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This Instrument Prepared By:
John C. Schneider, Esquire
Wood, Cobb, Murphy & Craig
Fifth Floor, Comeau Building
319 Clematis Street
West Palm Beach, Florida, 33402

80-215117

QUIT CLAIM DEED

THIS INDENTURE, made this 10th day of July, 1980,
between FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM
BEACHES and ROWAN CONSTRUCTION & EQUIPMENT, INC. hereinafter
collectively referred to as "Grantor," and PINE ISLAND RIDGE
CONDOMINIUM G ASSOCIATION, INC., whose post office address is
9400 Pine Ridge Drive., Ft. Lauderdale, Florida 33324
hereinafter referred to as "Grantee."

WITNESSETH:

That Grantor, for and in consideration of the sum of
TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable
consideration to it in hand paid by Grantee, the receipt of
which is hereby acknowledged, does hereby remise, release and
quit-claim unto the Grantee all of the right, title, interest,
claim and demand which the Grantor has in and to the following
described real property situated, lying and being in Broward
County, Florida, to wit:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD the same together with all and
singular the appurtenances thereunto belonging or in anywise
appertaining, and all the estate, right, title, interest, lien,
equity and claim whatsoever of the Grantor, either in law or
equity, to the only proper use, benefit and behoof of the Grantee
forever.

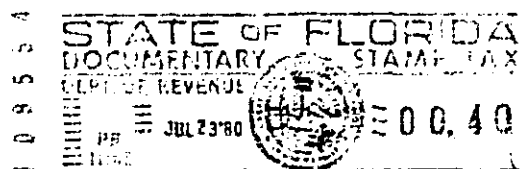
IN WITNESS WHEREOF, the Grantor has signed these presents
the day and year first above written.

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF THE PALM BEACHES

By: Robert S. Kairalla (SEAL)
Its Senior Vice President

ROWAN CONSTRUCTION &
EQUIPMENT, INC.

By: Chas. Row (SEAL)
Its President



STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing was acknowledged before me this 10th
day of July, 1980, by ROBERT S. KAIRALLA, as Senior Vice

→ Return to L. Casselman
First Federal Savings
2400 N. Federal Highway
Boca Raton, FL 33432

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President of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF
THE PALM BEACHES, a corporation existing under the laws of the
United States of America, on behalf of the corporation.

Bertha L. Nesbitt
Notary Public, State of
Florida at Large
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires April 12, 1983
Bonded By American Surety & Casualty Co., Inc.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing was acknowledged before me this 14th
day of July, 1980, by CHARLES ROWAN, President of ROWAN
CONSTRUCTION & EQUIPMENT, INC. a Florida corporation, on behalf
of the corporation.

John R. [Signature]
Notary Public, State of
Florida at Large
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCTOBER 20, 1980
BONDED THRU STEMBLER-ADAMS & SWEET, INC.

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LEGAL DESCRIPTION
RECREATIONAL LAND
IN TRACT "G"

A parcel of land being a portion of the Plat of Pine Island Ridge Section Four, as recorded in Plat Book 84, at page 9, of the Public Records of Broward County, Florida, lying in Section 17, Township 50 South, Range 41 East, being more particularly described as follows:

