

Prepared by: RETURN:

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

PCN 12-43-46-16-22-032-0050  
Address 1111 Casuarina Road, Delray Beach, FL 33483

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

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between \_\_\_\_\_  
1111 Casuarina LLC

with a mailing address of 241 NE 4th St, Ste C, 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

[Signature]  
Signature

Printed or Typed Name

Lily Mander

Address 1702 13th ave north  
Lake Worth beach FL 33460

WITNESS #2:

[Signature]  
Signature

ACSA A. Aguilar-Rivero  
Printed or Typed Name

301 Stoney Way  
Farmington, NY, 14425

Address

GRANTOR

By: [Signature]

Name: Richard Sands

Title: President  
for

Company: /// Casuarina LLC

Date: 6-27-25

STATE OF ~~FLORIDA~~ New York  
COUNTY OF ~~PALM BEACH~~ Ontario

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27<sup>th</sup> day of JUNE, 2025, by Richard Sands (name of person), as President (type of authority) for /// Casuarina 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 New York

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”

# EXHIBIT "A"

## DESCRIPTION:

A PORTION OF LOT 32, PLAT OF THE FRACTIONAL EAST 1/2 OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHWEST CORNER OF SAID LOT 32; THENCE N00°08'23"W ALONG THE WEST LINE OF LOT 32, ACCORDING TO SAID PLAT, A DISTANCE OF 25.14 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 39.41 FEET ALONG A NON-TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES N89°51'37"E A RADIUS OF 25.00 FEET, AND HAVING A CENTRAL ANGLE OF 90°18'55" TO A POINT OF CUSP AND THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 32; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S89°32'42"W, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 136 SQUARE FEET OR 0.0031 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

1. SKETCH AND DESCRIPTIONS 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 SKETCH AND DESCRIPTIONS 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 S89°32'42"W, ALONG THE SOUTH LINE OF LOT 32, PLAT OF THE FRACTIONAL EAST 1/2 OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT, RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF 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 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 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 JUNE 6, 2025. 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 472.027.

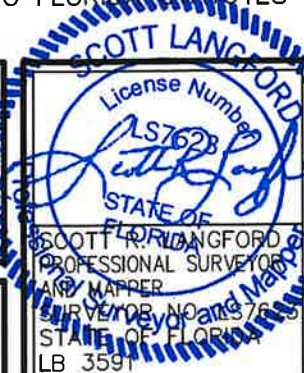
SHEET 1 OF 2



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991

**BEACH LOTS DELRAY  
RIGHT-OF-WAY DONATION  
SKETCH OF DESCRIPTION**



DATE 06/06/2025

DRAWN BY sl

CH'D BY: dr

SCALE N/A

JOB NO. 8520 ROW

# EXHIBIT "A"

A PORTION OF LOT 5, BLOCK H  
**JOHN B. REID'S VILLAGE**  
(PLAT BOOK 21, PAGE 95)

**GLEASON STREET**

40' PUBLIC RIGHT-OF-WAY CENTERLINE  
(PLAT BOOK 1, PAGE 25)

WEST LINE OF LOT 32  
(PLAT BOOK 1, PAGE 25)

A PORTION OF LOT 32  
**PLAT OF THE  
FRACTIONAL EAST HALF  
SEC 16 TP46S, R43E**  
(PLAT BOOK 1, PAGE 25)

N00°08'23"W  
25.14'

N89°51'37"E  
(RADIAL)

R=25.00'  
Δ=90°18'55"  
L=39.41'

N00°27'18"W  
(RADIAL)

SOUTH LINE LOT 32  
(PLAT BOOK 1, PAGE 25)  
(BEARING BASIS)

S89°32'42"W

S89°32'42"W  
25.14'

**CASUARINA ROAD**  
(WATSON STREET)

50' PUBLIC RIGHT-OF-WAY  
(PLAT BOOK 1, PAGE 25)  
(PLAT BOOK 21, PAGE 95)

POINT OF BEGINNING  
SW CORNER  
LOT 32

LOT 1, BLOCK 12  
**SEAGATE SECTION A**  
(PLAT BOOK 20, PAGE 48)

LOT 7, BLOCK 2,  
**SEAGATE  
SECTION A**  
(PLAT BOOK 20, PAGE 48)

**SEAGATE DRIVE**

## LEGEND/ABBREVIATIONS:

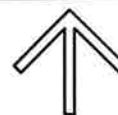
E	-	EAST	S	-	SOUTH
LB	-	LICENSED BUSINESS	R	-	RADIUS
TP	-	TOWNSHIP	Δ	-	CENTRAL ANGLE (DELTA)
R	-	RANGE	L	-	ARC LENGTH
SEC	-	SECTION			

**SHEET 2 OF 2**



**CAULFIELD & WHEELER, INC.**

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LANDSCAPE ARCHITECTURE — SURVEYING  
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BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991



**NORTH**



1 INCH = 30 FEET

DATE 06/06/2025

DRAWN BY sl

CH'D BY: dr

SCALE 1"=30'

JOB NO. 8520 ROW

**BEACH LOTS DELRAY  
RIGHT-OF-WAY DONATION  
SKETCH OF DESCRIPTION**