

Prepared by: RETURN:

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

PCN 12-43-46-09-31-000-0300
Address 409 Palm Trl Delray Bch 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this __ day of _____, 202_, between Edin Mehanovic

with a mailing address of 820 Bamboo LN Delray Bch 33483, and
Elizabeth Mehanovic with a mailing
address of 820 Bamboo LN Delray Bch 33483, 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 -

Joe Sepiashvili
Signature
Joe Sepiashvili
Printed or Typed Name

455 NE 5 Ave
Delray Beach, FL 33483
Address

GRANTOR

By: *Edin Mehanovic*

Name: EDIN MEHANOVIC

Date: 5/18/2026

WITNESS #2:

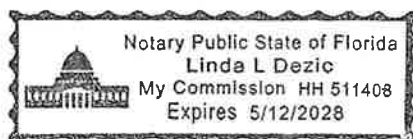
Holly Fox
Signature
Holly Fox
Printed or Typed Name

455 NE 5 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 18 day of MAY, 2026, by EDIN MEHANOVIC
(name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced FL DRIVERS LICENSE



Linda L. Dezic
Notary Public - State of Florida

WITNESS #1

[Signature]

Signature

Joe Sepirashvili

Printed or Typed Name

455 NE 5 Ave

Delray Beach, FL 33483

Address

WITNESS #2:

[Signature]

Signature

Holly Foy

Printed or Typed Name

455 NE 5 Ave

Delray Beach, FL 33483

Address

GRANTOR

By: [Signature]

Name: ELIZABETH MEHANOYIC

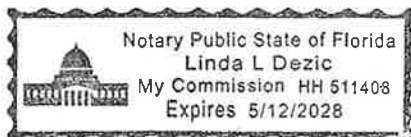
Date: 5/10/2026

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 18 day of MAY, 2026, by Elizabeth L. Mehanovic
(name of person acknowledging).

Personally known OR Produced Identification

Type of Identification Produced FL DRIVERS LICENSE



[Signature]
Notary Public – State of Florida

[Remainder of Page Intentionally Left Blank]

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]

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
 - DEDICATION

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 SOUTH LINE OF LOT 30. BEARING S89°04'50"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.

DESCRIPTION:

THE EAST 4.00 FEET OF LOT 30, LAS PALMAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

CONTAINING 200.00 SQUARE FEET/0.0046 ACRES, MORE OR LESS.

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 JANUARY 30, 2026. 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

SHEET 1 OF 2

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)-750-1452



Digitally signed by
 Jeffrey R. Wagner
 Date: 2026.04.30
 10:55:02 -04'00'
 Adobe Acrobat
 version:
 2026.001.21431

