

Prepared by: RETURN:

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

PCN 12-43-46-04-20-002-0070
Address 103 South Swinton Circle Delray Beach, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Ryan Douglas Lehr

with a mailing address of 103 South Swinton Circle Delray Beach, FL 33444, and Olivia Mullen Lehr with a mailing

address of 103 South Swinton Circle Delray Beach, FL 33444, collectively 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

Joseph Sepiashvili
Signature
JOSEPH SEPIASHVILI
Printed or Typed Name

455 NE 5th Ave
Delray Beach, FL 33483
Address

GRANTOR

By: *Ryan D Lehl*
Name: Ryan D Lehl
Date: 3/10/26

WITNESS #2:

Elijah Hall
Signature
ELIJAH HALL
Printed or Typed Name

455 NE 5th Ave
Delray Beach, FL 33483
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of March, 2026 by Ryan D Lehl
(name of person acknowledging).

Personally known ___ OR Produced Identification
Type of Identification Produced FL DL



ELIJAH HALL
Commission # HH 612971
Expires November 17, 2028

Elijah Hall
Notary Public – State of Florida

WITNESS #1

Joseph Sepiastvili

Signature JOSEPH SEPIASTVILI

Printed or Typed Name

455 NE 5th Ave
Delray Beach, FL 33463
Address

GRANTOR

By: Olivia Leherl

Name: Olivia Leherl

Date: 3/10/26

WITNESS #2:

Elizah Hall

Signature Elizah Hall

Printed or Typed Name

455 NE 5th Ave
Delray Beach, FL 33463
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 10 day of March, 2026 by Olivia Leherl
(name of person acknowledging).

Personally known ___ OR Produced Identification
Type of Identification Produced FL DL

Elizah Hall

Notary Public - State of Florida



ELIJAH HALL
Commission # HH 612971
Expires November 17, 2028

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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"

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) 5' RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION

THE SOUTH 5.00 FEET OF LOT 7, BLOCK 2, OF "NORTHRIDGE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 168, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00°51'45" WEST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°08'15" EAST, ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 69.00 FEET; THENCE SOUTH 00°51'45" EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°08'15" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 345 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL 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 THE CENTER LINE OF S SWINTON CIRCLE HAVING AN ASSUMED BEARING OF NORTH 89°08'15" EAST.

ABBREVIATIONS

Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
SQ.	=	SQUARE
U.E.	=	UTILITY EASEMENT



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

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

Todd M. Phillips
TODD M. PHILLIPS
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS7077

PROJECT NAME: 103 S SWINTON CIR	DATE: 12/22/2025	
JOB NO. 25-305	DWG BY: AJR	
	CK'D BY: TMP	SHEET 1 OF 2

PHILLIPS

SURVEYING & MAPPING

Certificate of Authorization LB8240

1181 S Rogers Cir #10
Boca Raton, Florida 33487

Tel: (561) 757-5111
www.psmsurvey.com



LOT 3

LOT 2

LOT 1

N89°08'15"E 69.00'

BLOCK 2
"NORTHRIDGE"
(P.B. 23, PG. 168, P.B.C.R.)

LOT 6

LOT 7

LOT 8

N00°51'45"W 108.00'
103.00'

103.00'
S00°51'45"E 108.00'

20' BUILDING LINE
(P.B. 23, PG. 168, P.B.C.R.)

N89°08'15"E 69.00'

N00°51'45"W 5.00'

S00°51'45"E 5.00'

S89°08'15"W 69.00'

P.O.B.
SW CORNER
LOT 7, BLOCK 2

20.00'

20.00'

S SWINTON CIRCLE

40' RIGHT-OF-WAY

JOB NO. 25-305

PROJECT NAME: 103 S SWINTON CIR

DWG BY: AJR

SCALE: 1" = 20'

CKD BY: TMP

DATE: 12/22/2025

SHEET 2 OF 2