECT NUMBER: 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9540

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 47" East);

THENCE North 00° 28′ 54" West, 188.53 feet to the POINT OF BEGINNING;

THENCE continue North 00° 28′ 54" West, 52.25 feet;

THENCE North 89° 31′ 06" East, 60.00 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE South 35° 28′ 54" East, 20.05 feet;

THENCE South 00° 28′ 54" East, 32.16 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE South 89° 31′ 06" West, 71.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 4477 square feet (0.103 acres) more or less.

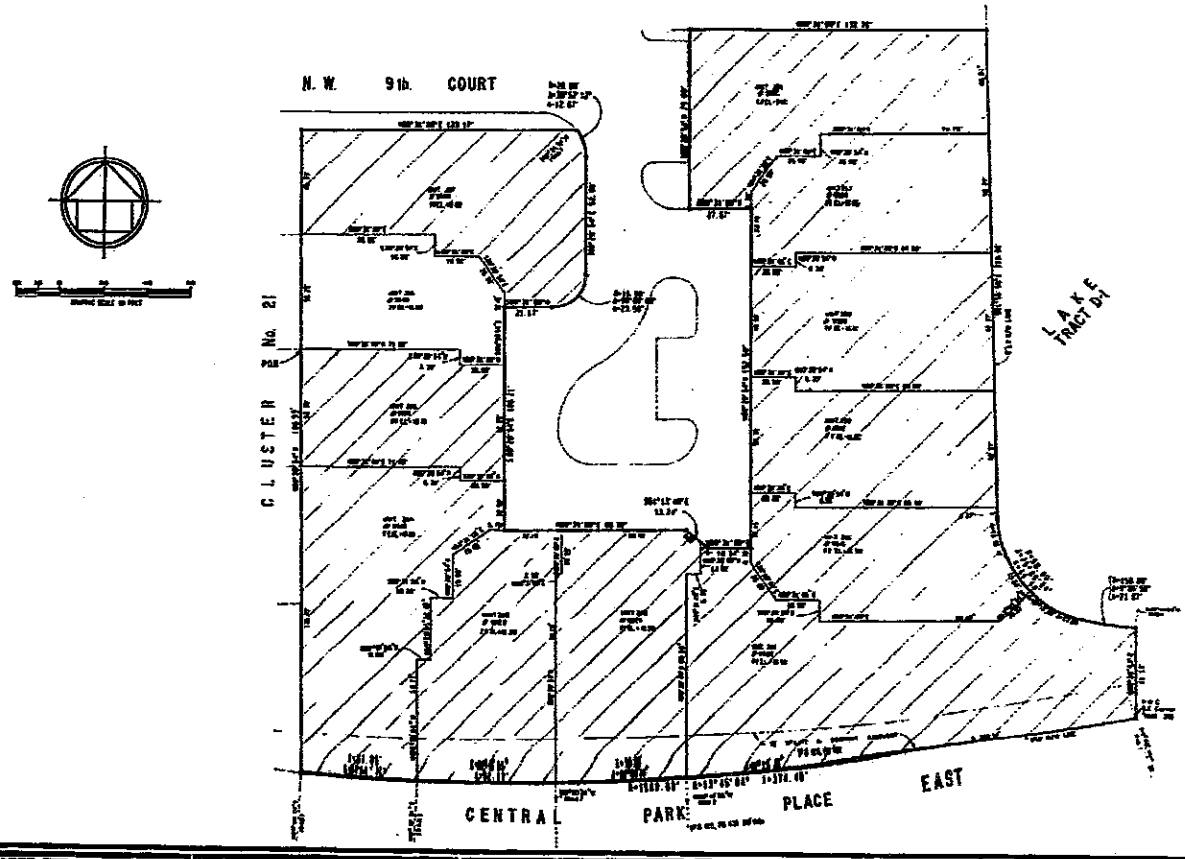
BK15840PG0362

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.540

SHEET OF SHEETS

C-201

BK15840PG0363



C-202

CLUSTER 23 UNIT NO. 9540

SURVEY NOTES

CERTIFICATE

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 23 QUATRAINE AT JACARANDA IV	SCALE AS SHOWN	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9544

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 215, said corner being located on the Northerly Right-of-Way line of Central Park Place East, as shown on said plat of JACARANDA PARCEL 215, and on the arc of a curve concave to the North (a radial line through said point bears North 10° 40′ 17" West);

THENCE Westerly along said Northerly line and along the arc of said curve, having a radius of 1560.00 feet, a delta of 13° 45′ 04", an arc distance of 374.40 feet to an intersection with a non-radial line (a radial line through said point bears North 03° 04′ 47" East);

THENCE North 00° 28′ 54" West, 240.78 feet to the POINT OF BEGINNING;

THENCE continue North 00° 28′ 54" West, 45.79 feet;

THENCE North 89° 31′ 06" East, 123.17 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 52° 38′ 54" West);

THENCE Southeasterly along the arc of said curve, having a radius of 20.00 feet, a delta of 36° 52′ 12", an arc distance of 12.87 feet to a Point of Tangency;

THENCE South 00° 28′ 54" East, 52.00 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 89° 31′ 06" West, 21.17 feet;

THENCE North 00° 28′ 54" West, 6.78 feet;

THENCE North 35° 28′ 54" West, 20.05 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

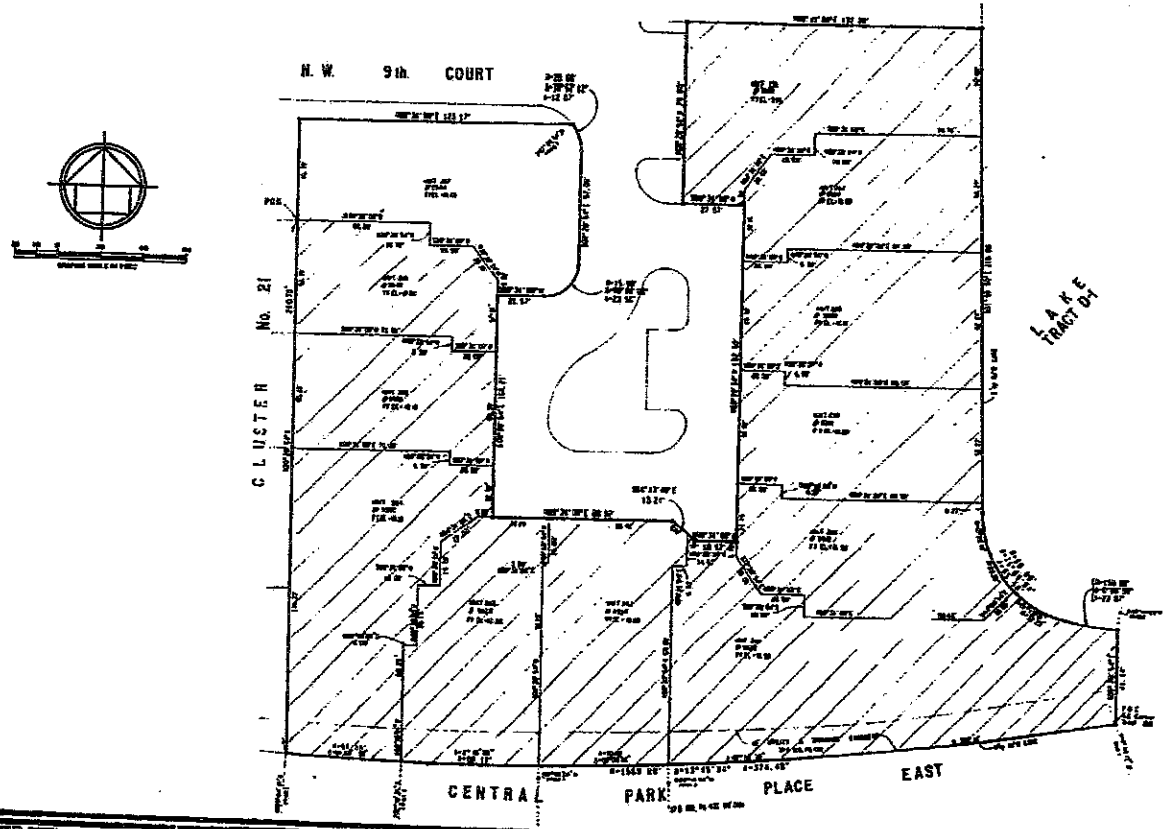
THENCE South 89° 31′ 06" West, 60.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 7365 square feet (0.169 acres) more or less.

