

Prepared by: RETURN:

City Attorney's Office
200 N.W. 1st Avenue
Delray Beach, Florida 33444

PCN: 12-43-46-09-28-006-0331
Address 125 NE 11TH ST
DELRAY BEACH FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between **125 NE 11TH ST LLC a Florida Limited Liability Company**, with a mailing address of **125 Ne 11th St Delray Beach, FL 33444**, GRANTOR, and **CITY OF DELRAY BEACH, FLORIDA**, a Florida municipal corporation with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, GRANTEE. (Whenever used herein the term "GRANTOR" and "GRANTEE" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, whenever the context so admits or requires.)

WITNESSETH:

That GRANTOR, for and in consideration of the mutual promises herein contained and other good and valuable consideration, does hereby grant, remise, release, quit claim and convey unto GRANTEE, its successors and assigns, all right, title, interest, claim and demand which GRANTOR has in and to the following-described land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

See Exhibit "A" attached hereto.

This Deed is made for the purpose of giving and granting to GRANTEE, its successors and assigns, a right-of-way and easement in and to said lands for public highway, street, and public utility purposes; and is made, executed and delivered with the express understanding and condition that should the same ever be discontinued or abandoned as a public highway or street, the title to same shall thereupon revert to and revest in GRANTOR or assigns.

That this right-of-way shall be subject only to those easements, restrictions, and reservation of record. GRANTOR agrees to provide for the release of any and all mortgages or liens encumbering this right-of-way. GRANTOR also agrees to erect no building or effect any other kind of construction or improvements upon the above-described property.

GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described right-of-way and that the same is unencumbered. Where the context of this Right-of-Way Deed allows or permits, the same shall include the successors or assigns of the parties.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said GRANTOR, in law or in equity to the only proper use, benefit, and behalf of the said GRANTEE, its successors and assigns.

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

WITNESS #1

GRANTOR

Signature [Signature]
Printed or Typed Name Alyssa Gavriel
8345 116th St #6F
Richmond Hill, NY 11418
Address

By: RUSLAN ARONBAYEV

Signature: [Signature]

Title: Member

For Company:

125 NE 11th ST LLC, a Florida Limited

Liability Company.

Date: 3/12/2026

WITNESS #2:

Signature [Signature]
Printed or Typed Name LEONID PINKHASOV
9931 64th Ave #F4
Rego Park, NY 11374
Address

STATE OF NY
COUNTY OF Queens

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of MARCH, 2026, by RUSLAN ARONBAYEV, as Member for 125 NE 11TH ST LLC a Florida Limited Liability Company, who is personally known or has produced a driver license as identification.

SEAL:



Notary Public [Signature]
Print Name: MICHAEL KATZ
My Commission Expires: 2-14-28

ATTEST:

**GRANTEE/ CITY OF DELRAY BEACH,
FLORIDA**

By: _____
City Clerk

By: _____
City Mayor

Approved as to Form:

By: _____
City Attorney

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EXHIBIT "A"

SKETCH OF DESCRIPTION

**SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
JOB# 239966-SE**

LEGAL DESCRIPTION:

PORTION OF THE SOUTH 1/2 OF LOT 33 AND ALL OF LOT 34, BLOCK 6, MAP OF DELL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL, THENCE RUN 53.10 FEET ALONG THE EAST LINE OF THE SOUTH 1/2 OF LOT 33 TO THE POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°52'11", AND AN ARC LENGTH OF 16.09 FEET TO THE END POINT OF CURVATURE; THENCE RUN 5.00 FEET ALONG THE SOUTH LINE OF LOT 34 TO THE POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°45'48", AND AN ARC LENGTH OF 39.17 FEET TO THE END POINT OF SAID CURVE; THENCE RUN 53.10 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 34; THENCE TURN RIGHT AN ANGLE OF 90°14'12" A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 389.99 SQUARE FEET OR 0.008 ACRES MORE OR LESS.


SURVEYORS NOTES:

- 1) I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 2) THIS FIRMS'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8507.
- 3) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTIES.
- 4) THE SKETCH REFLECTS A BOUNDARY SURVEY PREPARED BY THIS OFFICE DATED: MARCH 28, 2025 - JOB NUMBER 239966-SE.

NOTE OR COORDINATES, BEARINGS AND DISTANCES: COORDINATES SHOWN HEREON ARE GRID. DATUM IS NAD 83, 1990 ADJUSTMENT. ZONE IS FLORIDA EAST. LINEAR FOOT IS US SURVEY FOOT. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCE ARE GRID UNLESS NOTED OTHERWISE. SCALE FACTOR IS = 1.0000105 (GRID DISTANCE DIVIDED BY SCALE FACTOR IS GROUND DISTANCE) BEARING SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.




