

Prepared by:

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Assistant County Attorney
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Return to:

R2005 1797

DEED CONVEYING DEVELOPMENT RIGHTS

THIS QUIT-CLAIM DEED, executed this 22nd day of September, 2005 by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, Grantor to **Symphony Builders at Emerald Place, 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 **ten (10)** 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 **ten (10)** 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.

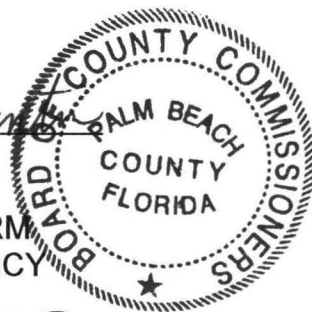
IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, the day and year first above written.

ATTEST:
SHARON BOCK, Clerk

By: Vinnette Valente
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: [Signature]
County Attorney



PALM BEACH COUNTY
BOARD OF COUNTY
COMMISSIONERS:

[Signature]
Tony Masiotti, Chairman

EXHIBIT A

Legal Description

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WEST MAINTENANCE LINE OF SIMS ROAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 6, PAGES 67, 68 AND 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THE EAST 24.48 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14, LESS THE NORTH 60.00 FEET THEREOF;

LESS THAT PORTION OF THE NORTH 60.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WEST MAINTENANCE LINE OF SIMS ROAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 6, PAGES 67, 68 AND 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE FOLLOWING DESCRIBED LANDS, TO WIT:

BEGIN AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED LAND; THENCE RUN SOUTH 00°05'46" WEST (BASED ON AN ASSUMED MERIDIAN) 25.00 FEET, ALONG SAID WEST MAINTENANCE LINE, TO A POINT; THENCE RUN NORTH 45°37'05" WEST 34.91 FEET TO A POINT ON A LINE THAT IS 60.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN NORTH 88°40'04" EAST 25.00 FEET ALONG A LINE THAT IS 60.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 TO THE POINT OF BEGINNING.

LESS THE EAST 40.00 FEET OF THE ABOVE DESCRIBED PARCEL AND LESS THE FOLLOWING:

COMMENCING AT THE CENTER OF SAID SECTION 14; THENCE SOUTH 88°05'36" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 80.03 FEET TO THE WEST RIGHT OF WAY LINE OF SIMS ROAD MAINTENANCE MAP, AS RECORDED IN ROAD PLAT BOOK 6, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°05'36" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 40.02 FEET; THENCE NORTH 00°17'25" WEST ALONG THE WEST RIGHT OF WAY LINE OF SIMS ROAD, A DISTANCE OF 619.12 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THENCE NORTH 46°01'19" WEST A DISTANCE OF 35.80 FEET; THENCE NORTH 88°14'39" EAST TO WEST RIGHT OF WAY LINE OF SAID SIMS ROAD, A DISTANCE OF 25.65 FEET; THENCE SOUTH 00°17'28" EAST ALONG THE WEST RIGHT OF WAY LINE, A DISTANCE OF 25.65 FEET TO THE POINT OF BEGINNING.