BK15840PG0365

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.544

BK15840PG0366



C-205

CLUSTER 23 UNIT NO. 9544

SURVEY NOTES

CERTIFICATE

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 23
QUATRAINE AT JACARANDA IV

SCALE: AS SHOWN

PROJECT NUMBER: 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

CLUSTER 24

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Northeast corner of said Tract 215;

THENCE along the Easterly line of said Tract 215, the following four (4) courses and distances:

1 South 00° 28′ 54" East, 40.00 feet;

2. South 89° 31′ 06" West, 42.88 feet to the beginning of a tangent curve, concave to the Southeast;

3. Southwesterly along the arc of said curve, having a radius of 30.00 feet, a delta of 91° 27′ 01", an arc distance of 47.88 feet to a Point of Tangency;

4. South 01° 55′ 55" East, 214.39 feet;

THENCE South 89° 31′ 06" West, 153.26 feet;

THENCE North 00° 28′ 54" West, 64.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Northeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 89° 31′ 06" East, 26.84 feet;

THENCE North 00° 28′ 54" West, 100.08 feet;

THENCE South 89° 31′ 06" West, 100.33 feet;

THENCE South 00° 28′ 54" East, 100.08 feet;

THENCE North 89° 31′ 06" East, 18.50 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 00° 28′ 54" East, 56.00 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34′ 41", an arc distance of 8.23 feet to an intersection with a non-radial line (a radial line through said point bears North 66° 54′ 13" West);

THENCE South 89° 31′ 06" West, 122.83 feet;

THENCE North 00° 28′ 54" West, 285.08 feet to an intersection with the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida;

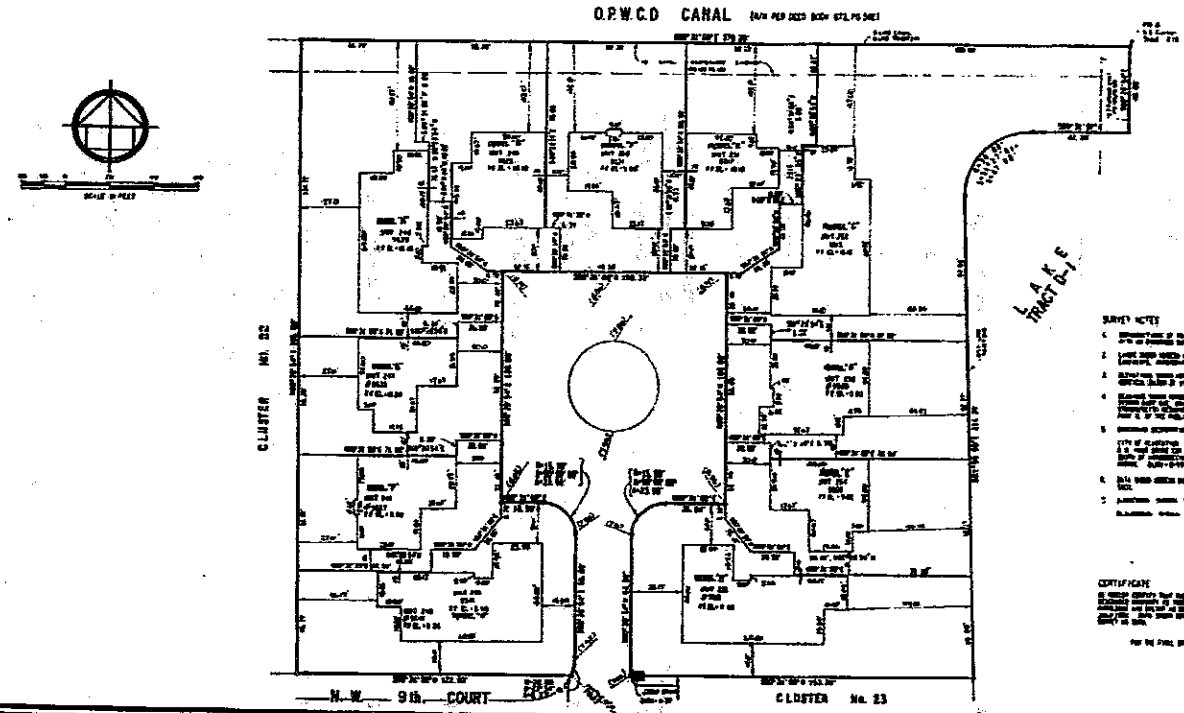
THENCE North 89° 31' 06" East, along said North line and South line, 370.20 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 76,337 square feet (1.752 acres) more or less.

BK15840PG0368

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: GJC
Checked By: WEK
April 13, 1988
86-0687.B/6

BK15840PG0369



C-208

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 24
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9501

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE along the Easterly line of said Tract 215, the following four (4) courses and distances:

1 South 00° 28′ 54" East, 40.00 feet;

2. South 89° 31′ 06" West, 42.88 feet to the beginning of a tangent curve concave to the Southeast;

3. Southwesterly along the arc of said curve, having a radius of 30.00 feet, a delta of 91° 27′ 01", an arc distance of 47.88 feet to a Point of Tangency;

4. South 01° 55′ 55" East, 168.59 feet to the POINT OF BEGINNING;

THENCE continue South 01° 55′ 55" East, along said Easterly line 45.80 feet;

THENCE South 89° 31′ 06" West, 153.26 feet;

THENCE North 00° 28′ 54" West, 64.00 feet to the beginning of a tangent curve concave to the Southeast;

THENCE North easterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00′ 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE North 89° 31′ 06" East, 26.84 feet;

THENCE South 00° 28′ 54" East, 6.78 feet;

THENCE South 35° 28′ 54" East, 20.05 feet;

THENCE North 89° 31′ 06" East, 19.50 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

THENCE North 89° 31′ 06" East, 79.26 feet to the POINT OF BEGINNING.

