

LEGAL DESCRIPTION

THE EAST ONE-HALF (E.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO THE RIGHT OF WAY FOR LAKEWOOD ROAD PURSUANT TO QUIT CLAIM DEED FROM SOUTHERN BELL TELEPHONE AND TELEGRAPH TO PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORD BOOK 2988, PAGE 1878, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO A 20' FOOT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1590, PAGE 204, AND SUBJECT TO A 20' FOOT WIDE WATER AND SANITARY SEWER EASEMENT IN OFFICIAL RECORD BOOK 3824, PAGES 1877 THROUGH 1882, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE NORTHERLY ON AN ASSUMED BEARING OF NORTH 02 DEGREES 02'24" EAST ALONG THE WEST LINE OF ABOVE DESCRIBED PARCEL A DISTANCE OF 240.00' FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF BLOCK 8, GREENLAND PLAT NUMBER 111, AS RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02 DEGREE 02'24" EAST ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 205.18' FEET TO THE CENTERLINE OF HELEN STREET AS SHOWN ON THE SAID PLAT 111, OF GREENLAND; THENCE SOUTH 87 DEGREES 06'09" EAST A DISTANCE OF 101.34' FEET; THENCE SOUTH 02 DEGREES 02'24" WEST A DISTANCE OF 205.13' FEET; THENCE NORTH 98 DEGREES 07'49" WEST, A DISTANCE OF 101.34' FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND;

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 02'24" EAST ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL A DISTANCE OF 445.18' FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION WITH THE CENTERLINE OF HELEN STREET WITH THE EAST LINE OF PLAT 111, OF GREENLAND AS RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 02 DEGREES 02'24" EAST ALONG THE EAST LINE OF SAID PLAT OF GREENLAND A DISTANCE OF 199.74' FEET TO A POINT OF THE SOUTH RIGHT OF WAY LINE OF LAKEWOOD ROAD (ACCORDING TO O.R.B. 2988, PAGES 1877 THROUGH 1882 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), SAID POINT ALSO BEING 5.0' FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 7 OF SAID PLAT OF GREENLAND; THENCE SOUTH 87 DEGREES 13'18" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LAKEWOOD ROAD A DISTANCE OF 332.84' FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 02 DEGREES 02'35" WEST ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 200.65' FEET, THENCE NORTH 87 DEGREES 06'09" WEST A DISTANCE OF 332.84' FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20' FOOT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1590, PAGE 204 AND SUBJECT TO A 20 FOOT WIDE WATER AND SANITARY SEWER EASEMENT IN OFFICIAL RECORD BOOK 3824, PAGES 1877 THROUGH 1882, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 2.92 ACRES MORE OR LESS

RECORDER'S MEMO: Legibility
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unsatisfactory in this document
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AUG 01 1989