PARCEL #1

COMMENCE at the Northeast corner of Tract "F", PINE ISLAND RIDGE SECTION ONE, according to the Plat thereof as recorded in Plat Book 81, at Page 31, of the Public Records of Broward County, Florida, said point being a point on the Southwesterly Right-of-Way line of Pine Ridge Drive according to said plat of PINE ISLAND RIDGE SECTION ONE; thence N34°-34'-54"E (Bearings based on the Florida State System of Plane Coordinates for the East Zone of Florida) for 80.00 feet to the Northeasterly Right-of-Way Line of Pine Ridge Drive; thence S55°-25'-06"E along the Southeasterly extension of said Northeasterly Right-of-Way Line of Pine Ridge Drive for 392.49 feet to the Point of Curvature of a circular curve concave to the Southwest; thence along the arc of said curve having for its elements a radius of 860.00 feet and a central angle of 5°-12'-15" for 78.11 feet to the POINT OF BEGINNING of the herein described parcel of land; thence N34°-34'-54"E for 157.55 feet; thence N55°-25'-06"W for 33.50 feet; thence N34°-34'-54"E for 210.01 feet; thence N82°-34'-54"E for 35.91 feet; thence N7°-25'-06"W for 324.00 feet; thence N82°-34'-54"E for 33.00 feet; thence N7°-25'-06"W for 22.00 feet; thence S82°-34'-54"W for 50.96 feet; thence N25°-03'-55"W for 198.82 feet; thence N64°-56'-05"E for 97.50 feet; thence S25°-03'-55"E for 109.09 feet; thence N64°-56'-05"E for 34.96 feet; thence S25°-03'-55"E for 67.00 feet; thence N64°-56'-05"E for 65.00 feet; thence S25°-03'-55"E for 131.00 feet; thence N64°-56'-05"E for 0.74 feet; thence S25°-03'-55"E for 56.16 feet; thence N64°-56'-05"E for 18.50 feet; thence S25°-03'-55"E for 199.00 feet; thence S64°-56'-05"W for 33.50 feet; thence S25°-03'-55"E for 198.03 feet; thence N64°-56'-05"E for 39.92 feet; thence S25°-03'-55"E for 31.72 feet; thence N64°-56'-05"E for 105.00 feet; thence S25°-03'-55"E for 67.00 feet; thence S64°-56'-05"W for 132.00 feet; thence S25°-03'-55"E for 83.00 feet; thence S64°-56'-05"W for 31.16 feet; thence S25°-03'-55"E for 99.00 feet; thence N64°-56'-05"E for 266.37 feet to the point of intersection with the Westerly Boundary of that certain 100.00 - foot wide canal as described in Official Records Book 5404 at Page 836 of the Public Records of Broward County, Florida; thence S11°-52'-03"E along said Westerly Canal Boundary for 286.30 feet; thence S84°-40'-43"W for 252.80 feet; thence S5°-19'-17"E for 106.50 feet; thence N84°-40'-43"E for 45.50 feet; thence S5°-19'-17"E for 141.29 feet; thence N84°-40'-43"E for 130.50 feet; thence S5°-19'-17"E for 36.21 feet; thence N84°-40'-43"E for 90.00 feet to the point of intersection with the Westerly Boundary of that certain 100.00 - foot wide canal as described in Official Records Book 5404 at Page 836 of the Public Records of Broward County, Florida; thence S5°-19'-17"E along said Westerly Boundary for 36.59 feet; thence S84°-40'-43"W for 90.00 feet; thence S5°-19'-17"E for 53.20 feet; thence S84°-40'-43"W for 42.00 feet; thence N5°-19'-17"W for 40.20 feet; thence S84°-40'-43"W for 88.50 feet; thence S5°-19'-17"E for 166.00 feet; thence S84°-40'-43"W for 67.00 feet; thence N5°-19'-17"W for 147.80 feet; thence S84°-40'-43"W for 21.50 feet; thence S5°-19'-17"E for 27.00 feet; thence S84°-40'-43"W for 293.88 feet; thence S5°-19'-17"E for 129.24 feet; thence S78°-05'-43"W for 76.04 feet; thence S11°-54'-17"E for 132.38 feet; thence S20°-34'-54"W for 103.90 feet; thence N69°-25'-06"W for 33.50 feet; thence S20°-34'-54"W for 107.00 feet; thence N69°-25'-06"W for 30.00 feet to the Point of Curvature of a circular curve concave to the Northeast; thence Northwesterly, Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet and a central angle of 90°-00'-00", for 39.27 feet to the Point of Tangency; thence N20°-34'-54"E for 84.11 feet to the Point of Curvature of a circular curve concave to the West; thence Northeasterly, Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 860.00 feet and a central angle of 38°-52'-18" for 583.46 feet; thence N70°-30'-23"E for 92.68 feet; thence S5°-19'-17"E for 171.02; thence N84°-40'-43"E for 40.00 feet; thence N5°-19'-17"W for 54.50 feet;

011 9026 PAGE 751

thence N84°-40'-43"E for 164.00 feet; thence N5°-19'-17"W for 18.00 feet; thence N84°-40'-43"E for 141.50 feet; thence N5°-19'-17"W for 144.41 feet; thence S84°-40'-43"W for 163.74 feet; thence S70°-30'-23"W for 86.72 feet; thence N17°-33'-55"W for 257.75 feet; thence N64°-56'-05"E for 266.78 feet; thence N25°-03'-55"W for 204.67 feet; thence S64°-56'-05"W for 128.27 feet; thence S25°-03'-55"E for 45.50 feet; thence S64°-56'-05"W for 154.00 feet; thence S25°-03'-55"E for 55.50 feet; thence S33°-33'-56"E for 88.78 feet; thence S72°-26'-05"W for 109.25 feet; thence S17°-33'-55"E for 87.07 feet; thence S60°-12'-53"W for 40.39 feet; thence N33°-18'-55"W for 45.00 feet; thence S56°-41'-05"W for 59.29 feet to the point of intersection with the arc of a circular curve concave to the Southwest, said point bearing N57°-27'-51"E from the center of said curve; thence Northwesterly along the arc of said curve, having for its elements a radius of 860.00 feet and a central angle of 17°-40'-43", for 265.35 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL #2

A parcel of land being a portion of the Plat of Pine Island Ridge Section Four, as recorded in Plat Book 84, at page 9, of the Public Records of Broward County, Florida, lying in Section 17, Township 50 South, Range 41 East, being more particularly described as follows:

