

Prepared by:

John C. Primeau, Esq.
Primeau Law, P.A.
12555 Orange Drive
Suite 100-B
Davie, FL 33330

Record and return to:

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

PCN# - 12-43-46-16-05-121-0100

Address: 318 NE 8th Avenue, Delray Beach, FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this ____ day of _____, 2025, between **AZURE 318 NE 8TH, LLC**, a Florida limited liability company, with a mailing address of 290 S.E. 6th Avenue, Suite #5, 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.)

W I T N E S S E T H:

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.

[Remainder of Page Intentionally Left Blank]

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

WITNESS #1



Signature

William K. Hickey

Printed or Typed Name

290 SE 6th AVE SUITE #5
DELRAY BEACH, FL 33483

Address

WITNESS #2



Signature

Jason F. McCarthy

Printed or Typed Name

290 SE 6th Ave, Suite #5
Delray Beach, FL 33483

Address

GRANTOR

By: 

Name: Brian T. Grossberg

Title: Manager

for

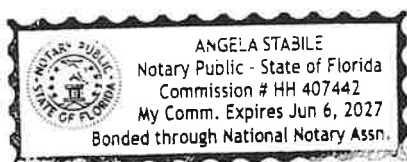
Company: AZURE DEVELOPMENT, LLC, a
Florida limited liability company, as
Manager of AZURE 318 NE 8TH,
LLC, a Florida limited liability
company

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 28th day of January, 2025, by BRIAN T. GROSSBERG (name of person), as Manager (type of authority) for AZURE DEVELOPMENT, LLC, a Florida limited liability company, as Manager of AZURE 318 NE 8TH, LLC, a Florida limited liability company (name of party on behalf of whom instrument was executed).

Personally known X OR Produced Identification _____

Type if Identification Produced _____





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

[Remainder of Page Intentionally Left Blank]

EXHIBIT "A"

LEGEND:**EXHIBIT "A"**

C - CENTERLINE
 D.B. - DEED BOOK
 L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 O.R.B. - OFFICIAL RECORDS BOOK
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS
 L.B. - LICENSED BUSINESS
 (PLAT) - REFERS TO PLAT

R/W - RIGHT-OF-WAY
 LAE - LIMITED ACCESS EASEMENT
 UE - UTILITY EASEMENT
 Δ - DELTA (CENTRAL ANGLE)
 L - LENGTH
 R - RADIUS
 RB - RADIAL BEARING
 - UTILITY EASEMENT

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY RTK MEASUREMENTS.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

DESCRIPTION:

THE WEST 2 FEET OF LOT 10, TOGETHER WITH THE WEST 2 FEET OF THE NORTH 15 FEET OF LOT 11, BLOCK 121 OF HIGHLAND PARK, ADDITION TO DELRAY BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PROPERTY LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 130.00 SQUARE FEET/0.003 ACRES, MORE OR LESS.

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 AS PREPARED UNDER MY DIRECTION ON JANUARY 13, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY**SHEET 1 OF 2****CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

JEFFREY R. WAGNER
 REGISTERED LAND
 SURVEYOR NO. 5302
 STATE OF FLORIDA
 L.B. 3591

DATE 1/13/2025

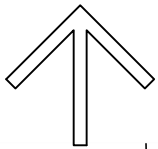
DRAWN BY RFJ

F.B./ PG. N/A

SCALE NONE

JOB NO. 11018

HIGHLAND PARK ADDITION TO DELRAY BEACH
2' RIGHT OF WAY DEDICATION
SKETCH OF DESCRIPTION



0 5' 10'
1 INCH = 10 FEET

EXHIBIT "A"

16' ALLEY (P.B. 2, PG. 79)

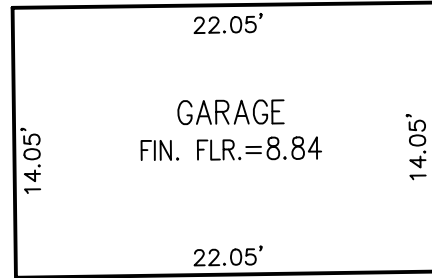
WEST LINE BLOCK 121
(P.B. 2, PG. 79)

N01°10'21"W 65.00'

S01°10'20"E 65.00'

N89°26'39"E
2.00'

NORTH LINE LOT 10, BLOCK 121 (P.B. 2, PG. 79)



50.00'

SOUTH LINE LOT 10, BLOCK 121 (P.B. 2, PG. 79)

NORTH LINE LOT 11, BLOCK 121 (P.B. 2, PG. 79)

15.00'

2.0

S89°26'39"W
2.00'

THIS IS NOT A SURVEY

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.



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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
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HIGHLAND PARK ADDITION TO DELRAY BEACH
2' RIGHT OF WAY DEDICATION
SKETCH OF DESCRIPTION

DATE 1/13/2025

DRAWN BY RFJ

F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 11018