

Prepared by: RETURN:

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

PCN 12-43-46-21-01-013-0250
Address 735 SE 4th Avenue

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between 735 Delray LLC

with a mailing address of 1116 SW 10th Ave, Suite B, Delray Beach, FL 33444, 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

Lucy D. Reda
Signature
Lucy D. Reda
Printed or Typed Name

1116 SW 10th Ave, Suite A
Delray Beach, FL 33444
Address

GRANTOR

By: *Matthew Wolf*
Name: Matthew Wolf

Title: Managing Member
for
Company: 735 Delray, LLC

Date: 7-9-25

WITNESS #2:

Madison Pysarschak
Signature
Madison Pysarschak
Printed or Typed Name

1116 SW 10th Ave, Suite A
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 9 day of July, 2025 by Matthew Wolf
(name of person), as Managing member (type of
authority) for 735 Delray LLC (name of party on behalf of whom
instrument was executed).

Personally known ☒ OR Produced Identification
Type of Identification Produced _____

Donna M. Piro

Notary Public – State of Florida

Commission # HH 580387
Expires August 15, 2028



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]



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 - RIGHT-OF-WAY LOT 25 BLOCK 13 735 SE 4TH AVENUE (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF LOT 25 BLOCK 13, "OSCEOLA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 00°00'05" EAST, ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 25.23 FEET TO A POINT OF CUSP OF A TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°31'21", A DISTANCE OF 39.50 FEET TO THE POINT OF CUSP OF A TANGENT LINE; THENCE SOUTH 89°28'44" WEST, ALONG SAID TANGENT LINE, ALSO BEING THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 25.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 137 SQUARE FEET, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SURVEY 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 PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°00'05" EAST ALONG THE CENTERLINE OF S.E. 4TH AVENUE.

ABBREVIATIONS

ASPH	•	ASPHALT
C&G	•	CURB & GUTTER
CONC.	•	CONCRETE
COV	•	COVERED
D	•	DELTA (CENTRAL ANGLE)
D.E.	•	DRAINAGE EASEMENT
F.F. ELEV.	•	FINISHED FLOOR ELEVATION
I.R.	•	IRON ROD
I.R.C.	•	IRON ROD AND CAP
L.B.	•	LICENSED BUSINESS
L.S.	•	LICENSED SURVEYOR
O.R.B.	•	OFFICIAL RECORDS BOOK
P.B.	•	PLAT BOOK
P.B.C.R.	•	PALM BEACH COUNTY RECORDS
PG.	•	PAGE
PROP.	•	PROPOSED
P.S.M.	•	PROFESSIONAL SURVEYOR & MAPPER
(P)	•	PLAT
(C)	•	CALCULATED

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL 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 LEGAL 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



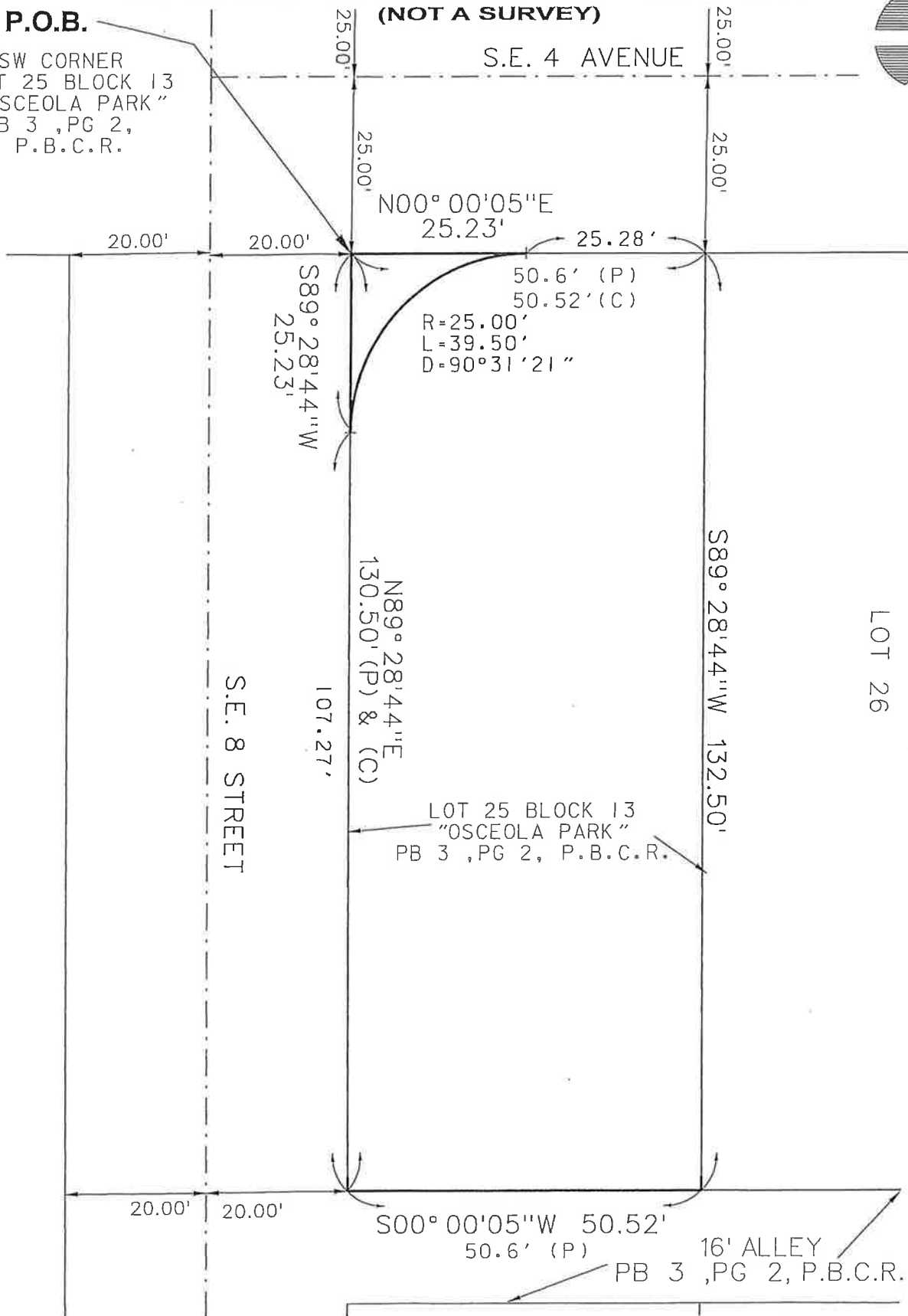
Project Name:	LOT 25 BLOCK 13	DATE:	5/5/2025
JOB NO.	25121	DWG BY:	JSH
		CK'D BY:	AJR
			SHEET 1 OF 2

SKETCH AND LEGAL DESCRIPTION - RIGHT-OF-WAY (NOT A SURVEY)



P.O.B.

SW CORNER
LOT 25 BLOCK 13
"OSCEOLA PARK"
PB 3 , PG 2,
P.B.C.R.



JOB NO.	25121	Project Name:	LOT 25 BLOCK 13	DWG BY:	JSH	SCALE:	1"=20'
		CK'D By:	AJR	DATE:	5/5/2025	SHEET 2 OF 2	