

Prepared by: RETURN:

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

PCN 12-43-46-16-09-000-0041
Address 220 Palm Trail, Delray Bch, FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Richard D Holt Jr

with a mailing address of 220 Palm Trail, Delray Beach, FL 33483, 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
[Signature]
Signature
GRANT LEE
Printed or Typed Name

GRANTOR
By: [Signature]
Name: Richard D Holt Jr
Date: 1-7-2026

1340 ESTUARY TRAIL
DELRAY BEACH, FL 33483
Address

WITNESS #2: [Signature]
Signature
LISA Kelly
Printed or Typed Name

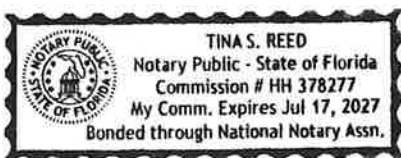
305 Beverly Dr.
Delray Beach, FL 33444
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of JANUARY, 2026, by RICHARD D HOLT JR (name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced _____

[Signature]
Notary Public – State of Florida



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

**LOT 4, LESS THE WEST 100.64 FEET, RUNNYMEDE SUBDIVISION
PALM BEACH COUNTY, FLORIDA.
JOB# 210513-SE**

LEGAL DESCRIPTION:

PORTION OF LOT 4, RUNNYMEDE SUBDIVISION, AN ADDITION TO THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 71.

COMMENCING AT THE NORTHEAST CORNER OF DESCRIBED LOT 4, AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF LOT 4, 5.00 FEET; THENCE DEFLECT 97 DEGREES 39 MINUTES 00 SECONDS LEFT AND RUN SOUTHERLY 100.89 FEET; THENCE DEFLECT 82 DEGREES 21 MINUTES 00 SECONDS LEFT AND RUN EASTERLY ALONG THE SOUTH LINE OF LOT 4, 5 FEET; THENCE DEFLECT 97 DEGREES 39 MINUTES 00 SECONDS LEFT AND RUN NORTHERLY 100.89 FEET TO THE POINT OF BEGINNING.


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: MAY 29, 2024 - JOB NUMBER 210513-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.



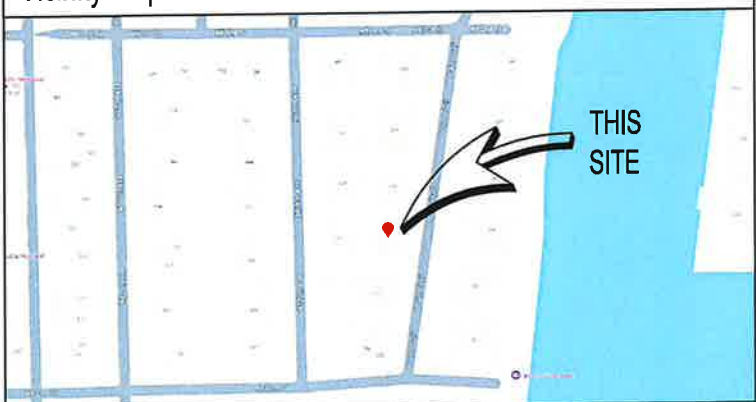
**Digitally signed
by Pablo A
Alvarez
Date: 2026.03.25
15:55:03 -04'00'**

SIGNATURE _____ DATE: 3-25-2026
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:

POB = POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PB = PLAT BOOK
PG = PAGE