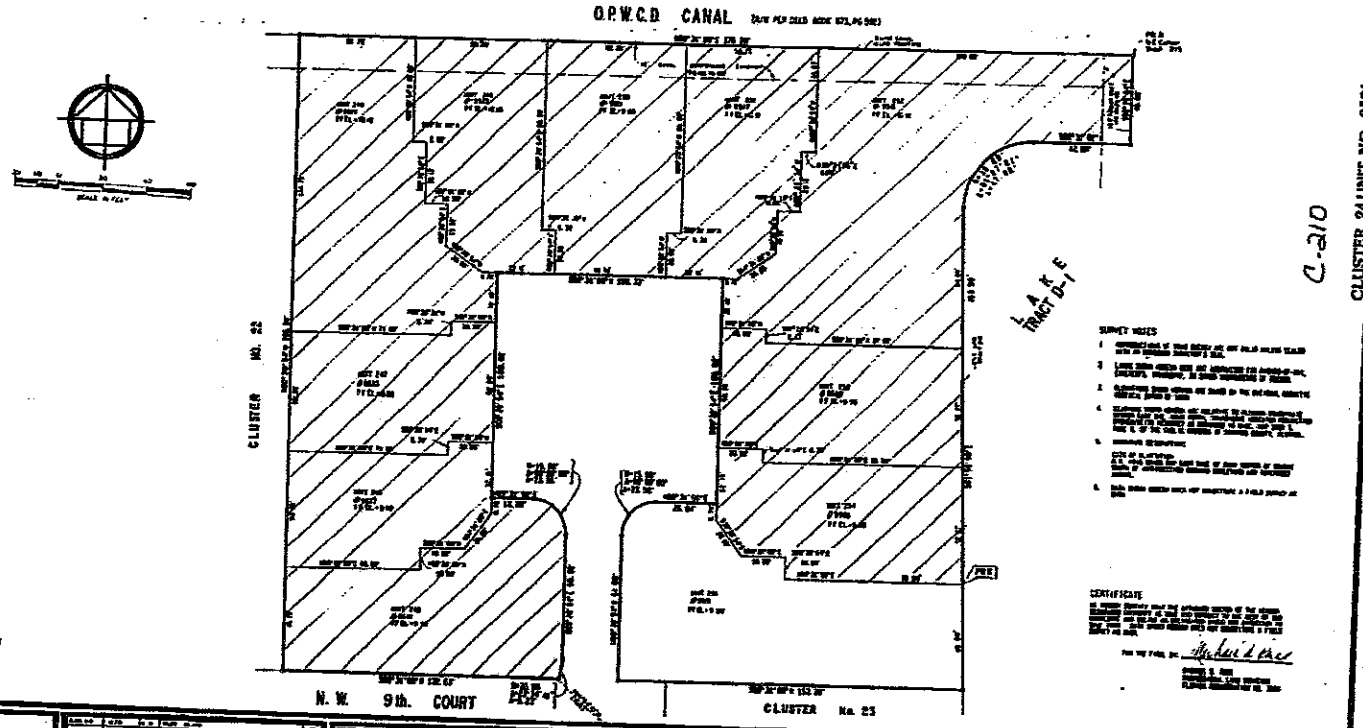
Said lands lying in the City of Plantation, Broward County, Florida, containing 8,737 square feet (0.201 acres) more or less.

BK15840PG0370

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.501

SHEET 1 OF SHEETS

BK15840PG0371



PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 24
QUATRAINE AT JACARANDA
TV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9505

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCE at the Northeast corner of said Tract 215;

THENCE along the Easterly line of said Tract 215, the following four (4) courses and distances:

1 South 00° 28′ 54" East, 40.00 feet;

2. South 89° 31′ 06" West, 42.88 feet to the beginning of a tangent curve, concave to the Southeast;

3. Southwesterly along the arc of said curve, having a radius of 30.00 feet, a delta of 91° 27′ 01", an arc distance of 47.88 feet to a Point of Tangency;

4. South 01° 55′ 55" East, 116.32 feet to the POINT OF BEGINNING;

THENCE continue South 01° 55′ 55" East, 52.27 feet;

THENCE South 89° 31′ 06" West, 79.26 feet;

THENCE North 00° 28′ 54" West, 10.00 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE North 35° 28′ 54" West, 20.05 feet;

THENCE North 00° 28′ 54" West, 32.16 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

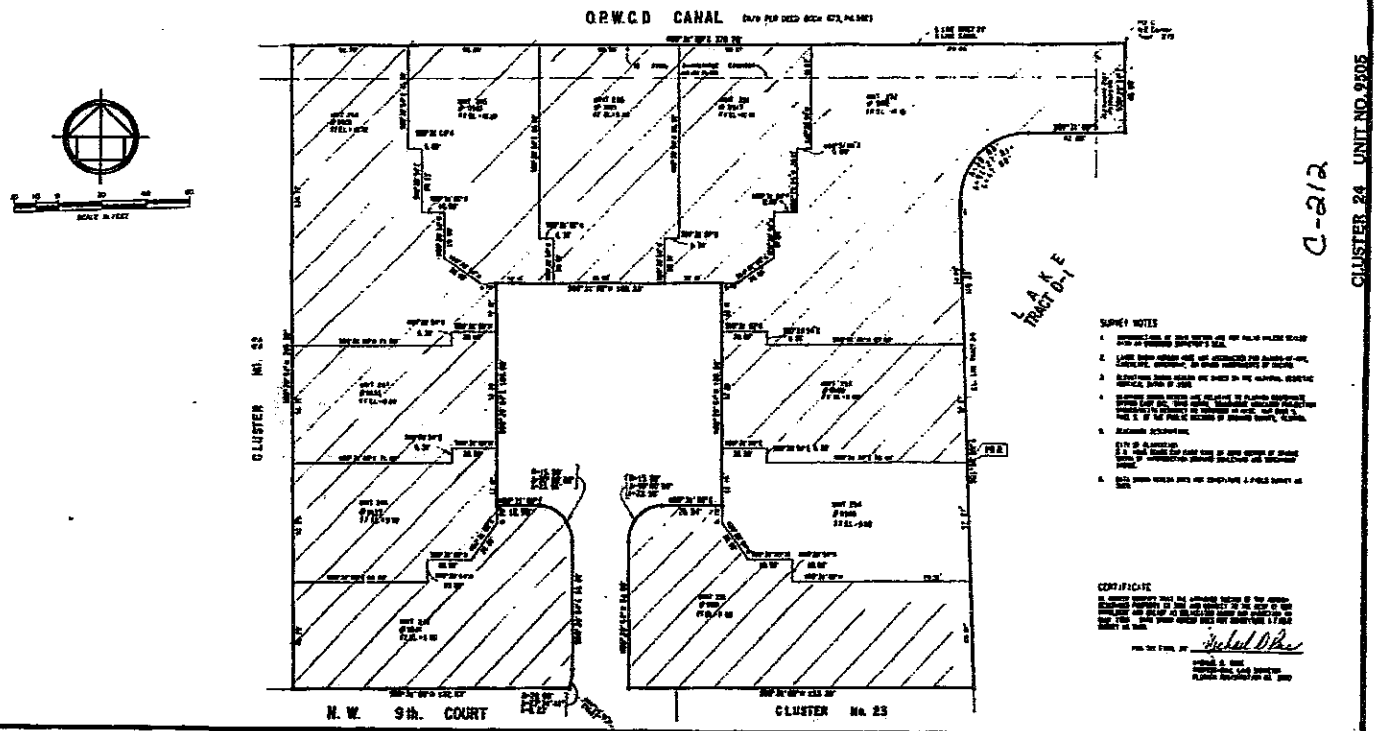
THENCE North 89° 31′ 06" East, 88.94 feet to the POINT OF BEGINNING.

Said lands lying in the City of Plantation, Broward County, Florida, containing 5,449 square feet (0.125 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.505

SHEET OF SHEETS

BK15840PG0373



C-2/2

CLUSTER 24 UNIT NO. 9205

PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 24 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687	

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9509

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE along the Easterly line of said Tract 215, the following four (4) courses and distances:

1 South 00° 28′ 54" East, 40.00 feet;

2. South 89° 31′ 06" West, 42.88 feet to the beginning of a tangent curve, concave to the Southeast;

3. Southwesterly along the arc of said curve, having a radius of 30.00 feet, a delta of 91° 27′ 01", an arc distance of 47.88 feet to a Point of Tangency;

4. South 01° 55′ 55" East, 64.05 feet to the POINT OF BEGINNING;

THENCE continuing South 01° 55′ 55" East, 52.27 feet;

THENCE South 89° 31′ 06" West, 88.94 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 52.25 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE North 89° 31′ 06" East, 87.62 feet to the POINT OF BEGINNING.

