

Prepared by: RETURN:

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

PCN 12-43-46-16-01-032-0850  
Address 317 SW 5th AVE  
Delray Beach, FL 33444

### RIGHT-OF-WAY DEED

THIS INDENTURE made this \_\_\_ day of \_\_\_, 202\_, between yves Fleurant

with a mailing address of 317 SW 5th AVE, Delray, 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  
JEAN-YVES FLEURANT  
Printed or Typed Name

125 SW Ridgecrest DR  
Port St Lucie, FL 34953  
Address

GRANTOR

By: [Signature]  
Name: YVES FLEURANT  
Date: 2/27/2025

WITNESS #2:

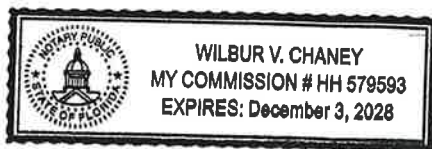
[Signature]  
Signature  
PATRICIA MCKENNA  
Printed or Typed Name

75 SW 5th Avenue  
Delray Beach FL 33444  
Address

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 27 day of February, 2025, by YVES FLEURANT (name of person acknowledging).

Personally known \_\_\_\_\_ OR Produced Identification  
Type of Identification Produced Jeondu Suine



[Signature]  
Notary Public - State of Florida  
WILBUR V. CHANEY

ATTEST:

**GRANTEE/** CITY OF DELRAY BEACH,  
FLORIDA

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
City Mayor

Approved as to Form:

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

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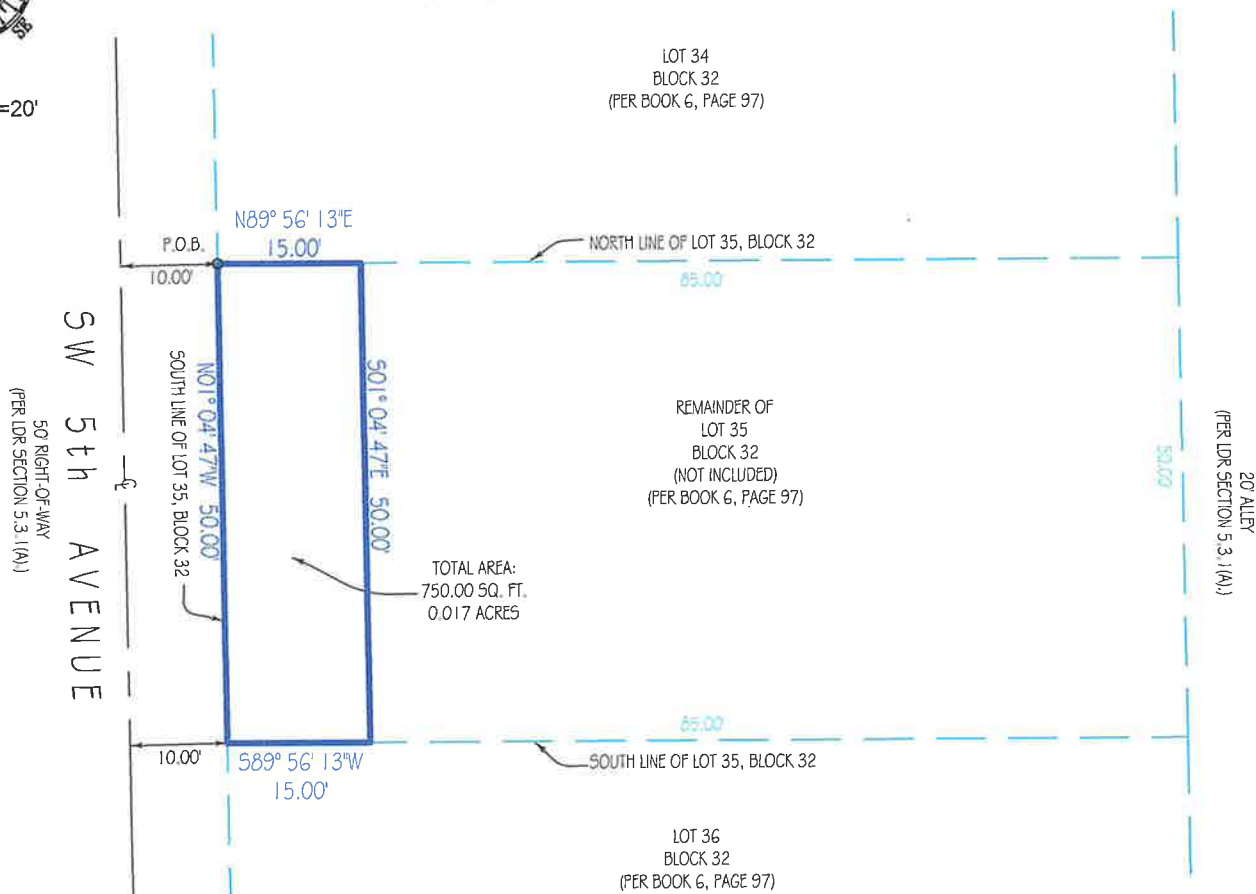
## EXHIBIT “A”

