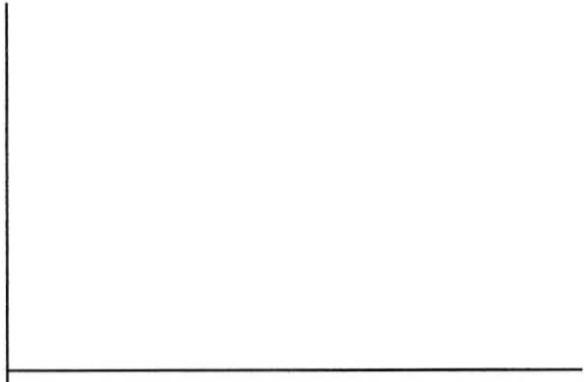


Return To:

Robert Banks  
Assistant County Attorney  
301 North Olive Avenue  
West Palm Beach, FL 33401



**R2003 1765**

DEED CONVEYING DEVELOPMENT RIGHTS

**OCT 23 2003**

THIS QUIT-CLAIM DEED, executed this \_\_\_\_\_ day of \_\_\_\_\_, 200\_ by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, Grantor to Gardens of Pine Ridge Inc., Grantee.

**WITNESSETH:** That Grantor, for and in consideration of the sum of ten (\$10.00) dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee, its successors and assigns forever, all right, title, interest, claim and demand which the grantor has in and to one (1) Development Rights units acquired through Environmentally Sensitive Lands purchase and held in the County Transfer of Development Rights bank in the County of **PALM BEACH**, State of **FLORIDA**.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, unto and on behalf of the said second party forever, subject to the following restrictions:

1. This one (1) development rights shall be used only on property legally described as in Exhibit A attached hereto and made a part hereof.
2. Each development right unit shall constitute one residential dwelling unit.

**IN WITNESS WHEREOF** the Grantor has caused these presents to be executed in its name, the day and year first above written.

ATTEST:  
DOROTHY H. WILKEN, Clerk

By: Linda C. Wilken  
Deputy Clerk



PALM BEACH COUNTY  
BOARD OF COUNTY  
COMMISSIONERS:  
Karen T. Marcus  
Karen T. Marcus, Chair

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: [Signature]  
County Attorney

**EXHIBIT A**

LEGAL DESCRIPTION:

PARENT PARCEL "A"

BEGINNING AT A POINT 2186.75 FEET NORTHERLY AND 446 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, RUN THENCE SOUTHERLY 276.7 FEET; THENCE WESTERLY 208 FEET; THENCE NORTHERLY 272.6 FEET; THENCE EASTERLY 208 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: PARENT PARCEL "B"

COMMENCING AT A POINT 2186.75 FEET NORTHERLY AND 654 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, RUN THENCE SOUTHERLY 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 180.8 FEET; THENCE WESTERLY 208 FEET; THENCE NORTHERLY 180.7 FEET; THENCE EASTERLY 208 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT A POINT 2186.75 FEET NORTHERLY AND 654 FEET EASTERLY FROM THE S.W. CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE SOUTHERLY 100 FEET; THENCE WESTERLY 208 FEET; THENCE NORTHERLY 96.0 FEET; THENCE EASTERLY 208 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOT 1

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THENCE RUN NORTH 2186.75 FEET, THENCE RUN SOUTH  $89^{\circ}42'42''$ EAST 446.04 FEET THENCE RUN SOUTH  $01^{\circ}14'44''$ WEST 276.37 FEET TO THE NORTH RIGHT OF WAY FOR PINE RIDGE ROAD, THENCE RUN NORTH  $88^{\circ}32'18''$ WEST ALONG SAID NORTH RIGHT OF WAY 138.43 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH  $88^{\circ}32'18''$ WEST ALONG SAID RIGHT OF WAY 69.73 FEET, THENCE RUN NORTH  $01^{\circ}17'13''$ EAST 155.00 FEET, THENCE RUN SOUTH  $88^{\circ}30'38''$ EAST 69.73 FEET, THENCE RUN SOUTH  $01^{\circ}17'13''$ WEST 154.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.248 AC. MORE OR LESS

LESS AND EXCEPT LOT 3

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THENCE RUN NORTH 2186.75 FEET, THENCE RUN SOUTH  $89^{\circ}42'42''$ EAST 654.07 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH  $01^{\circ}11'45''$ WEST ALONG THE WEST RIGHT OF WAY FOR PARK LANE A DISTANCE OF 75.28 FEET THENCE RUN NORTH  $89^{\circ}40'29''$ WEST 100.01 FEET, THENCE RUN NORTH  $01^{\circ}11'45''$ EAST 75.21 FEET, THENCE RUN SOUTH  $89^{\circ}42'42''$ EAST 100.01 FEET TO THE POINT OF BEGINNING

CONTAINING 0.173 AC. MORE OR LESS