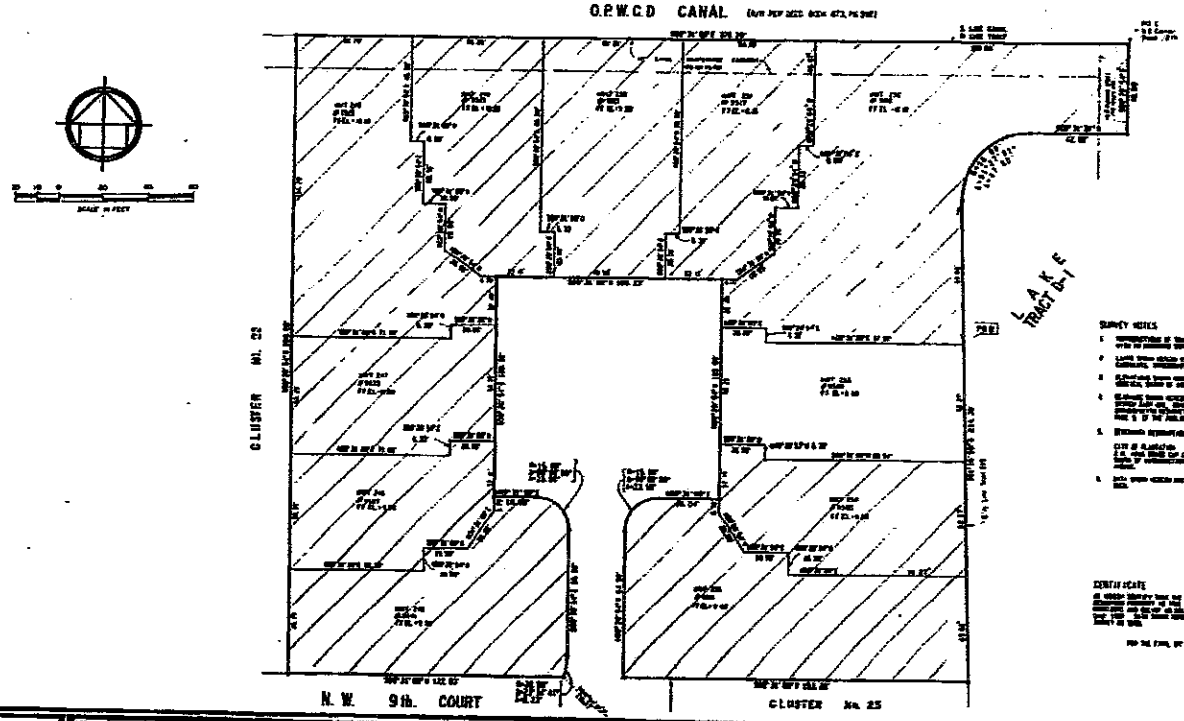
Said lands lying in the City of Plantation, Broward County, Florida, containing 5,658 square feet (0.130 acres) more or less.

BK15840PG0374

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.509

SHEET OF SHEETS

BK15840PG0375



C-214

CLUSTER 24 UNIT NO.2509

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 24
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9513

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Northeast corner of said Tract 215;

THENCE along the Easterly line of said Tract 215, the following four (4) courses and distances:

1 South 00° 28′ 54" East, 40.00 feet;

2. South 89° 31′ 06" West, 42.88 feet to the beginning of a tangent curve, concave to the Southeast;

3. Southwesterly along the arc of said curve, having a radius of 30.00 feet, a delta of 91° 27′ 01", an arc distance of 47.88 feet to a Point of Tangency;

4. South 01° 55′ 55" East, 64.05 feet;

THENCE South 89° 31′ 06" West, 87.62 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE North 00° 28′ 54" West, 22.46 feet;

THENCE North 89° 31′ 06" East, 6.78 feet;

THENCE North 54° 31′ 06" East, 20.05 feet;

THENCE North 00° 28′ 54" West, 19.50 feet;

THENCE North 89° 31′ 06" East, 10.00 feet;

THENCE North 00° 28′ 54" West, 28.13 feet;

THENCE North 89° 31′ 06" East, 6.00 feet;

THENCE North 00° 28′ 54" West, 46.87 feet to an intersection with the North line of said Tract 215, and the South line of said O.P.W.C.D. Canal;

THENCE North 89° 31′ 06: East, along said North line and South line, 139.66 feet to the POINT OF BEGINNING.

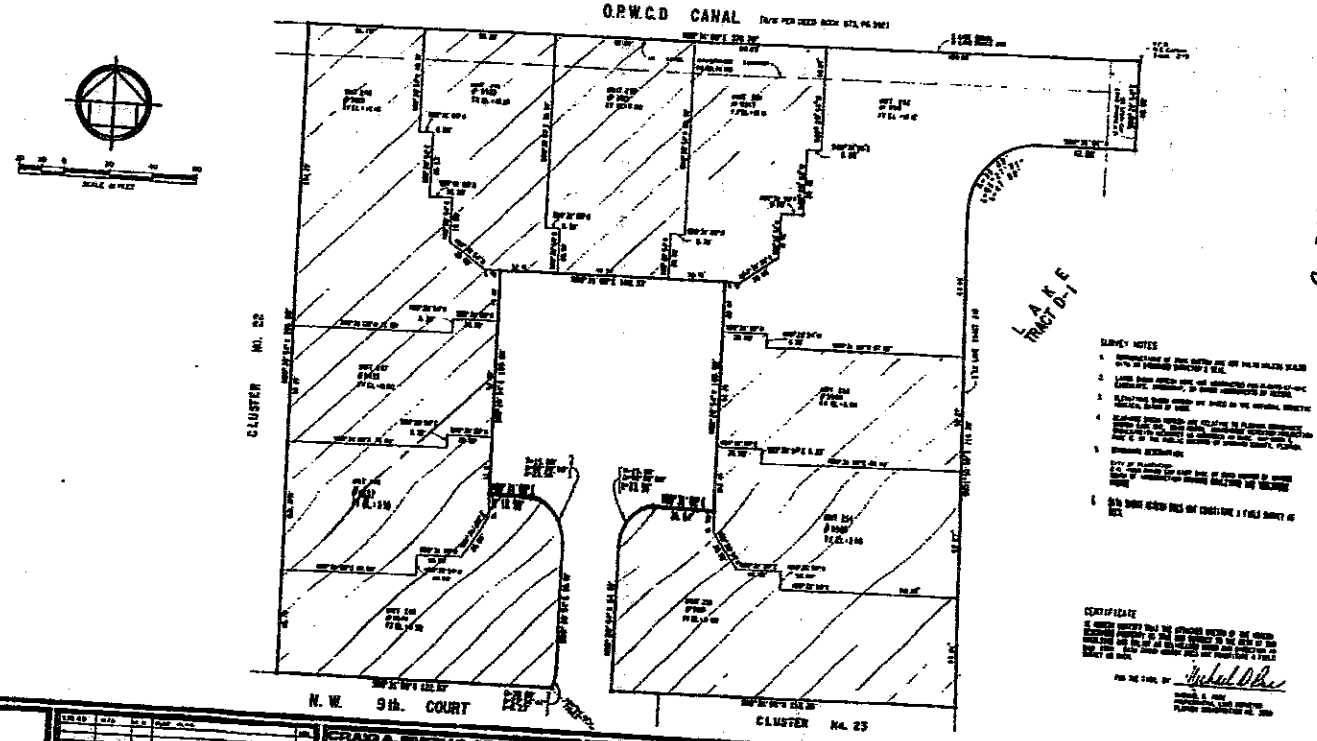
Said lands lying in the City of Plantation, Broward County, Florida, containing 13,924 square feet (0.320 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.513