# SKETCH OF DESCRIPTION

A PORTION OF LOT 35, BLOCK 32  
(PER BOOK 6, PAGE 97)  
THIS IS NOT A SURVEY



SCALE: 1"=20'



## LEGAL DESCRIPTION:

A PORTION OF LOT 35, BLOCK 32, DELRAY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 97; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF SAID LOT 35, BLOCK 32, THENCE RUN N 89°56'13" E, ALONG THE NORTH LINE OF LOT 35, BLOCK 32, A DISTANCE OF 15.00'; THENCE RUN S 01°04'47" E, A DISTANCE OF 50.00' TO THE SOUTH LINE OF LOT 35, BLOCK 32; THENCE RUN S 89°56'13" W, ALONG THE SOUTH LINE OF LOT 35, BLOCK 32, A DISTANCE OF 15.00' TO THE SOUTHWEST CORNER OF LOT 35, BLOCK 32; THENCE RUN N 01°04'47" W, ALONG THE WEST LINE OF LOT 35, BLOCK 32, A DISTANCE OF 50.00' TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 750.00± SQUARE FEET OR 0.017 ACRES MORE OR LESS.

## SURVEYOR'S

### CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by

Pablo A  
Alvarez

Date: 2025.02.21  
14:37:37 -05'00'

SIGNED:

DATE:

2-21-2025

PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

This sketch and description has been issued by the following Landtec Surveying office:

840 U.S. HWY 1, Suite 330  
North Palm Beach, FL 33408  
Office: (561) 210-9344

Email: [Construction@landtecsurvey.com](mailto:Construction@landtecsurvey.com)

[www.Landtecsurvey.com](http://www.Landtecsurvey.com)

## LEGEND:

P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.B. - PLAT BOOK  
P.G. - PAGE  
S.Q. - SQUARE  
F.T. - FEET

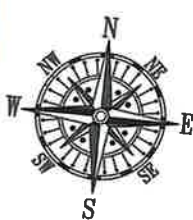
Job Nr: 196106-SE

Drawn by: A.M.

**LANDTEC**  
CONSTRUCTION SURVEYING

LICENSED BUSINESS No. 8598





SCALE: 1"=20'

# SKETCH OF DESCRIPTION

A PORTION OF LOT 35, BLOCK 32  
(PER BOOK 6, PAGE 97)  
THIS IS NOT A SURVEY

LOT 34  
BLOCK 32  
(PER BOOK 6, PAGE 97)

LOT 24  
BLOCK 32  
(PER BOOK 6, PAGE 97)

LOT 23  
BLOCK 32  
(PER BOOK 6, PAGE 97)

LOT 22  
BLOCK 32  
(PER BOOK 6, PAGE 97)

REMAINDER OF  
LOT 35  
BLOCK 32  
(NOT INCLUDED)  
(PER BOOK 6, PAGE 97)

LOT 36  
BLOCK 32  
(PER BOOK 6, PAGE 97)

TOTAL AREA:  
90.00 SQ. FT.  
0.002 ACRES

20' ALLEY  
(PER LDR SECTION 5.3.1(A))

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by Pablo A  
Alvarez  
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14:38:02 -05'00'

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DATE:

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THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR  
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BEGINNING AT NORTHEAST CORNER OF SAID LOT 35, BLOCK 32, THENCE RUN S 01° 04' 47" E ALONG THE EAST LINE OF LOT 35, BLOCK 32, A DISTANCE OF 50.00' TO THE SOUTHEAST CORNER OF LOT 35, BLOCK 32; THENCE RUN S 89° 56' 13" W, ALONG THE SOUTH LINE OF LOT 35, BLOCK 32, A DISTANCE OF 1.80'; THENCE RUN N 01° 04' 47" W, A DISTANCE OF 50.00' TO THE NORTH LINE OF LOT 35, BLOCK 32; THENCE RUN N 89° 56' 13" E, ALONG THE NORTH LINE OF LOT 35, BLOCK 32, A DISTANCE OF 1.80' TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 90.00± SQUARE FEET OR 0.002 ACRES MORE OR LESS.

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