

Prepared by: RETURN:

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

PCN: 12-43-46-16-01-041-0070  
Address: 300 Grove Place, Delray Beach, FL 33444

### **RIGHT-OF-WAY DEED**

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between **Cason Court, LLC**, whose address is 290 SE 6<sup>th</sup> Avenue, Suite 5, Delray Beach, FL 33483, 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

J. McCarthy  
Signature

Jason McCarthy  
Printed or Typed Name

1201 SW 21<sup>st</sup> St  
Boca Raton, FL 33486  
Address

GRANTOR

By: Brian Grossberg

Name: Brian Grossberg

Title: Manager  
for

Company: Cason Court, LLC

Date: 10/21/25

WITNESS #2:

William K. Westcott  
Signature

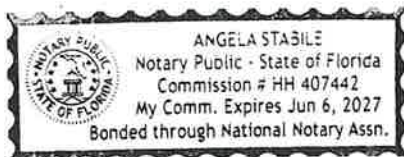
William K. Westcott  
Printed or Typed Name

505 MARLIN RD  
NORTH PALM BEACH, FL 33408  
Address

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21<sup>st</sup> day of October, 2025, by Brian Grossberg (name of person), as Manager (type of authority) for Cason Court, 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: \_\_\_\_\_  
Thomas F. Carney, Jr., Mayor

Approved as to Form:

By: \_\_\_\_\_  
City Attorney

**[Remainder of Page Intentionally Left Blank]**

## **EXHIBIT “A”**

## DESCRIPTION:

A PORTION OF CASON COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 194, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, SAID PLAT; THENCE S01°33'55"E, A DISTANCE OF 49.90 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 7 OF BLOCK 41, SUBDIVISION OF BLOCK 41 AS RECORDED IN PLAT BOOK 5, PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE S89°09'54"W ALONG THE SAID SOUTH LINE; A DISTANCE OF TWO FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N01°33'55"W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 49.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE N89°09'16"E ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF TWO FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 100 SQUARE FEET (0.0023 ACRES), MORE OR LESS.

## SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE 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.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°05'30" EAST, BASED ON THE NORTH LINE OF TRACT "A", CASON COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

## 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 JULY 18, 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.

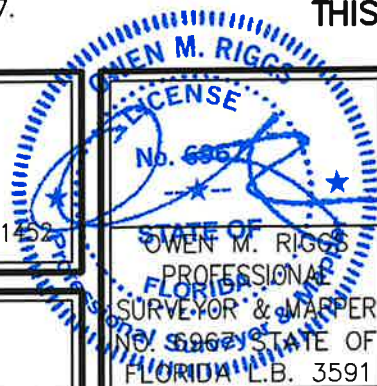
**THIS IS NOT A SURVEY  
SHEET 1 OF 3**



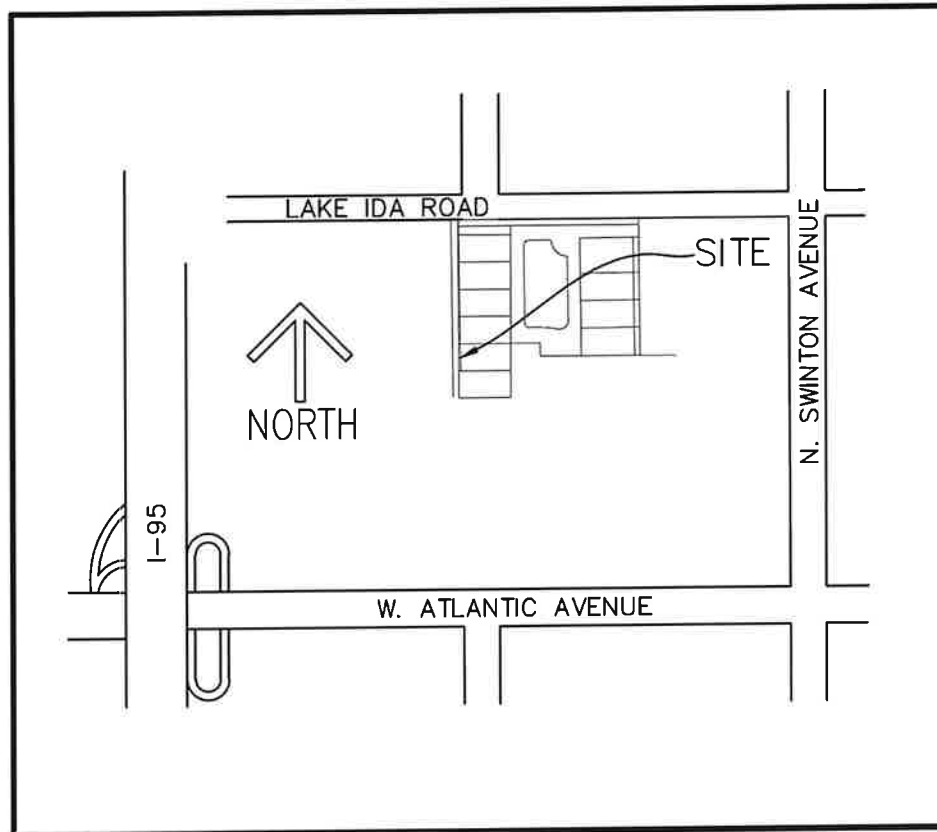
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF DELRAY BEACH  
RIGHT-OF-WAY DEDICATION  
SKETCH AND DESCRIPTION



