

Prepared by: RETURN:

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

PCN 12-43-46-21-01-005-0100
Address 309 SE 6th St. Delray Beach, FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this __ day of _____, 202_, between _____ KM ONE, LLC _____

with a mailing address of _____ 105 NE 1st St, 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

Casey Towne
Signature
Casey Towne
Printed or Typed Name

755 NW 17th Ave Suite 107
Delray Beach, FL 33445
Address

WITNESS #2

Robert Julien
Signature
Robert Julien
Printed or Typed Name

755 NW 17th Ave Suite 107
Delray Beach, FL 33445
Address

GRANTOR

By: Robert Julien
Name: Robert Julien
Title: Manager
for
Company: the Kolter Group, LLC, as
Manager for KM One, LLC
Date: 9/17/25

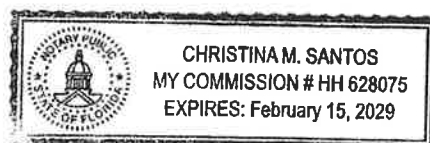
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 17 day of September, 2025, by Robert Julien
(name of person), as Manager (type of
authority) for The Kolter Group LLC as Manager (name of party on behalf of whom
instrument was executed). for KM One LLC

Personally known ☒ OR Produced Identification
Type of Identification Produced _____

Christina M Santos

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

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EXHIBIT “A”

DESCRIPTION OF 2' RIGHT-OF-WAY DEDICATION FOR LOT 10, BLOCK 5 OSCEOLA PARK

LEGAL DESCRIPTION:

THE NORTH 2.0 FEET OF LOT 10, BLOCK 5, THEREOF, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 94.00 SQ. FT. MORE OR LESS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

9/16/2025

SURVEYOR'S NOTES:

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.

Paul A. Davis
PAUL A. DAVIS
P.L.S. #4531
STATE OF FLORIDA.



PAUL A. DAVIS, INC.

LB #0007219

Land Surveyors • Land Development • Consultants • Planners

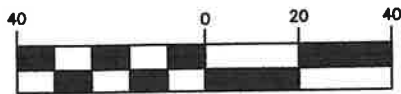
4710 N.E. 17TH AVE. POMPANO BEACH, FLA. 33064-5837
(954) 263-3102 CELL (954) 698-9101

Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

DATE	REVISIONS
SCALE:	1" = 40'
DRAWN BY:	A.M.D.
DATE:	09/16/2025
JOB NO:	18324
F.B./PG.	N/A
FILE	
SHEET NO.	1 OF 2

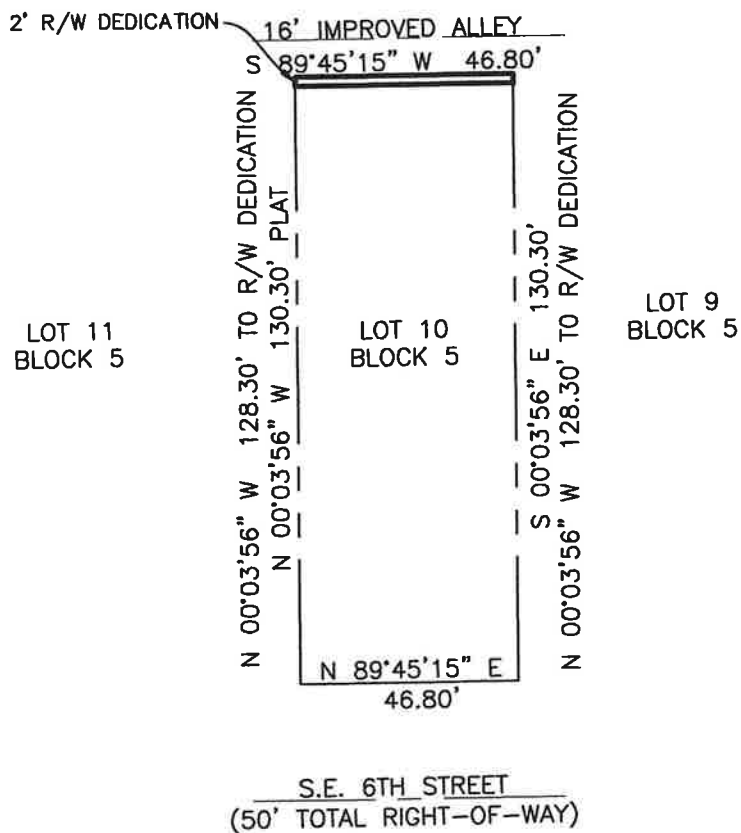
SKETCH OF DESCRIPTION

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



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