

Prepared by:

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

Return to:

R2005 0013

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 Colson & Colson Construction Co. 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 8 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:

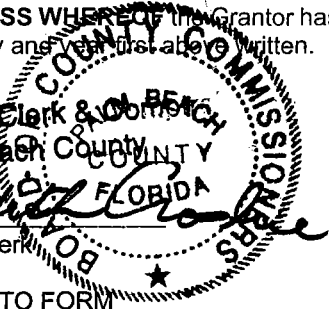
1. These 8 development rights shall be used only on property legally described as in Exhibit A attached hereto and made a part hereof.
2. Each development right unit shall constitute one residential dwelling unit.

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

ATTEST:

Sharon R. Bock, Clerk & County
Palm Beach County

By: Judith Crocker
Deputy Clerk



PALM BEACH COUNTY
BOARD OF COUNTY
COMMISSIONERS:

Addie Greene
Tony Masilotti, Chairman
Addie L. Greene, Vice Chairperson

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: Robert Banks
County Attorney

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF (W. ½) OF THE SOUTHWEST QUARTER (S.W. ¼) OF THE NORTHWEST QUARTER (N.W. ¼) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. ¼) OF SAID SECTION 13; THENCE N.89°35'02"E., ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (N.W. ¼) OF SAID SECTION 13, A DISTANCE OF 659.63 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W. ½) OF THE SOUTHWEST QUARTER (S.W. ¼) OF THE NORTHWEST QUARTER (N.W. ¼) OF SAID SECTION 13; THENCE N.0°54'42"W., ALONG SAID EAST LINE, A DISTANCE OF 40.0 FEET TO A POINT ON A LINE 40.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (N.W. ¼) OF SAID SECTION 13 AND THE POINT OF BEGINNING; THENCE CONTINUE N.0°54'42"W., ALONG SAID EAST LINE, A DISTANCE OF 852.60 FEET TO A POINT ON THE SOUTH-EASTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE S.44°29'36"W., ALONG SAID SOUTH-EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 72.75 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 29°03'58" AND A RADIUS OF 1850.08 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 938.54 FEET TO A POINT ON A LINE 40.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (N.W. ¼) OF SAID SECTION 13; THENCE N.89°35'02"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 528.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.21 ACRES MORE OR LESS.