SIGNATURE _____ DATE: _____
 PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
 REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND
 ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE
 FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LEGEND:

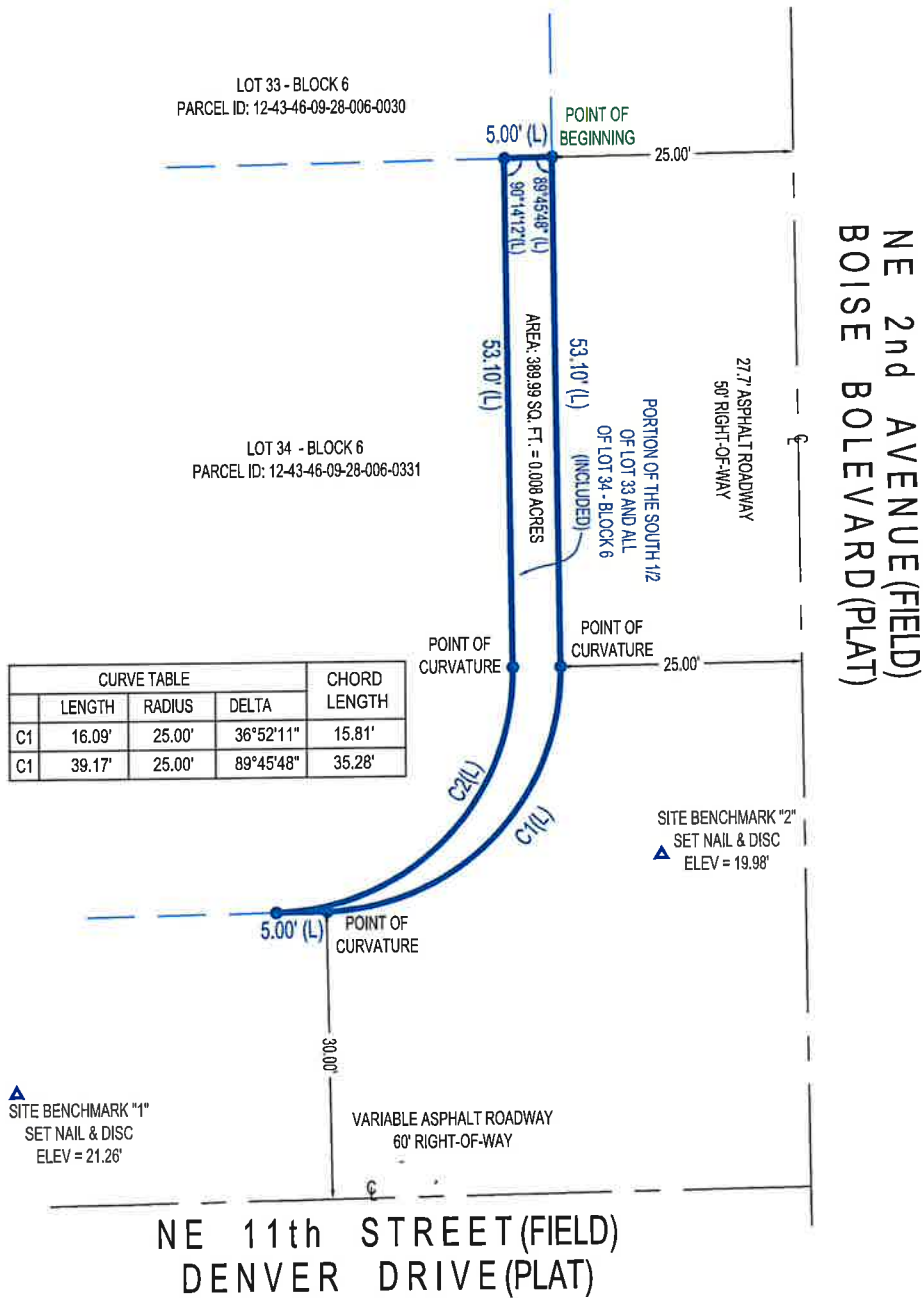
Vicinity Map **Not-to-Scale**



This sketch of description has been issued by the following Landtec Surveying office: 840 US Hwy 1, Suite 330 North Palm Beach, Florida 33408 Office: (561) 210-9344 www.LandtecSurvey.com Email: Construction@landtecsurvey.com	Job No.: 239966-SE	Date: 01/23/2026	 LICENSED BUSINESS No. 8507
	Drawn By: D.C.		
	Revisions:		
	02/10/2026 - UPDATE - K.T.		

SKETCH OF DESCRIPTION

SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA
 JOB# 239966-SE



SCALE: 1"=20'

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LANDTEC
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