

Prepared by:

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Return to:

R200520007

DEED CONVEYING DEVELOPMENT RIGHTS

THIS QUIT-CLAIM DEED, executed this _____ day of JAN 06 2005, 200_ by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, Grantor to Briella Townhomes, LLC, 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 77 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. These 77 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:

SHARON BOOK, Clerk

By: 


Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 

County Attorney

PALM BEACH COUNTY
BOARD OF COUNTY
COMMISSIONERS:



Tony Masilotti, Chairman

Addie L. Greene, Vice Chairperson

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EXHIBIT A

LEGAL DESCRIPTION

Tracts 37, 38, 39 40, 59 and 60, Block 55, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 2, Pages 45 - 54 of the Public Records of Palm Beach County, Florida, LESS and EXCEPT the West 25 feet of said Tract 40, Block 55, for public road right-of-way purposes.

TOGETHER WITH:

A portion of the 30 Foot Road, Dyke and Ditch Reservations, lying in Block 55, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, and a portion of Tract "C", MIZNER FALLS, according to the Plat thereof, as recorded in Plat Book 91, Pages 7 through 14, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the said Tract "C" of the plat of MIZNER FALLS; thence North $00^{\circ}02'26''$ East, along the west line of the said plat of MIZNER FALLS, a distance of 15.00 feet; thence North $89^{\circ}59'22''$ East, along the north line of said Tract "C" of the plat of MIZNER FALLS, a distance of 988.91 feet; thence South $00^{\circ}01'33''$ West, along the northerly prolongation of the west line of Tract 36 of said Block 55, a distance of 45.00 feet; thence South $89^{\circ}59'22''$ West, along the north line of Tracts 37 through 40, less the west 25 feet of Tract 40 of said Block 55, a distance of 1,293.53 feet; thence North $00^{\circ}01'32''$ West, along a line 25 feet east of as measured at right angles to and parallel with the west line of Tract 40 of said Block 55, a distance of 15.00 feet; thence North $89^{\circ}59'22''$ East, a distance of 304.63 feet; thence North $00^{\circ}02'26''$ East, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 1,337,424.42 Square Feet or 30.7030 Acres