JEFFREY R. WAGNER
 REGISTERED LAND
 SURVEYOR NO. 5302
 STATE OF FLORIDA
 L.B. 3591

DATE 1/30/2026

DRAWN BY RFJ

F.B./ PG. N/A

SCALE NONE

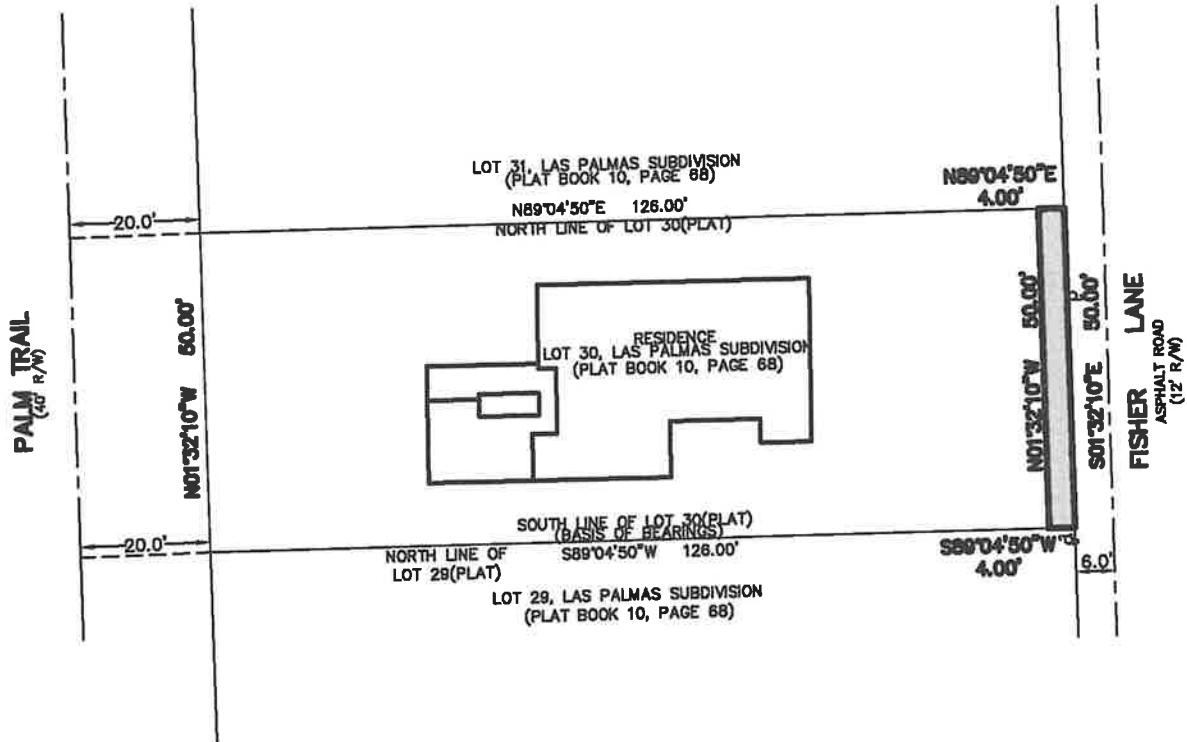
JOB NO. 11088

LAS PALMAS SUBDIVISION
LOTS 30
SKETCH OF DESCRIPTION



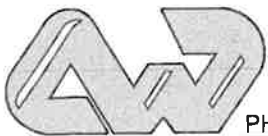
0 15' 30'
1 INCH = 30 FEET

EXHIBIT "A"



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

LAS PALMAS SUBDIVISION
LOTS 30
SKETCH OF DESCRIPTION

SHEET 2 OF 2

DATE	1/30/2026
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
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DESCRIPTION:

THE WEST 5.00 FEET OF LOT 30, LAS PALMAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

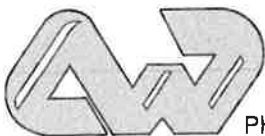
CONTAINING 250.00 SQUARE FEET/0.0057 ACRES, MORE OR LESS.

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 JANUARY 30, 2026. 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)-750-1452

LAS PALMAS SUBDIVISION
LOTS 30
SKETCH OF DESCRIPTION



Digitally signed by
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JEFFREY R. WAGNER
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SHEET 1 OF 2

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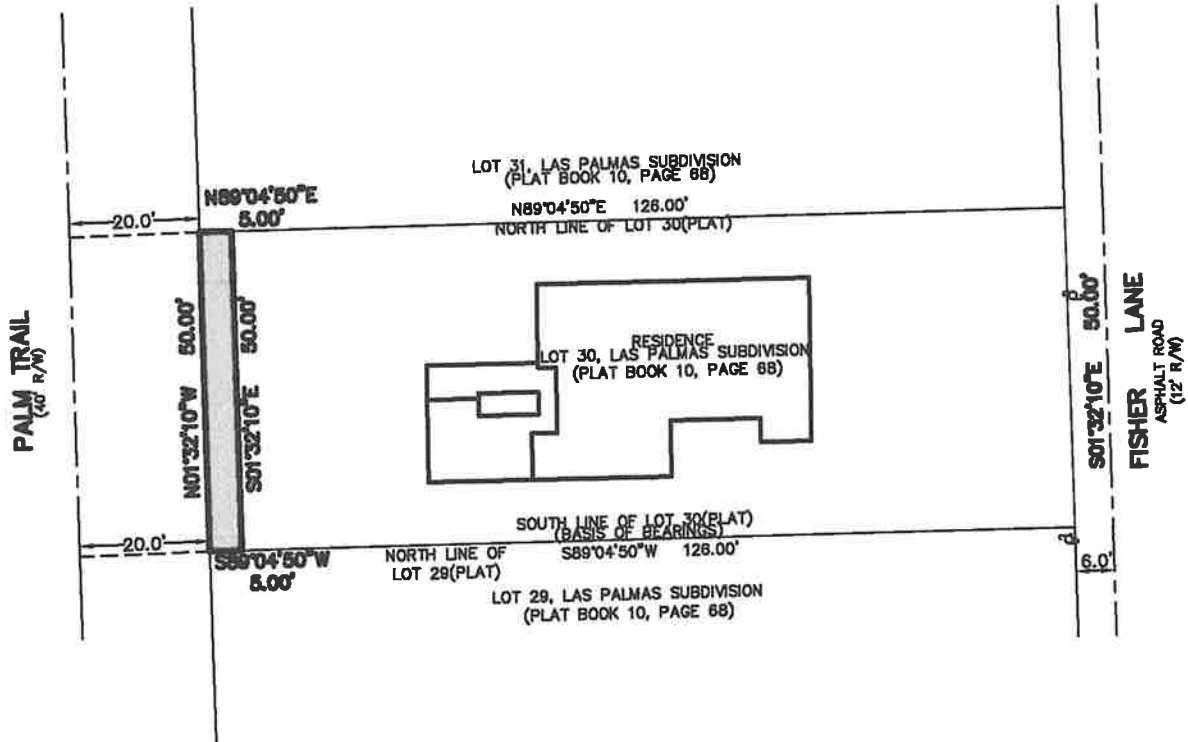
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LOTS 30
SKETCH OF DESCRIPTION

SHEET 2 OF 2

DATE 1/30/2026

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F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 11088