

Prepared by: RETURN:

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

PCN 12-43-46-04-20-004-0140
Address 2023 NE 2ND AVE, DELRAY BEACH, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this __ day of _____, 202__, between Olivier VERDIER _____

with a mailing address of 2023 NE 2ND AVE, DELRAY BEACH, FL 33444 _____, and
Laura RONGICONI _____ with a mailing
address of 2023 NE 2ND AVE, 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

[Signature]

Signature

VELMA J. OWENS

Printed or Typed Name

5515E 8th ST

Deerway Beach FL 33489

Address

GRANTOR

By: [Signature]

Name: Oliver Verdier

Date: 8-2-2024

WITNESS #2:

[Signature]
Signature
Jennifer Ferguson
Printed or Typed Name

5515E 8th ST

Deerway Beach FL 33489

Address

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of August, 2024 by Oliver Verdier (name of person acknowledging).

Personally known LOR Produced Identification

Type of Identification Produced FL DL

[Signature]

Notary Public – State of Florida



WITNESS #1

[Signature]
Signature
Jennifer Arguim
Printed or Typed Name

GRANTOR

By: [Signature]

Name: Laura Rongiconi

Date: 8/2/2024

551 SE 8th St
Delray Beach FL 33483
Address

WITNESS #2

[Signature]
Signature
VANA G. OWENS
Printed or Typed Name

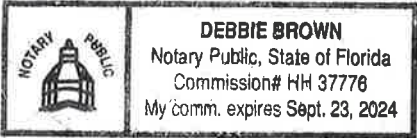
551 SE 8th St
Delray Beach FL 33483
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 2nd day of August, 2024, by Laura Rongiconi
Rongiconi (name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced FL DL

[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:

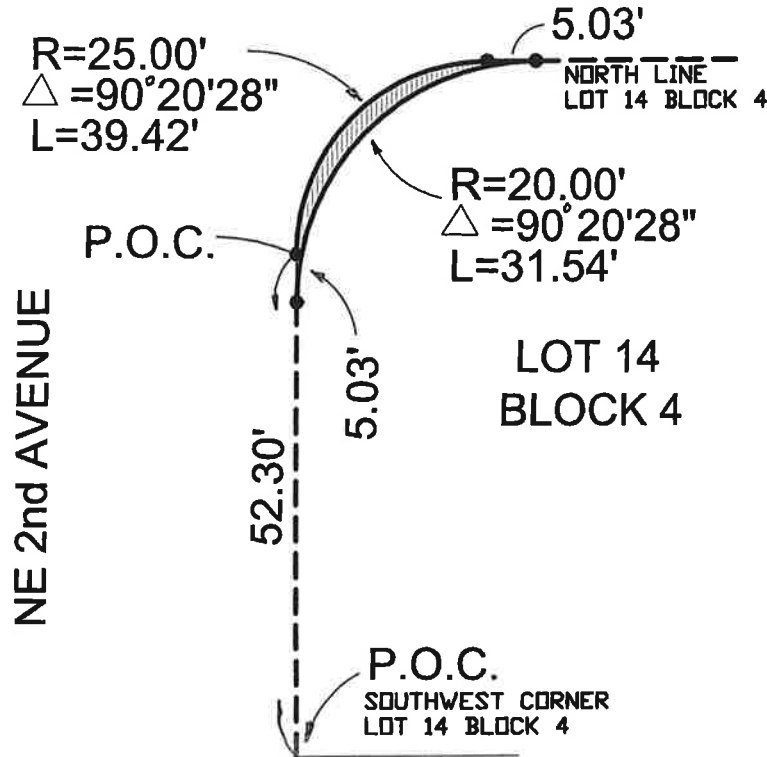
By: _____
City Attorney

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EXHIBIT "A"

SKETCH OF DESCRIPTION

N.E.22nd STREET



ADDITIONAL RIGHT-OF-WAY

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14 BLOCK 4 OF THE PLAT OF NORTHRIDGE AS RECORDED IN PLAT BOOK 23 PAGE 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 52.30 FEET TO A POINT OF BEGINNING TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THENCE NORTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 20'28" A DISTANCE OF 31.54 FEET TO A POINT OF TANGENCY THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 5.03 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 20'28" A DISTANCE OF 39.42 FEET TO POINT OF TANGENCY THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 5.03 FEET TO THE POINT OF BEGINNING

THIS IS NOT A SURVEY



801 S.E. 6th Ave., Suite 101
Delray Beach, FL 33483

Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

Not valid unless
sealed with embossed
surveyor's seal

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089