BK 15840 PG 376

SHEET OF SHEETS

BK15840PG0377



PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1401 WEST NOVAS ROAD
POMPANO BEACH, FLORIDA 33064

JACARANDA PARCEL 215

CLUSTER 24
QUATRAINE AT JACARANDA IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9517

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 139.66 feet to the POINT OF BEGINNING;

THENCE South 00° 28′ 54" East, 46.87 feet;

THENCE South 89° 31′ 06" West, 6.00 feet;

THENCE South 00° 28′ 54" East, 28.13 feet;

THENCE South 89° 31′ 06" West, 10.00 feet;

THENCE South 00° 28′ 54" East, 19.50 feet;

THENCE South 54° 31′ 06" West, 20.05 feet;

THENCE South 89° 31′ 06" West, 32.16 feet;

THENCE North 00° 28′ 54" West, 20.00 feet;

THENCE North 89° 31′ 06" East, 6.33 feet;

THENCE North 00° 28′ 54" West, 86.00 feet to an intersection with the North line of said Tract 215, and the South line of said O.P.W.C.D. Canal;

THENCE North 89° 31′ 06" East, along said North line and South line, 58.25 feet to the POINT OF BEGINNING;

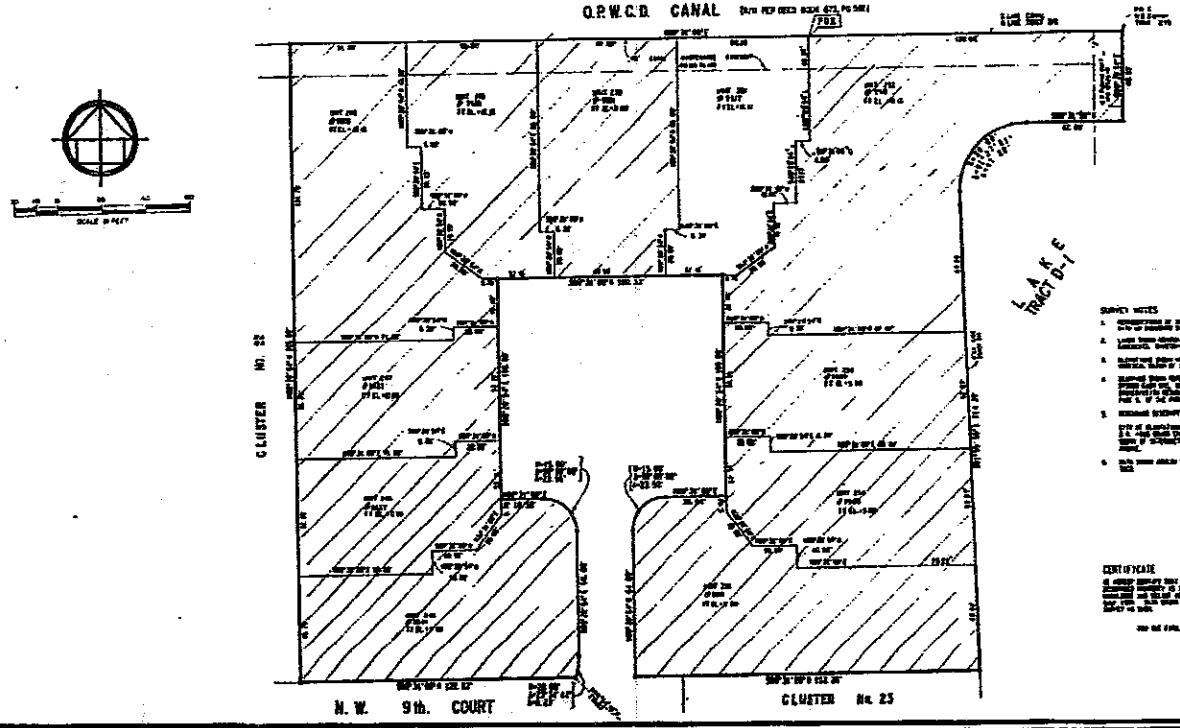
Said lands lying in the City of Plantation, Broward County, Florida, containing 5,542 square feet (0.127 acres) more or less.

BK15840PG0378

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.517

SHEET 1 OF SHEETS

BK15840PG0379



C-2/8

CLUSTER 24 UNIT NO. 9517

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 24
QUATRAINE AT JACARANDA IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9521

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 197.91 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 86.00 feet;

THENCE South 89° 31' 06" West, 6.33 feet;

THENCE South 00° 28' 54" East, 20.00 feet;

THENCE South 89° 31' 06" West, 49.58 feet;

THENCE North 00° 28' 54" West, 20.00 feet;

THENCE South 89° 31' 06" West, 6.33 feet;

THENCE North 00° 28' 54" West, 86.00 feet to an intersection with the North line of said Tract 215, and the South line of said O.P.W.C.D. Canal;

THENCE North 89° 31' 06" East, along said North line and South line, 62.25 feet to the POINT OF BEGINNING;

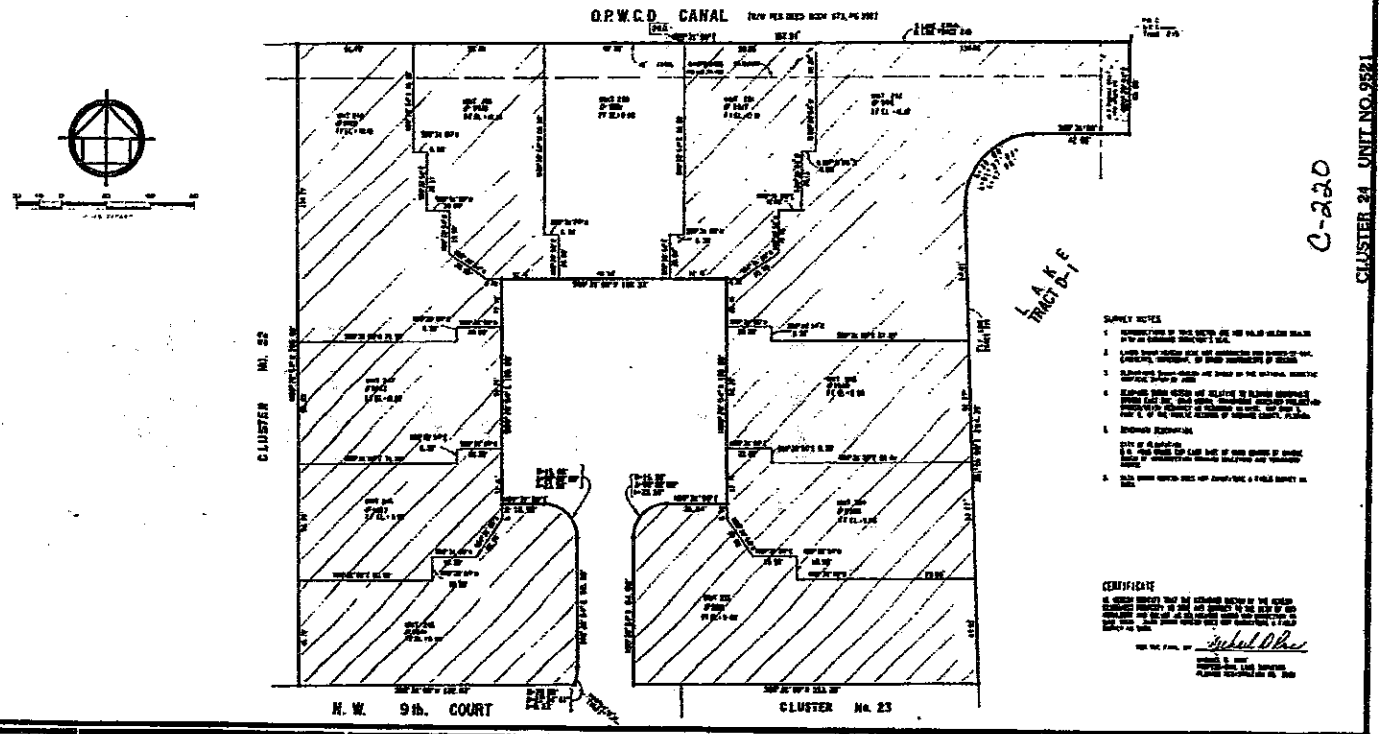
Said lands lying in the City of Plantation, Broward County, Florida, containing 6,345 square feet (0.146 acres) more or less.

