

Prepared by: RETURN:

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

PCN 12-43-46-16-06-122-0120
Address 202 NE 8th Ave

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of ___, 202_, between

DORA L. BEATTY
with a mailing address of 202 NE 8th Ave. Delray Beach FL 33483 and
PETER L. MACDONALD with a mailing
address of 202 NE 8th Ave. Delray Beach, FL 33483, 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

Signature

Jason Garcia
Printed or Typed Name

1825 Ponce de Leon
Coral Gables, FL 33134
Address

GRANTOR

By:

Name:

DORA C BEATTY

Date:

7-7-25

WITNESS #2

Signature

Katherin Rivas - Fuentes
Printed or Typed Name

1825 Ponce de Leon Blvd
Coral Gables, FL 33134
Address

STATE OF FLORIDA
COUNTY OF ~~PALM BEACH~~

Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 7th day of JULY, 2025 by Dora C. Beatty
(name of person acknowledging).

Personally known X OR Produced Identification

Type of Identification Produced FL Driver h/c

[Signature]
Notary Public - State of Florida



LUIS F. RIVAS
Commission # HH 385562
Expires April 11, 2027

WITNESS #1

Signature

Dason Garcia

Printed or Typed Name

1825 Ponce de Leon Blvd
Coral Gables, FL 33134

Address

WITNESS #2:

Signature

Katherin Rivas-Fuentes

Printed or Typed Name

1825 Ponce de Leon Blvd
Coral Gables, FL 33134

Address

STATE OF FLORIDA 2R

COUNTY OF ~~PALM BEACH~~

Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 7th day of JULY, 2025 by Peter L. Mac Donald
(name of person acknowledging).

Personally known X OR Produced Identification

Type of Identification Produced FL Driver L.C



LUIS F. RIVAS
Commission # HH 385562
Expires April 11, 2027

[Signature]
Notary Public – State of Florida

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EXHIBIT "A"

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"
SKETCH AND LEGAL DESCRIPTION"

LEGAL DESCRIPTION

A Portion of Land lying in LOT 12, BLOCK 122, WELLBROCK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 219, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. Being more particularly described as follows:

The External Area of a Circular Curve Lying within said Lot 12, Being Concave to the Northwest, Having a Radius of 25 Feet, And Tangents which are 25 Feet North of and Parallel with the Centerline of NE 2nd Street and NE 8th Avenue.

ALL OF THE ABOVE LYING IN PALM BEACH COUNTY, FLORIDA. HAVING AN AREA OF = 104.40 sf = 0.0024 ac

NOTES:

- 1) THIS SKETCH & LEGAL DESCRIPTION DOES NOT CONSTITUTE A SURVEY.
- 2) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF THE CENTER LINE OF NE 2nd Street BEARING S 27°40'19" W.
- 3) VALID COPIES OF THIS SKETCH AND LEGAL DESCRIPTION WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR

CERTIFICATE

I hereby certify that the ATTACHED SKETCH OF DESCRIPTION of the hereon described property is true and correct to the best of my knowledge and belief. I further certify that this sketch of description meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Rule 5J-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

DATE: 05-10-2025

THIS "SKETCH & LEGAL DESCRIPTION
WAS PREPARED UNDER MY SUPERVISION.

PREPARED BY:



LAND SURVEYORS & LAND PLANNERS
777 NW 72 ND AVENUE, SUITE 3002
MIAMI, FL 33126.
TEL: 305.261.8483
EMAIL: LEVELTECHSURVEY@YAHOO.COM

Ronald W. Walling

RONALD W. WALLING
PROFESSIONAL LAND SURVEYOR, NO. 6473
STATE OF FLORIDA

PREPARED FOR

MYA CONSTRUSERVICE LLC
202 NE 8 AVE, DELRAY BEACH, 33483. FL.

SHEET: 1
OF 2 SHEETS