Vicinity Map Not-to-Scale

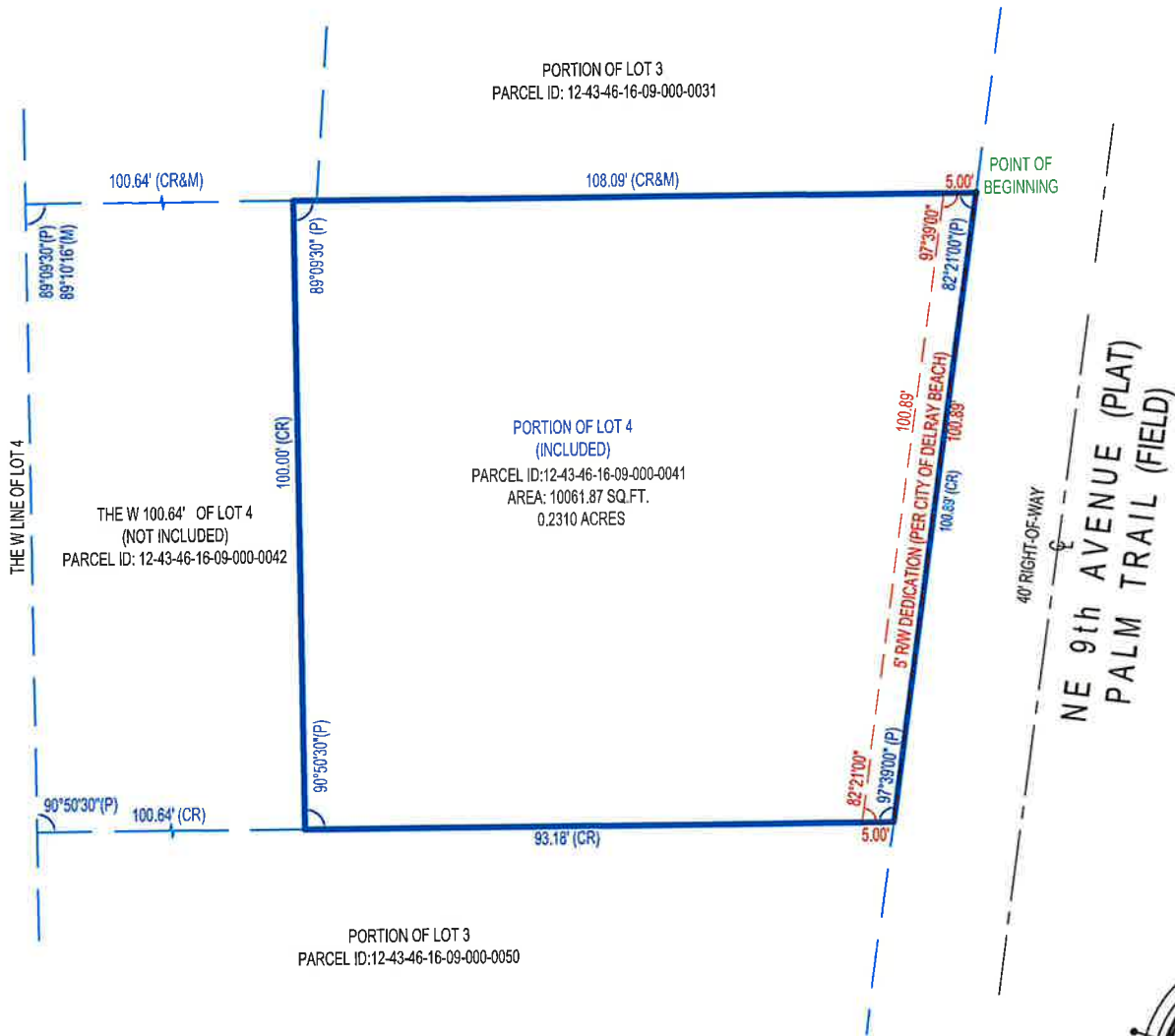


THIS SITE

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.: 210513-SE	Date: 09/03/2025	 LICENSED BUSINESS No. 8507
	Drawn By: A.C.V.		
	Revisions:		
	01/15/2026 - COMMENTS - K.T.	03/25/2026 - COMMENTS - K.T.	

SKETCH OF DESCRIPTION

LOT 4, LESS THE WEST 100.64 FEET, RUNNYMEDE SUBDIVISION
 PALM BEACH COUNTY, FLORIDA.
 JOB# 210513-SE



SCALE: 1"=30'

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