

Prepared by: RETURN:

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

PCN 12-43-46-20-01-021-0040 & 12-43-46-20-01-021-0032
Address 1180 SW 10th Street, Delray Beach, Florida 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between **GCG REAL ESTATE HOLDINGS, LLC**, a Florida limited liability company, with a mailing address of 1180 SW 10th Street, Delray Beach, Florida 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

[Signature]
Signature
Denisse Camier
Printed or Typed Name

1180 SW 10th St.
Delray Beach, FL 33444
Address

WITNESS #2:

[Signature]
Signature
Mayla Logan
Printed or Typed Name

1180 SW 10th St.
Delray Beach, FL 33444
Address

GRANTOR

By: [Signature]
Name: Kenneth Goldberg

Title: Manager

for

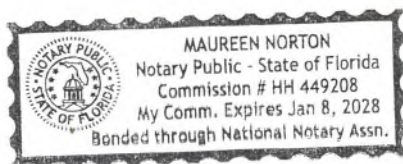
Company: GCG REAL ESTATE HOLDINGS, LLC

Date: 6/13/2025

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of June, 2025, by Kenneth Goldberg (name of person), as Manager (type of authority) for GCG REAL ESTATE HOLDINGS, LLC (name of party on behalf of whom instrument was executed).

Personally known ☒ OR Produced Identification
Type of Identification Produced _____



[Signature]
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:

A PORTION OF LOT 21, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, MAP SHOWING PORTIONS OF TOWNSHIP 45 AND 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARK TEN SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 82 OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 21; THENCE ALONG THE SOUTH LINE OF SAID LOT 21, NORTH 88°07'19" EAST A DISTANCE OF 106.87 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF LIME LANE, AS SHOWN ON SUNNY ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 63 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 88°07'19" EAST A DISTANCE OF 33.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROYAL PALM DRIVE, A PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 12468, PAGE 1513 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°15'04" WEST A DISTANCE OF 25.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID ROYAL PALM DRIVE; THENCE ALONG THE WESTERLY PROLONGATION OF SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88°07'19" WEST A DISTANCE OF 34.75 FEET TO AN INTERSECTION WITH THE AFORESAID NORTHERLY PROLONGATED RIGHT-OF-WAY LINE; THENCE SOUTH 02°08'39" EAST, ALONG SAID NORTHERLY PROLONGATED LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 859 SQUARE FEET (0.0197 ACRE), MORE OR LESS.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND 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. THERE MAY BE EASEMENTS AND OTHER INSTRUMENTS OF RECORD NOT SHOWN ON THIS SKETCH.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°56'05" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN 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 AND 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 2, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

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

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**RIGHT-OF-WAY DONATION
ALL COUNTY PAVING
SKETCH AND DESCRIPTION****DAVID E. ROHAL**
PROFESSIONAL LAND
SURVEYOR NO. 4315
STATE OF FLORIDA
LB 3591

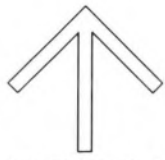
DATE 1-2-2025

DRAWN BY dr

F.B./ PG. N/A

SCALE NONE

JOB NO. 10722 RW DED



NORTH

SCALE



1 INCH = 40 FEET

PORTION OF LOT 21,
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST

**MAP SHOWING PORTIONS
OF TOWNSHIP 45 & 46 SOUTH
RANGE 43 EAST**

(PB 1, PG. 4)

**PARK TEN
SECOND ADDITION**
(PB 49, PG. 82)

POC
SE CORNER
PARK TEN
SECOND ADDITION
(PB 49, PG. 82)

**RIGHT-OF-WAY
DONATION**

S2°08'39"E
25.00'

SOUTH LINE OF LOT 21
(PB 1, PG. 4) **POB**

N88°07'19"E 106.87'

ROYAL PALM DRIVE
ABANDONED
(ORB 6302, PG. 954)

**LOT 7 BLOCK A
SUNNY ACRES**
(PB 21, PG. 63)

S88°07'19"W
34.75'

N0°15'04"W
25.01' NORTH R/W LINE

WEST
R/W
LINE

25' PUBLIC R/W
(ORB 12468, PG. 1513)
(ORB 19760, PG. 1120)

ROYAL PALM DRIVE
50' PUBLIC
RIGHT-OF-WAY

N88°07'19"E
33.93'

WEST RIGHT-OF-WAY LINE

LIME LANE

50' PUBLIC RIGHT-OF-WAY
(PB 21, PG. 63)

LEGEND/ABBREVIATIONS:

POB - POINT OF BEGINNING
LB - LICENSED BUSINESS
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
POC - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
PG. - PAGE
CL - CENTERLINE

THIS IS NOT A SURVEY

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

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**RIGHT-OF-WAY DONATION
ALL COUNTY PAVING
SKETCH AND DESCRIPTION**

DATE 1-2-2025

DRAWN BY dr

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 10722 RW DED