

Return To:

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

Return to:
Harry L. Seaton
7350 LeChalet Boulevard
Boynton Beach, FL 33437

R2002 .1480

DEED CONVEYING DEVELOPMENT RIGHTS

THIS QUIT-CLAIM DEED, executed this 22 day of AUG 22 2002, 2002 by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, Grantor to **Eucalyptus Acquisitions, 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 **ninety-five (95)** 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**.

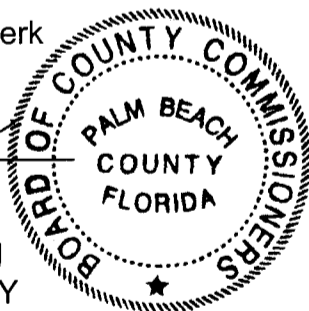
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, unto and on behalf of the said second party forever, subject to the following restrictions:

1. These **ninety-five (95)** 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: *Jean Howard*
Deputy Clerk



PALM BEACH COUNTY
BOARD OF COUNTY
COMMISSIONERS:

Warren H. Newell
Warren H. Newell, Chairman

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: *Robert Banks*
County Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF TRACTS 4, 5 AND 7, AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN ET AL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE NORTH 89°40'51" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 668.91 FEET; THENCE SOUTH 04°00'08" WEST, A DISTANCE OF 40.11 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°40'51" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-18 CANAL AS CONVEYED IN DEED BOOK 118, PAGE 518 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 334.68 FEET TO A POINT ON THE WEST LINE OF THE WEST ONE-HALF OF THE EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 03°40'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 279.90 FEET; THENCE NORTH 89°40'51" EAST, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 642, PAGE 291 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 138.93 FEET; THENCE NORTH 03°30'42" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 279.85 FEET; THENCE NORTH 89°40'51" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-18 CANAL, A DISTANCE OF 29.23 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 03°30'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,300.18 FEET; THENCE SOUTH 89°38'51" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 4, 5 AND 7, A DISTANCE OF 1,138.25 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 6089, PAGE 202 AND OFFICIAL RECORDS BOOK 6274, PAGE 304 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH THE FOLLOWING FOUR COURSES, NORTH 04°09'08" EAST, A DISTANCE OF 498.92 FEET; THENCE NORTH 04°39'02" EAST, A DISTANCE OF 166.86 FEET; THENCE NORTH 89°39'42" EAST, A DISTANCE OF 11.54 FEET; THENCE NORTH 04°39'02" EAST, A DISTANCE OF 5.36 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 7; THENCE NORTH 89°39'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 610.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 7; THENCE NORTH 04°00'08" EAST, ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 630.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.810 ACRES, MORE OR LESS.