

Prepared by: RETURN:

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

PCN 12-43-46-16-01-024-0080
Address 326 SW 5th Ave Delray Beach FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Marlena Roker

with a mailing address of 326 SW 5th Ave Delray Beach FL 33444, and

Veta S Spells with a mailing address of 326 SW 5th Ave Delray Beach FL 33444, collectively

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

Jacqueline Rosindat

Signature

Jacqueline Rosindat

Printed or Typed Name

5391 Palm Springs Ln
Boynton Beach, FL 33437

Address

GRANTOR

By: Veta S. Spells

Name: Veta S spells

Date: 12/27/24

WITNESS #2

Clavio Gallerani

Signature

Clavio Gallerani

Printed or Typed Name

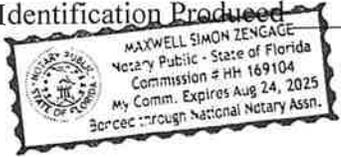
9950 Royal Palm Blvd.
Coral Springs, FL 33065

Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of Dec, 2024, by Veta S Spells (name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced



Maxwell Simon Zengage
Notary Public - State of Florida

WITNESS #1

Jacques Rosenblat
Signature

Wacaueline Rosenblat
Printed or Typed Name

5391 Palm Springs Ln
Boynton Beach, FL 33437
Address

GRANTOR

By: Marlena Roker

Name: Marlena Roker

Date: 12/27/24

WITNESS #2:

[Signature]
Signature

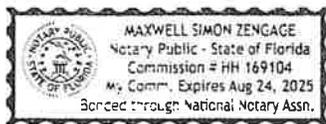
Clavio Gallerani
Printed or Typed Name

9950 Royal Palm Blvd.
Coral Springs, Fl. 33065
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 27 day of Dec, 2024 by Marlena Roker
(name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced _____



[Signature]
Notary Public – State of Florida

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ATTEST:

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

By: _____
City Clerk

By: _____
City Mayor

Approved as to Form:

By: _____
City Attorney

[Remainder of Page Intentionally Left Blank]

EXHIBIT "A"



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

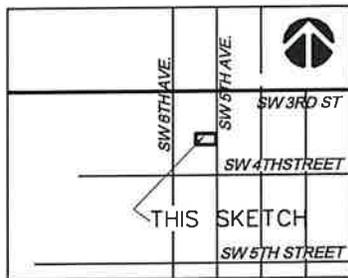
SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

326 SW 5 AVENUE RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION

COMMENCING AT A POINT ON THE SOUTH LINE OF BLOCK 24, MAP OF THE TOWN OF LINTON, FLORIDA (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 20.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 24; THENCE NORTH 01° 32'07" WEST, ALONG A LINE 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 24, A DISTANCE OF 256.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 31'56" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 01° 32'07" WEST, A DISTANCE OF 50.01 FEET; THENCE NORTH 89° 31'56" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01° 32'07" EAST, ALONG SAID LINE 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 24, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 250 SQUARE FEET, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

ABBREVIATIONS

L	•	ARLENGTH
CONC.	•	CONCRETE
COR.	•	CORNER
D	•	DELTA (CENTRAL ANGLE)
D.E.	•	DRAINAGE EASEMENT
I.R.	•	IRON ROD
I.R.C.	•	IRON ROD AND CAP
L.B.	•	LICENSED BUSINESS
L.S.	•	LICENSED SURVEYOR
MON.	•	MONUMENT
O.R.B.	•	OFFICIAL RECORDS BOOK
P.O.B.	•	POINT OF BEGINNING
P.O.C.	•	POINT OF COMMENCEMENT
P.B.	•	PLAT BOOK
P.B.C.R.	•	PALM BEACH COUNTY RECORDS
PG.	•	PAGE
P.S.M.	•	PROFESSIONAL SURVEYOR & MAPPER
R/W	•	RIGHT-OF-WAY
U.E.	•	UTILITY EASEMENT

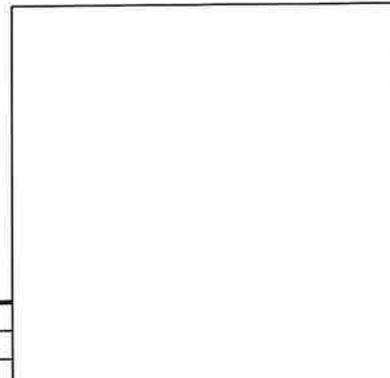
NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BLOCK 24 HAVING AN ASSUMED BEARING OF N01° 32'07"W.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111