BK15840PG1380

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.521

SHEET 1 OF SHEETS

BK15840PG0381



PREPARED FOR:		CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS	JACARANDA PARCEL 215	CLUSTER 24 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9525

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 260.16 feet to the POINT OF BEGINNING;

THENCE South 00° 28′ 54" East, 86.00 feet;

THENCE North 89° 31′ 06" East, 6.33 feet;

THENCE South 00° 28′ 54" East, 20.00 feet;

THENCE South 89° 31′ 06" West, 32.16 feet;

THENCE North 55° 28′ 54" West, 20.05 feet;

THENCE North 00° 28′ 54" West, 19.50 feet;

THENCE South 89° 31′ 06" West, 10.00 feet;

THENCE North 00° 28′ 54" West, 28.13 feet;

THENCE South 89° 31′ 06" West, 6.00 feet;

THENCE North 00° 28′ 54" West, 46.88 feet to an intersection with the North line of said Tract 215, and the South line of said O.P.W.C.D. Canal;

THENCE North 89° 31′ 06" East, along said North line and South line, 58.25 feet to the POINT OF BEGINNING;

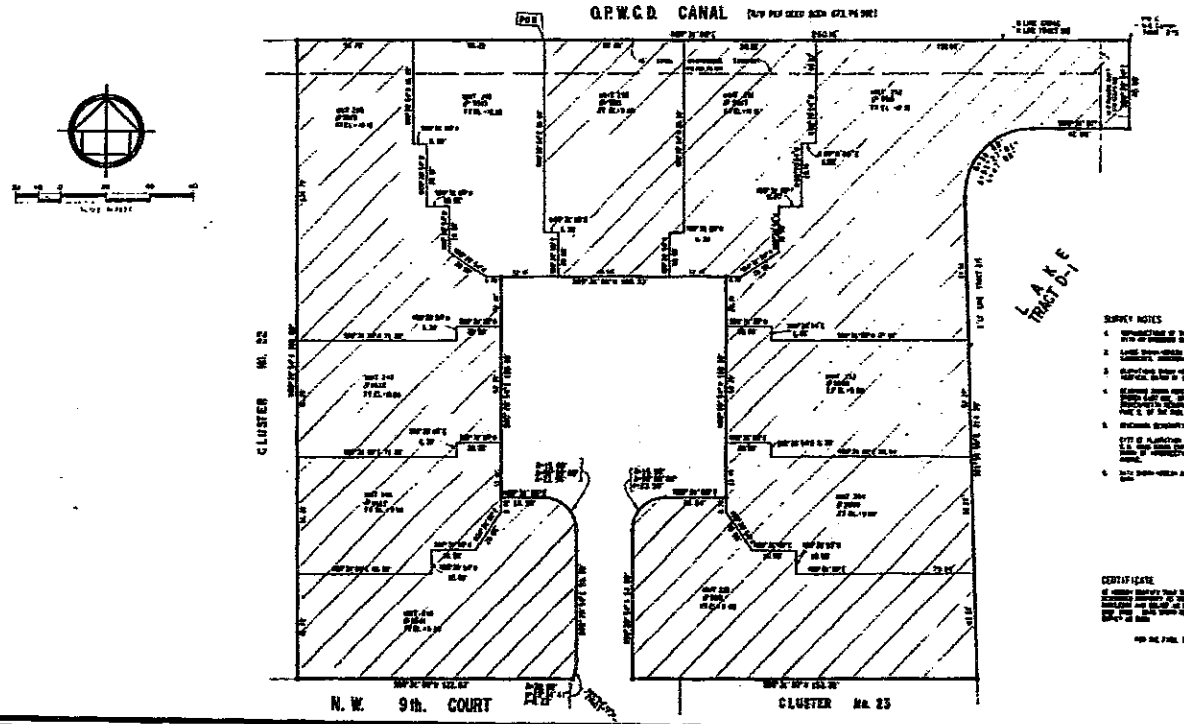
Said lands lying in the City of Plantation, Broward County, Florida, containing 5,542 square feet (0.127 acres) more or less.

BK15840PG0382

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.525

SHEET 1 OF SHEETS

BK15840PG0383



C-222

CLUSTER 24 UNIT NO. 9525

SURVEY NOTES

CERTIFICATE

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS POMPANO BEACH, FLORIDA	JACARANDA PARCEL 215	CLUSTER 24 QUATRAINE AT JACARANDA IV	SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9529

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 318.41 the POINT OF BEGINNING;

THENCE South 00° 28′ 54" East, 46.88 feet;

THENCE North 89° 31′ 06" East, 6.00 feet;

THENCE South 00° 28′ 54" East, 28.13 feet;

THENCE North 89° 31′ 06" East, 10.00 feet;

THENCE South 00° 28′ 54" East, 19.50 feet;

THENCE South 55° 28′ 54" East, 20.05 feet;

THENCE North 89° 31′ 06" East, 6.78 feet;

THENCE South 00° 28′ 54" East, 22.46 feet;

THENCE South 89° 31′ 06" West, 20.00 feet;

THENCE South 00° 28′ 54" East, 6.33 feet;

THENCE South 89° 31′ 06" West, 71.00 feet;

THENCE North 00° 28′ 54" West, 134.79 feet to an intersection with the North line of said Tract 215, and the South line of said O.P.W.C.D. Canal;

THENCE North 89° 31′ 06" East, along said North line and South line, 51.79 feet to the POINT OF BEGINNING;

