

Prepared by: RETURN:

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

PCN 12-43-46-09-15-002-0121
Address 614 Allen Ave Delray Beach FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between 614 Allen Avenue LLC

with a mailing address of 21631 RIDGETOP CIR #250, STERLING VA 20166, 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.

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]

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

Joshua Kruppa
Signature

Joshua Kruppa
Printed or Typed Name

21 NW 2nd Street
Delray Beach, FL 33444
Address

GRANTOR

By: William Reilly

Name: William Reilly

Title: Managing member
for

Company: 614 Allen Avenue LLC

Date: 7/9/25

WITNESS #2:

Robert Cordoba
Signature

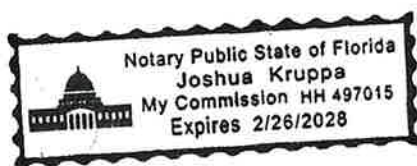
Robert Cordoba
Printed or Typed Name

6699 N Federal Hwy
Boca Raton, FL 33487
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of July, 2025 by William Reilly (name of person), as managing member (type of authority) for 614 Allen Avenue LLC (name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification
Type of Identification Produced



Joshua Kruppa
Notary Public – State of Florida

EXHIBIT "A"

LEGEND:
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

EXHIBIT "A"

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 SOUTH PLAT LINE AS SHOWN ON ADJACENT PLAT TO SOUTH, BEING NORTH PLAT LINE OF "ESTUARY II", RECORDED IN PLAT BOOK 93, PAGE 129 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARING S89°22'32"W.
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.

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 JULY 8, 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

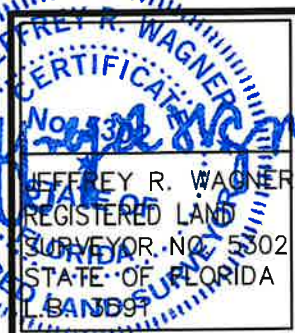
CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1652

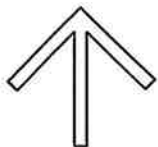
SNOW HILL-A PORTION OF LOT 12 AND
ALL OF LOT 13

RIGHT-OF-WAY DEDICATION-SKETCH OF DESCRIPTION



SHEET 1 OF 2

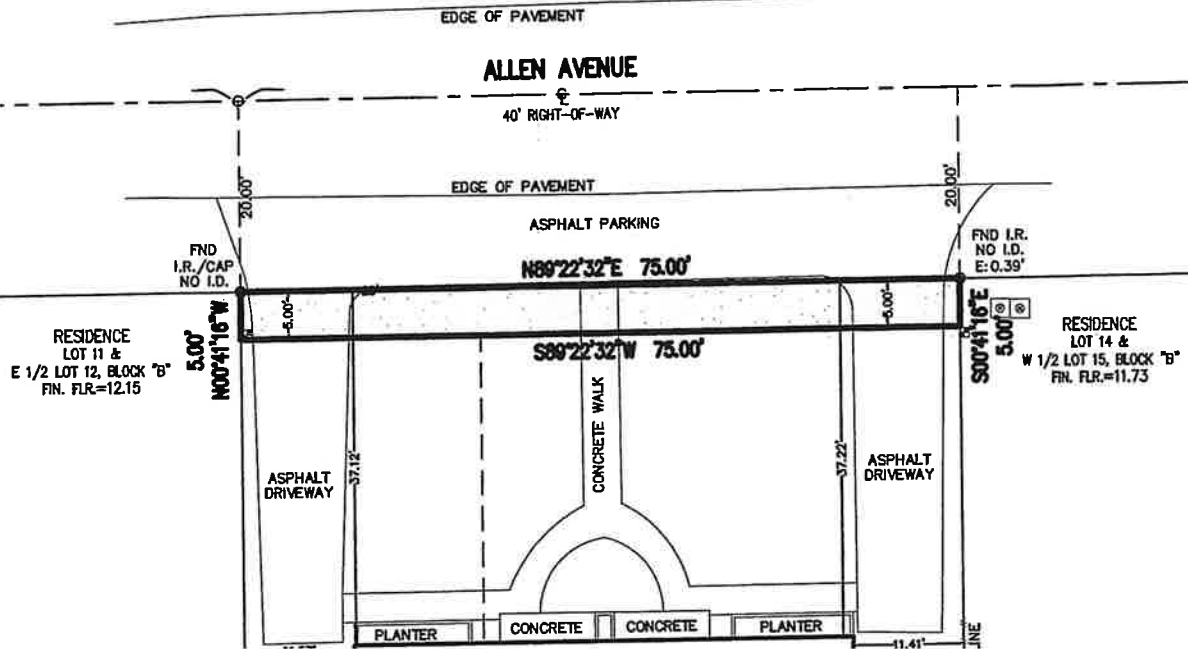
DATE	7/08/2025
DRAWN BY	ACE
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	11213



NORTH

0 10' 20'
1 INCH = 20 FEET

EXHIBIT "A"



DESCRIPTION:

THE NORTH 5.00 FEET OF THE EAST HALF (E 1/2) OF LOT 12, AND ALL OF LOT 13, BLOCK "B", SNOW HILL, A SUBDIVISION IN PALM BEACH COUNTY, 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 21, PAGE 83.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA CONTAINING 375.0 SQ. FT./0.0086 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

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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**SNOW HILL-A PORTION OF LOT 12 AND
ALL OF LOT 13**

RIGHT-OF-WAY DEDICATION-SKETCH OF DESCRIPTION

DATE 7/08/2025

DRAWN BY ACE

F.B./ PG. N/A

SCALE NONE

JOB NO. 11213