Project Name: 326 SW 5 AVENUE	DATE: 10/9/2024
JOB NO. 23165	DWG BY: JSH
	CK'D By: AJR
	SHEET 1 OF 2

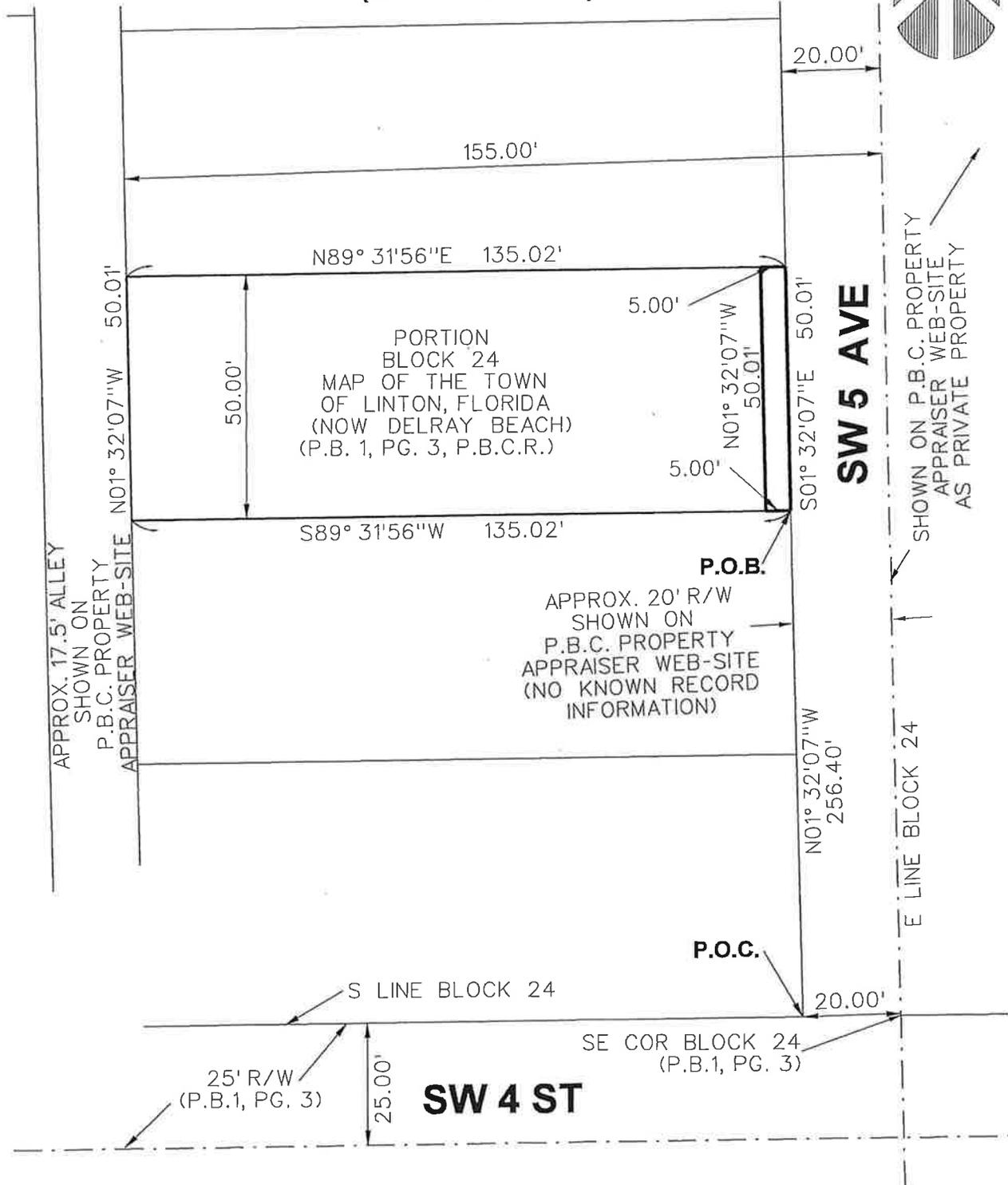
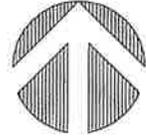


947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



JOB NO.	23165	Project Name:	326 SW 5 AVENUE	DWG BY:	JSH	SCALE:	1"=30'
		CK'D By:	AJR	DATE:	10/9/2024		SHEET 2 OF 2



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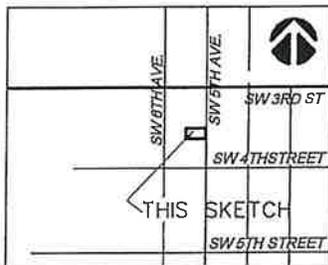
SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