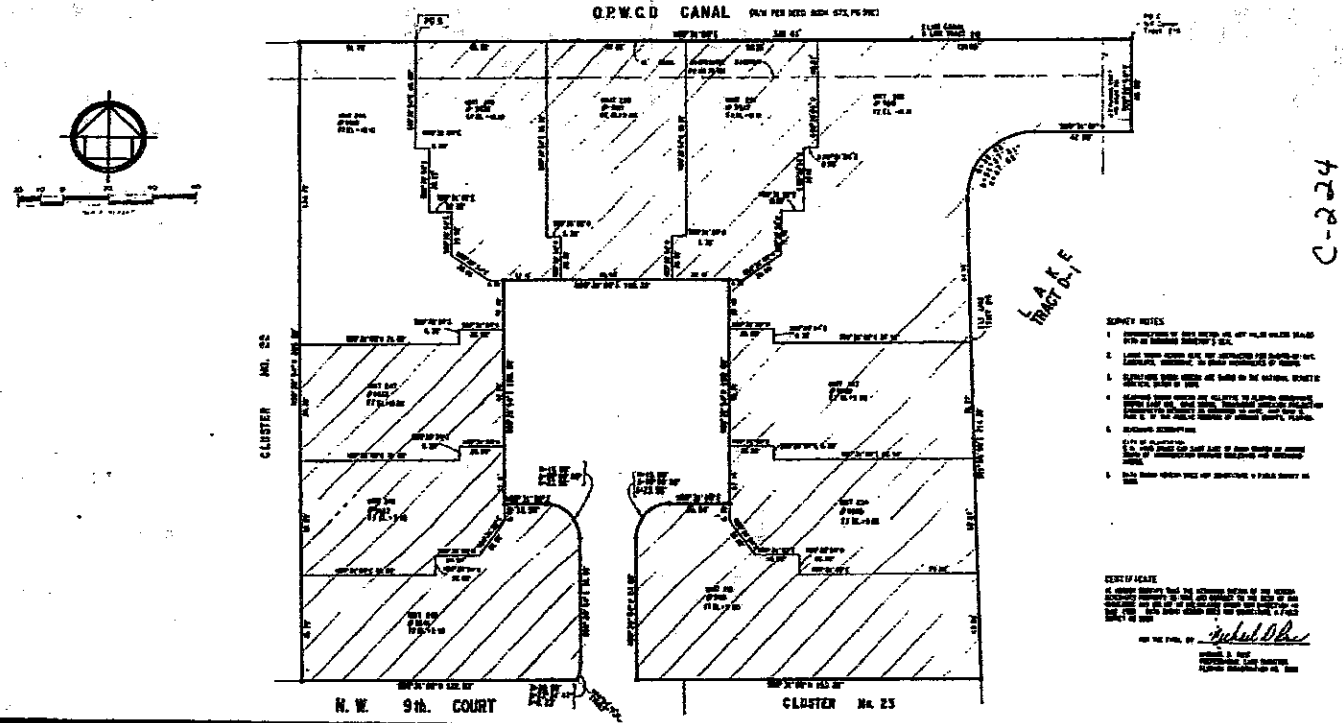
Said lands lying in the city of Plantation, Broward County, Florida, containing 8,743 square feet (0.201 acres) more or less.

BK15840PG0384

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.529

SHEET 1 OF SHEETS

BK15840PG0385



C-224

CLUSTER 24 UNIT NO.9529

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 24
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9533

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.20 feet;

THENCE South 00° 28' 54" East, 134.79 feet to the POINT OF BEGINNING;

THENCE North 89° 31' 06" East, 71.00 feet;

THENCE North 00° 28' 54" West, 6.33 feet;

THENCE North 89° 31' 06" East, 20.00 feet;

THENCE South 00° 28' 54" East, 52.25 feet;

THENCE South 89° 31' 06" West, 20.00 feet;

THENCE South 00° 28' 54" East, 6.33 feet;

THENCE South 89° 31' 06" West, 71.00 feet;

THENCE North 00° 28' 54" West, 52.25 feet to the POINT OF BEGINNING;

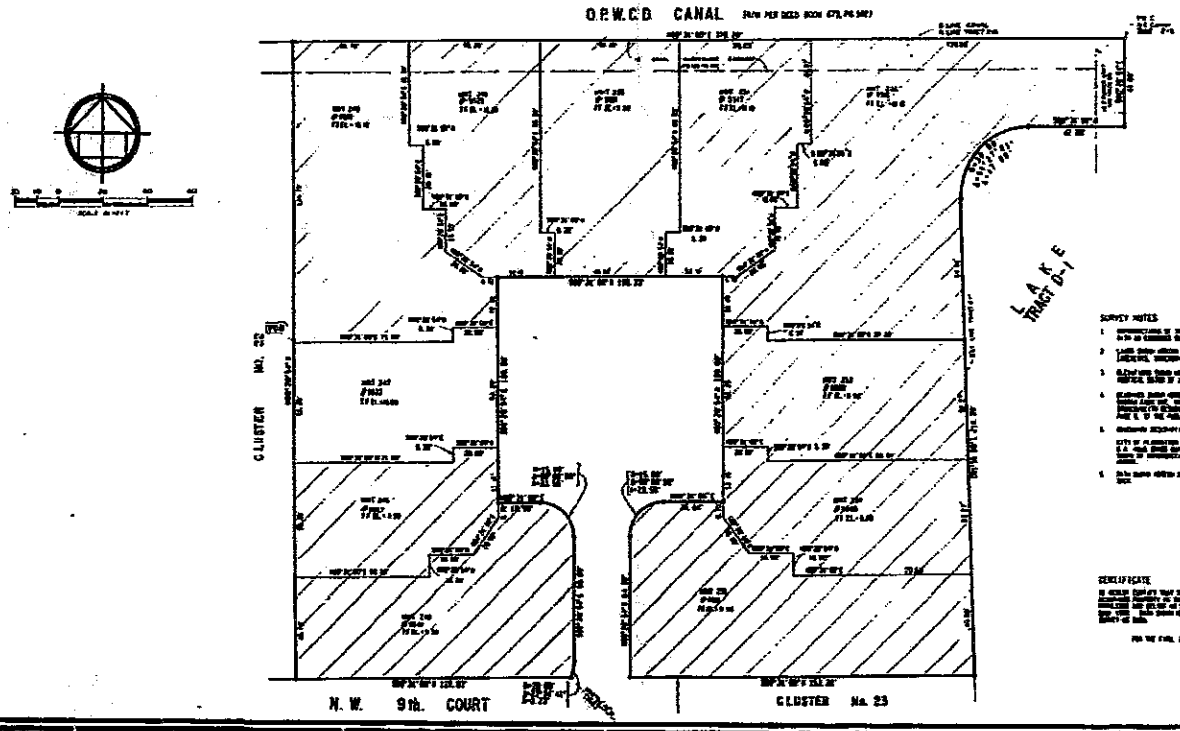
Said lands lying in the City of Plantation, Broward County, Florida, containing 4,755 square feet (0.109 acres) more or less.

BK15840PG0386

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.533

SHEET 1 OF SHEETS

BK15840PG0387



C-226

CLUSTER 24 UNIT NO. 9533

SURVEY NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

CERTIFICATE

[illegible]

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 1600 WEST HILLSBORO BLVD. DEERFIELD BEACH, FLORIDA 33442	JACARANDA PARCEL 215	CLUSTER 24 QUATRAINE AT JACARANDA IV
		SCALE	PROJECT NUMBER 86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9537

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31′ 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.20 feet;

THENCE South 00° 28′ 54" East, 187.04 feet to the POINT OF BEGINNING;

THENCE North 89° 31′ 06" East, 71.00 feet;

THENCE North 00° 28′ 54" West, 6.33 feet;

THENCE North 89° 31′ 06" East, 20.00 feet;

THENCE South 00° 28′ 54" East, 32.16 feet;

THENCE South 34° 31′ 06" West, 20.05 feet;

THENCE South 89° 31′ 06" West, 19.50 feet;

THENCE South 00° 28′ 54" East, 10.00 feet;

THENCE South 89° 31′ 06" West, 60.00 feet;

THENCE North 00° 28′ 54" West, 52.25 feet to the POINT OF BEGINNING;