COMMENCE at the Northeast corner of Tract "F", PINE ISLAND RIDGE SECTION ONE, according to the Plat thereof as recorded in Plat Book 81, at Page 31, of the Public Records of Broward County, Florida, said point being a point on the Southwesterly Right-of-Way line of Pine Ridge Drive according to said plat of PINE ISLAND RIDGE SECTION ONE; thence N34°-34'-54"E (Bearings based on the Florida State System of Plane Coordinates for the East Zone of Florida) for 80.00 feet to the Northeasterly Right-of-Way Line of Pine Ridge Drive; thence S55°-25'-06"E along the Southeasterly extension of said Northeasterly Right-of-Way Line of Pine Ridge Drive for 272.15 feet; thence N34°-34'-54"E for 370.00 feet; thence N10°-25'-06"W for 103.00 feet; thence N25°-55'-06"W for 385.00 feet; thence N64°-04'-54"E for 277.34 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue N64°-04'-54"E for 130.44 feet to the point of intersection with the Westerly Boundary of that certain 100.00 - foot wide canal as described in Official Records Book 5404 at Page 836 of the Public Records of Broward County, Florida; thence S63°-45'-00"E along said Westerly Canal Boundary for 144.58 feet; thence S64°-56'-05"W for 220.79 feet; thence N25°-03'-55"W for 110.91 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL #3

A parcel of land being a portion of the Plat of Pine Island Ridge Section Four, as recorded in Plat Book 84, at page 9, of the Public Records of Broward County, Florida, lying in Section 17, Township 50 South, Range 41 East, being more particularly described as follows:

COMMENCE at the Northeast corner of Tract "F", PINE ISLAND RIDGE SECTION ONE, according to the Plat thereof as recorded in Plat Book 81, at Page 31, of the Public Records of Broward County, Florida, said point being a point on the Southwesterly Right-of-Way line of Pine Ridge Drive according to said plat of PINE ISLAND RIDGE SECTION ONE; thence N34°-34'-54"E (Bearings based on the Florida State System of Plane Coordinates for the East Zone of Florida) for 80.00 feet to the Northeasterly Right-of-Way Line of Pine Ridge Drive; thence S55°-25'-06"E along the Southeasterly extension of said Northeasterly Right-of-Way Line of Pine Ridge Drive for 392.49 feet; to the Point of Curvature of a circular curve concave to the Southwest; thence Southeasterly, Southerly and Southwesterly along the arc of said curve having for its elements a radius of 860.00 feet and a central angle of 76°-00'-00" for 1140.75 feet to the Point of Tangency; thence S20°-34'-54"W for 84.11 feet to the Point of Curvature of a circular curve concave to the Northeast; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, having for its elements a radius of 25.00 feet and a central angle of 90°-00'-00" for 39.27 feet to the Point of Tangency; thence S69°-25'-06"E for 212.50 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue S69°-25'-06"E for 57.81 feet to the Point of Curvature of a circular curve concave to the Northeast; thence Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 1760.00 feet and a central angle of 19°-23'-40", for 595.76 feet to the point of intersection with the Westerly boundary of that certain 100.00 - foot wide canal as described in Official Records Book 5404 at Page 836 of the Public Records of Broward County, Florida; thence N5°-19'-17"W along said Westerly Boundary for 69.35 feet; thence S52°-10'-43"W for 58.92 feet; thence N37°-49'-17"W for 65.00 feet; thence S52°-10'-43"W for 42.00 feet; thence N81°-43'-38"W for 20.99 feet; thence N8°-16'-32"E for 14.96 feet; thence N81°-43'-38"W for 126.00 feet; thence S8°-16'-32"W for 14.60 feet; thence N81°-43'-38"W for 19.22 feet; thence N37°-49'-17"W for 42.00 feet; thence S52°-10'-43"W for 23.00 feet; thence N37°-49'-17"W for 106.00 feet; thence N52°-10'-43"E for 266.86 feet; thence S37°-49'-17"E for

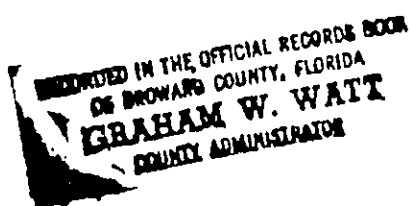
289.14 feet to the point of intersection with the Westerly Boundary of that certain 100.00 - foot wide canal as described in Official Records Book 5404 at Page 836 of the Public Records of Broward County, Florida; thence N5°-19'-17"W along said Westerly Boundary for 387.84 feet; thence S84°-40'-43"W for 287.50 feet; thence N5°-19'-17"W for 51.31 feet; thence S84°-40'-43"W for 276.60 feet; thence S11°-54'-17"E for 312.55 feet; thence S52°-10'-43"W for 110.36 feet to the POINT OF BEGINNING.

The above described three (3) parcels contain 18.51 Acres, situate lying and being in Broward County, Florida

I HEREBY CERTIFY: That the attached Legal Description and acreage content were prepared under my direction and that said legal description and acreage content are true and correct to the best of my knowledge and belief, the same being based on a boundary survey of the exteriors of Section 17, Township 50 South, Range 41 East.

O. Clark Sartor

O. Clark Sartor
Registered Land Surveyor No. 2685
State of Florida



III 9026 PAGE 753