326 SW 5 AVENUE ALLEY RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION

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SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 63 SQUARE FEET, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

ABBREVIATIONS

L	*	ARCLENGTH
CONC.	*	CONCRETE
COR.	*	CORNER
D	*	DELTA (CENTRAL ANGLE)
D.E.	*	DRAINAGE EASEMENT
I.R.	*	IRON ROD
I.R.C.	*	IRON ROD AND CAP
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PG.	*	PAGE
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R/W	*	RIGHT-OF-WAY
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JEFF S. HODAPP
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		CK'D BY:	AJR
			SHEET 1 OF 2

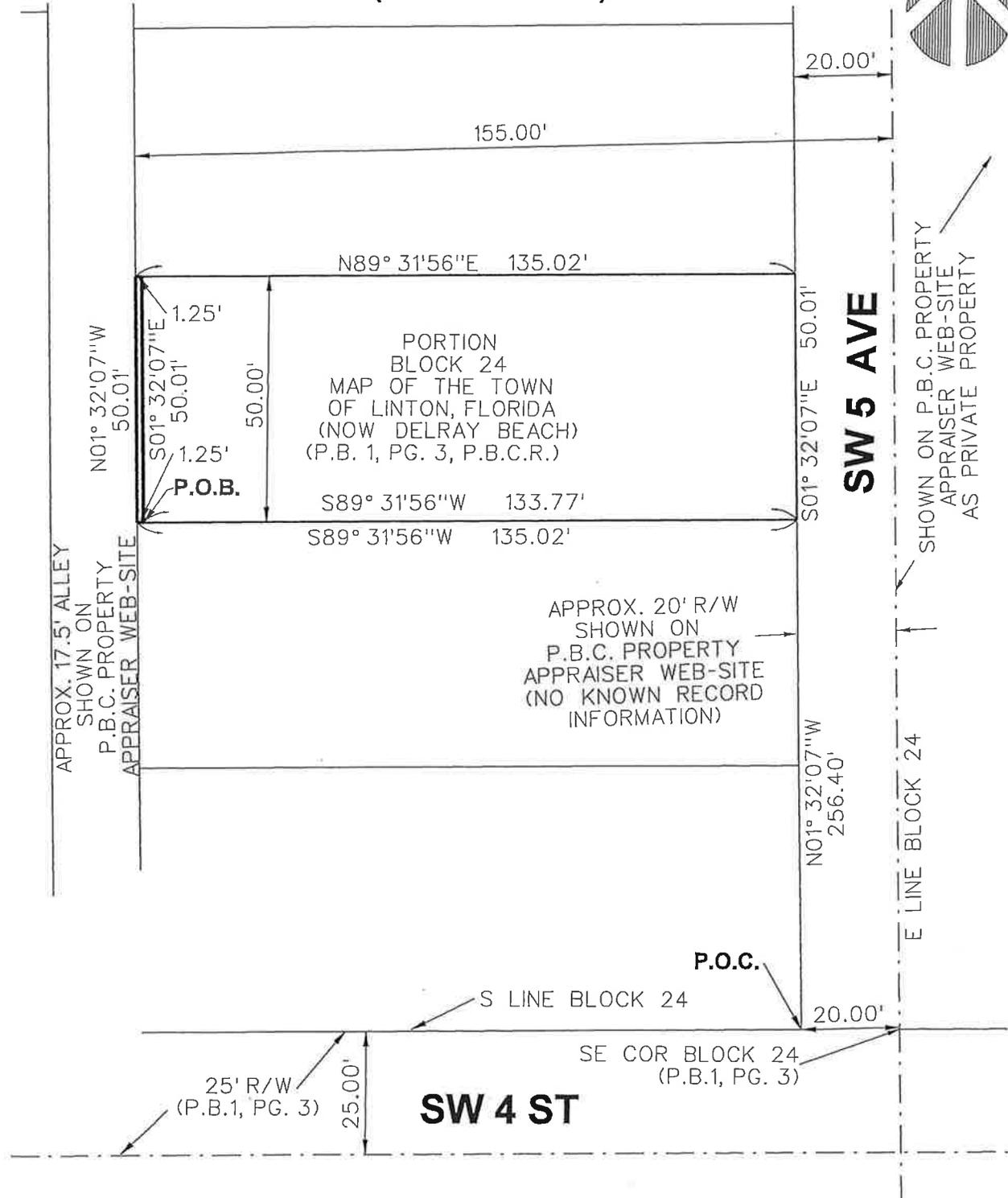
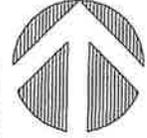
PERIMETER

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SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



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							SHEET 2 OF 2