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THIS INSTRUMENT WAS PREPARED BY
WECK, STONE AND McALILEY,
2641 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA

EASEMENT AND GRANT OF RIGHT OF WAY DEED

THIS INDENTURE made this 1st day of April

A.D. 1968,

WHEREAS,

ANTIQUERS AERODROME, INC. is seized of an estate in fee simple of the following described property:

The NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 15, Township 46 South, Range 42 East, and the S 1/2 of the NW 1/4 of the NE 1/4 and the S 1/2 of the NE 1/4 of the NE 1/4 of Section 16, Township 46 South, Range 42 East, said lands lying and being situated in Palm Beach County, Florida.

and whereas ANTIQUERS AERODROME, INC, hereinafter called GRANTOR, has caused an unrecorded Plat thereof to be made, a copy of which is attached hereto and made a part hereof as EXHIBIT A,

and whereas a private road, private taxiways and a private air-strip run across the aforesaid property, as shown on the aforesaid plat, and whereas it is the intention of the GRANTOR to grant to present and future lot owners of record on the aforesaid property, easements and cross easements for the purpose of the use of said private road, taxiways and runway by the said lot owners of record,

NOW, THEREFORE, in consideration of the premises, the GRANTOR does hereby grant to the present and all future owners of lots within the aforesaid property, their heirs, successors, and assigns, an easement over, across and above the roads, taxiways, runways, and overrun area as is shown on the survey attached hereto and made a part hereof, and more particularly described as follows:

Commencing at the NW corner of said Section 15, thence run S 0° 07' 04" E, along the West line of Section 15, 80.00 feet to the POINT OF BEGINNING: thence N 89° 16' 34" E, parallel with but 80 foot south of the north line of Section 15, 2634.57 feet to a point, thence S 0° 05' 54" E, parallel with but 53 feet West of the East line of the NW 1/4 of Section 15, 1319.54 feet to a point, thence S 89° 38' 17" W, along the South line of the North half of the NW 1/4 of said Section 15,

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2634.00 feet to a point of the West line of Section 15; thence S 89° 04' 09" W along the South line of the North half of the NE¼ of the aforementioned Section 16, 2598.87 feet to a point on the East line of Hagen Road; thence N 0° 12' 22" E, along said East line, 150.03 feet to a point; thence N 89° 04' 09" E, parallel with but 150 foot North of the South line of the North half of the NE¼ of Section 16, 2598.02 feet to a point on the East line of Section 16; thence N 89° 38' 17" E, parallel with but 150 feet North of the South line of the North half of the NW¼ of Section 15, 2487.05 feet to a point; thence N 0° 05' 54" W, parallel with but 200 feet West of the East line of Section 15, 481.41 feet to a point; thence S 89° 38' 17" W, 2486.85 feet to a point on the West line of Section 15; thence S 88° 59' 28" W, along a line parallel with but 60 foot South of the North line of the South half of the North half of the NE¼ of Section 16, 2595.37 feet to a point on the East line of Hagen Road; thence N 0° 12' 22" E, along said East line, 60.01 feet to a point; thence N 88° 59' 28" E, along the North line of the South half of the North half of the NE¼ of Section 16, 2595.02 feet to a point on the East line of Section 16; thence N 89° 38' 17" E 2487.23 feet to a point; thence N 0° 05' 54" W, parallel with but 200 feet West of the East line of the NW¼ of Section 15, 497.11 feet to a point; thence S 89° 16' 34" W, parallel with but 210 feet South of the North line of Section 15, 2487.48 feet to a point on the West line of Section 15; thence N 0° 07' 04" W, along said West line 130.00 feet more or less to the POINT OF BEGINNING.

as private ways for their exclusive use, benefit and enjoyment, together with that of the GRANTOR. The GRANTOR does hereby state that it is not the intention of this document to dedicate the aforesaid property to the public, and the GRANTOR does hereby retain the exclusive use and control of said property for itself and its assigns, for the benefit of the present and future owners of the lots on said property.

This easement is subject to present encumbrances of record and is further subject to the restrictions dated April 1, 1968 upon the aforesaid property, and is conditioned upon compliance with said restrictions.

This easement shall further inure to the benefit of any and all mortgagees of the GRANTOR or the lot owners of record provided said mortgagee otherwise qualifies pursuant to the aforesaid restrictions of record.

In the event of any conveyance of any of the lots within the aforesaid property in contravention of the provisions of the aforesaid restrictions, this easement shall not inure to the benefit of any such grantee without the express consent of the undersigned GRANTOR or its assigns.

The GRANTOR, notwithstanding anything in this instrument to the contrary, retains the complete right to maintain and control the aforesaid property, and retains fee simple title to the aforesaid property.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

Signed, sealed & delivered ANTIQUERS AERODROME, INC.

in the presence of:

[Signature]
Susan W. Hall

By John C Michel
President

Attest James A Montgomery
Secretary



STATE OF FLORIDA)
: ss.
COUNTY OF)

I HEREBY CERTIFY that on this 1st day of April
A. D. 1968, before me personally appeared John C Michel and James A Montgomery President
and Secretary respectively of ANTIQUERS AERODROME, INC., a
corporation under the laws of the State of Florida to me
known to be the persons who signed the foregoing instrument
as such officers and severally acknowledged the execution

thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation;

WITNESS my signature and official seal at *Bogart Beach*, in the County of *Deeand* and State of Florida, the day and year last aforesaid.

[Signature]

Notary Public

MY COMMISSION EXPIRES:

(SEAL)

NOTARY PUBLIC
NOV. 11, 1968
11-11-68



Recorded In Official Record Book
Of Palm Beach County, Florida
John B. Dunkle
Clerk of Circuit Court

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