DATE	10/17/2025
DRAWN BY	BLB
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9572



### LEGEND/ABBREVIATIONS:

FPL - FLORIDA POWER AND LIGHT  
 G.U.E - GENERAL UTILITY EASEMENT  
 L.B. - LICENSED BUSINESS  
 O.R.B. - OFFICIAL RECORD BOOK  
 POB - POINT OF BEGINNING  
 POC - POINT OF COMMENCEMENT  
 PB - PLAT BOOK  
 PG. - PAGE  
 ROW - RIGHT-OF-WAY  
 (P) - DENOTES CASON COURT,  
 PLAT BOOK 136, PAGE 194 PALM  
 BEACH COUNTY PUBLIC RECORDS

\* - STREET NAME DERIVED FROM  
 RECORDED ADDRESSES NOT PLAT

THIS IS NOT A SURVEY  
 SHEET 2 OF 3

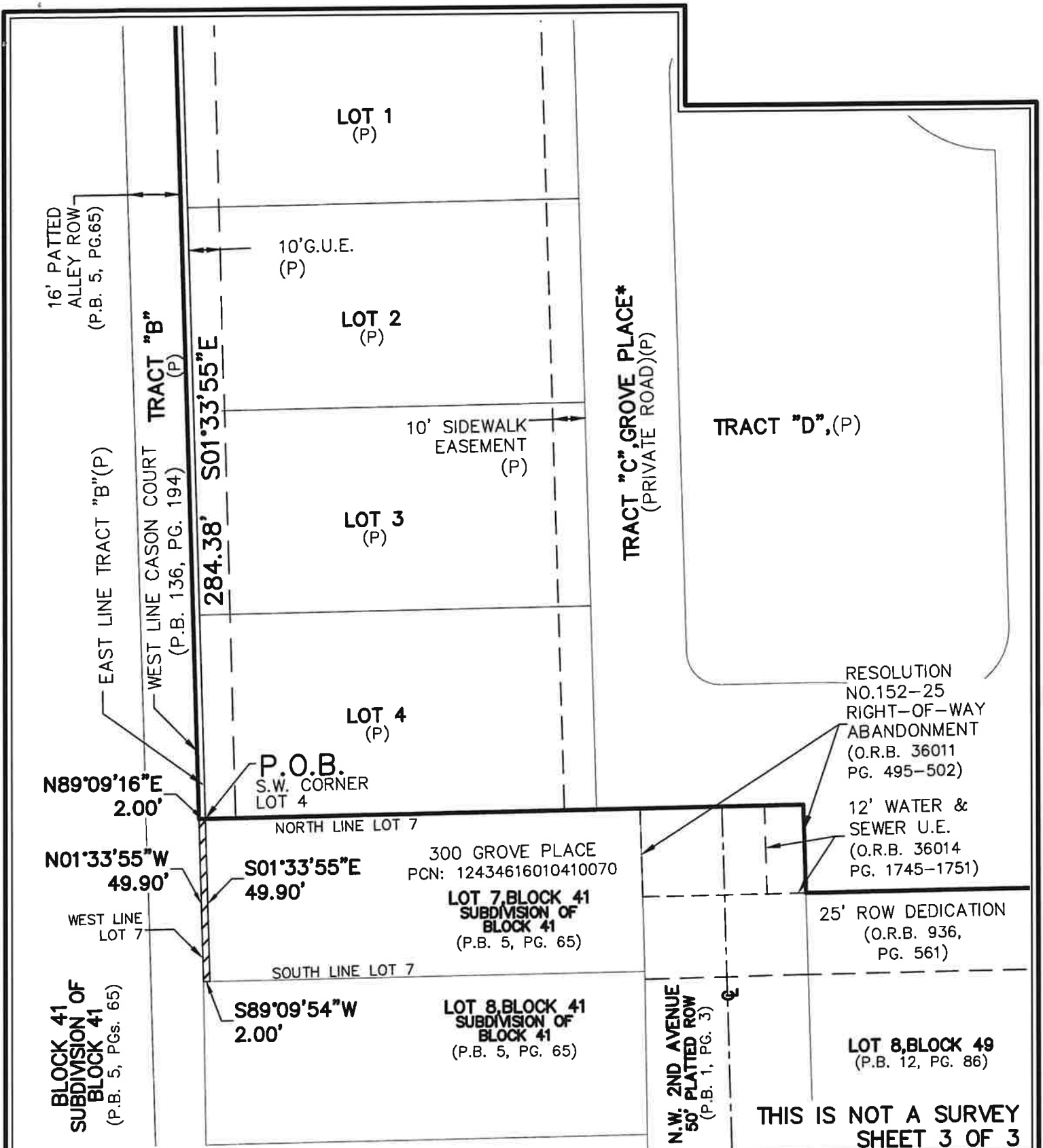


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF DELRAY BEACH  
 RIGHT-OF-WAY DEDICATION  
 SKETCH AND DESCRIPTION

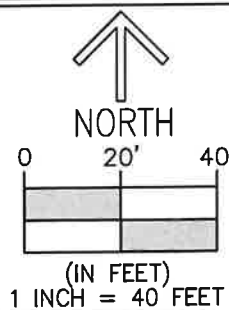
DATE	10/17/2025
DRAWN BY	BLB
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9572



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF DELRAY BEACH  
RIGHT-OF-WAY DEDICATION  
SKETCH AND DESCRIPTION**



DATE 10/17/2025

DRAWN BY BLB

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 9572