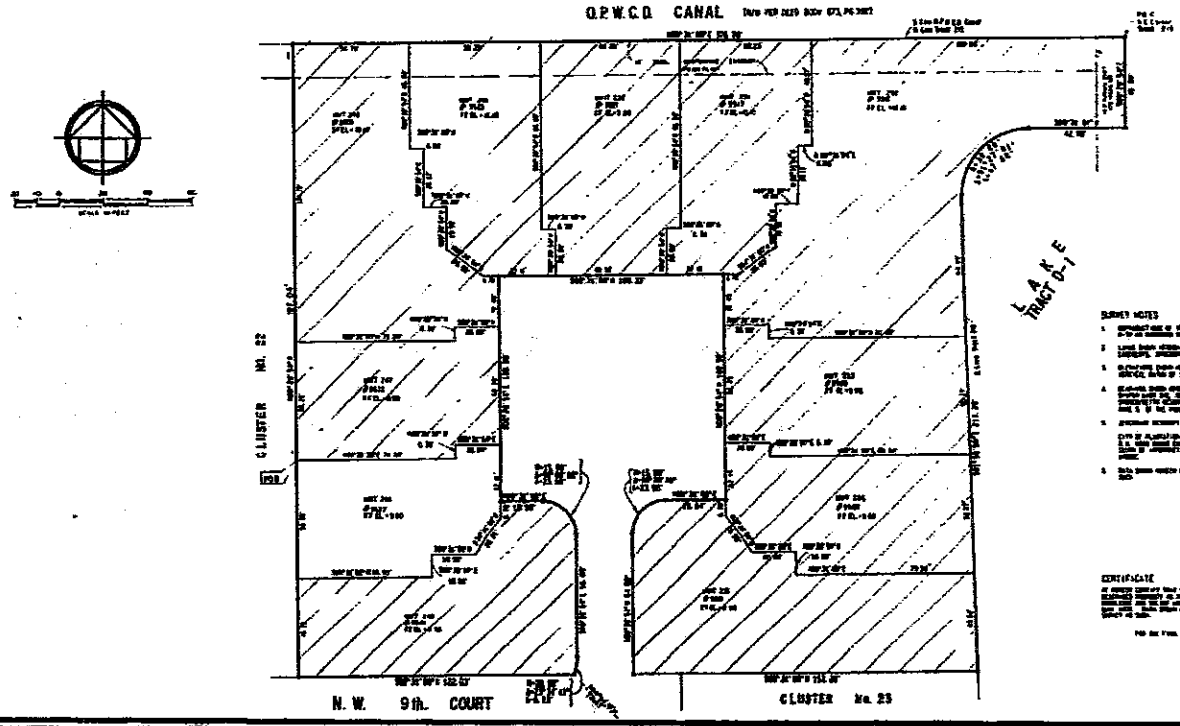
Said lands lying in the City of Plantation, Broward County, Florida, containing 4,477 square feet (0.103 acres) more or less.

BK 15840 PG 388

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 13, 1988
86-06879.537

SHEET 1 OF SHEETS

BK15840PG0389



CLUSTER 24 UNIT NO. 9537

C-228

PREPARED FOR:	CRAIG A. SMITH & ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS	JACARANDA PARCEL 215	CLUSTER 24 QUATRAINE AT JACARANDA IV
		SCALE	86-0687

LAND DESCRIPTION

QUATRAINE AT JACARANDA, IV

UNIT 9541

A portion of Tract 215, JACARANDA PARCEL 215, according to the plat thereof, as recorded in Plat Book 129, Page 43 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 215;

THENCE South 89° 31' 06" West, along the North line of said Tract 215, and the South line of the O.P.W.C.D. Canal as recorded in Deed Book 673, Page 592 of the Public Records of Broward County, Florida, 370.30 feet to the POINT OF BEGINNING;

THENCE South 00° 28' 54" East, 239.29 feet to the POINT OF BEGINNING;

THENCE North 89° 31' 06" East, 60.00 feet;

THENCE North 00° 28' 54" West, 10.00 feet;

THENCE North 89° 31' 06" East, 19.50 feet;

THENCE North 34° 31' 06" East, 20.05 feet;

THENCE North 00° 28' 54" West, 6.78 feet;

THENCE North 89° 31' 06" East, 18.50 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, having a radius of 15.00 feet, a delta of 90° 00' 00", an arc distance of 23.56 feet to a Point of Tangency;

THENCE South 00° 28' 54" East, 56.00 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly along the arc of said curve, having a radius of 20.00 feet, a delta of 23° 34' 41", an arc distance of 8.23 feet to an intersection with a non-radial line (a radial line through said point bears North 66° 54' 13" West);

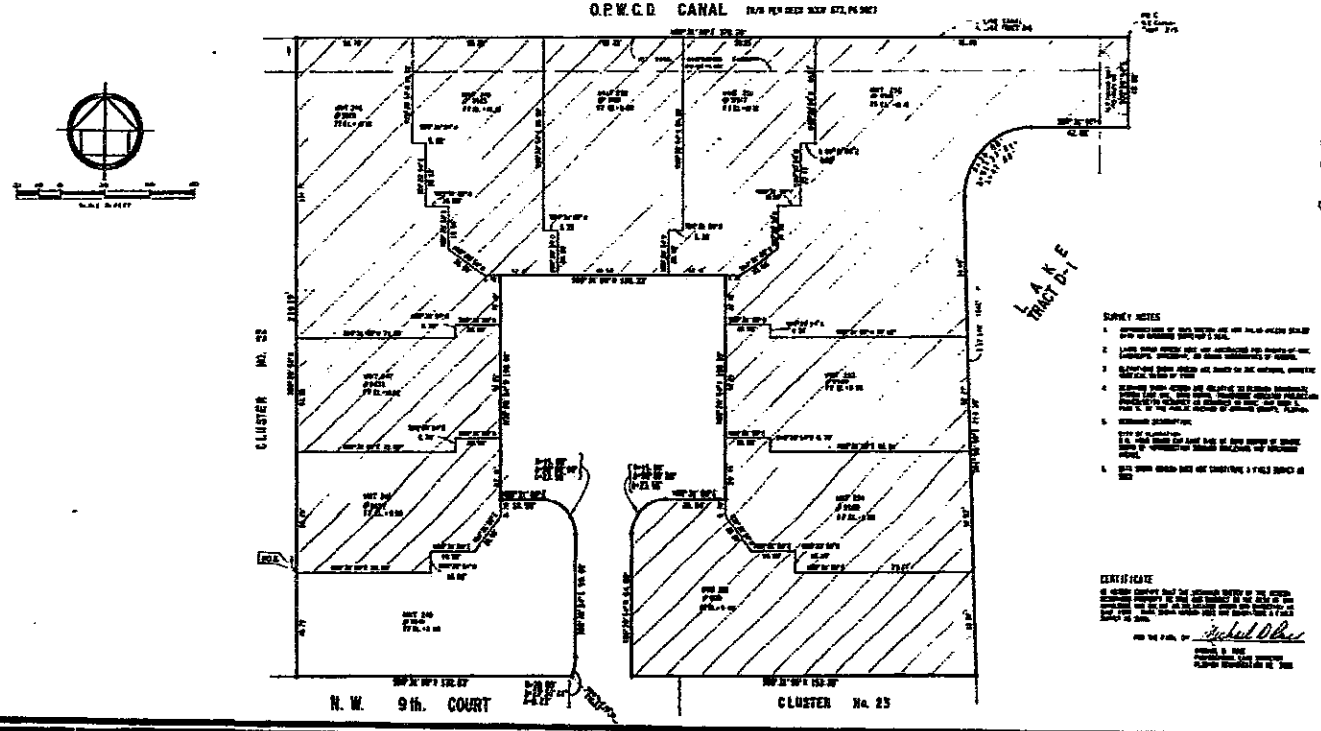
THENCE South 89° 31' 06" West, 122.83 feet;

THENCE North 00° 28' 54" West, 45.79 feet to the POINT OF BEGINNING;

Said lands lying in the City of Plantation, Broward County, Florida, containing 7,165 square feet (0.164 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 86-0687
Prepared By: WEK
Checked By: GJC
May 16, 1988
86-06879.541

BK15840PG0391



C-230

CLUSTER 24 UNIT NO.9541

SURVEY NOTES

CERTIFICATE

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

PREPARED FOR:

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

JACARANDA PARCEL 215

CLUSTER 24
QUATRAINE AT JACARANDA
IV

SCALE

PROJECT NUMBER
86-0687