

Prepared by: RETURN:

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

PCN 12-43-46-09-29-009-0012
Address 202 NE 5TH TER, DELRAY BEACH, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Marc A. Schlesman

with a mailing address of 202 NE 5TH TER, DELRAY BEACH, FL 33444, and
Amy L. Davidson with a mailing
address of 202 NE 5TH TER, 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
Tyler Hoover
Printed or Typed Name

GRANTOR

By: [Signature]
Name: Marc A. Schliesman
Date: 4/21/25

2674 SW 23RD ARLANDER DR
BOYNTON BEACH FL 33436
Address

WITNESS #2:

[Signature]
Signature
Jesse Robinson
Printed or Typed Name

910 NW Treasure RD
STUART FL 34994
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 day of APRIL, 2025 by Marc A Schliesman
(name of person acknowledging).

Personally known ☒ OR Produced Identification
Type of Identification Produced _____



[Signature]
Notary Public - State of Florida

WITNESS #1

Signature

Printed or Typed Name

2674 SW 23rd Ave Breville
Brenton Beach FL
Address 33434

WITNESS #2:

Signature

Printed or Typed Name

910 NW Treasure RD
Stuart FL 34994
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 day of APRIL, 2025 by Amy L. Davidson
(name of person acknowledging).

Personally known ☒ OR Produced Identification
Type of Identification Produced



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]

SKETCH TO ACCOMPANY LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION)

PCN: 12-43-46-09-29-009-0012

202 N.E. 5 TERRACE, DELRAY BEACH,
FLORIDA 33444

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. LEGAL DESCRIPTION PROVIDED BY SURVEYOR.
3. ANGLE SHOWN IS BASED UPON THE EAST RIGHT OF WAY LINE OF NORTHEAST 2ND AVENUE AND THE NORTH RIGHT OF WAY LINE OF NORTHEAST 5TH COURT, SAID LINES TO BE CONSIDERED A WELL ESTABLISHED LINES.
4. THIS IS NOT A BOUNDARY SURVEY.

DESCRIPTION:

A PORTION OF LOTS 1 AND 2 OF BLOCK 9, OF DEL-IDA-PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 9 OF THE ABOVE MENTIONED PLAT, THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE A DISTANCE OF 95.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 25 FEET, A DELTA OF 89 DEGREES 34 MINUTES 22 SECONDS FOR AN ARC DISTANCE OF 39.08 FEET TO A POINT OF TANGENCY; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 5TH TERRACE AND ALSO BEING ON THE NORTH LINE OF SAID LOT 1, BLOCK 9; THENCE RUN EASTERLY ALONG SAID RIGHT OF WAY LINE 5.00 FEET, THENCE RUN SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A RADIUS OF 25 FEET, A DELTA OF 89 DEGREES 34 MINUTES AND 22 SECONDS, A CHORD BEARING OF SOUTH 45 DEGREES 12 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 35.22 FEET AND AN ARC DISTANCE OF 39.08 FEET TO A POINT OF TANGENCY WITH A LINE THAT IS 5.00 FEET PARALLEL AND EAST OF THE WESTERLY LINE OF LOT 1 AND 2, BLOCK 9. THENCE RUN SOUTHERLY ALONG SAID LINE 95.19 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, THENCE DEFLECTING 89 DEGREES 34 MINUTES 22 SECONDS TO THE RIGHT, ALONG SAID SOUTH LINE OF SAID LOT 2, 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 600± SQ.FT.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON DECEMBER 18, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

THIS ITEM HAS BEEN DIGITALLY SIGNED:

BY:

MIGUEL ESPINOSA, PSM
PROFESSIONAL SURVEYOR AND MAPPER No.5101
STATE OF FLORIDA

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

SKETCH TO ACCOMPANY LEGAL (RIGHT-OF-WAY DEDICATION)

DRAWN BY: LILI

DATE: 04/09/2025

REVISED: M.E.

JOB No.B-144348

M.E. LAND SURVEYING, INC.

10665 S.W. 190th STREET - SUITE 3110

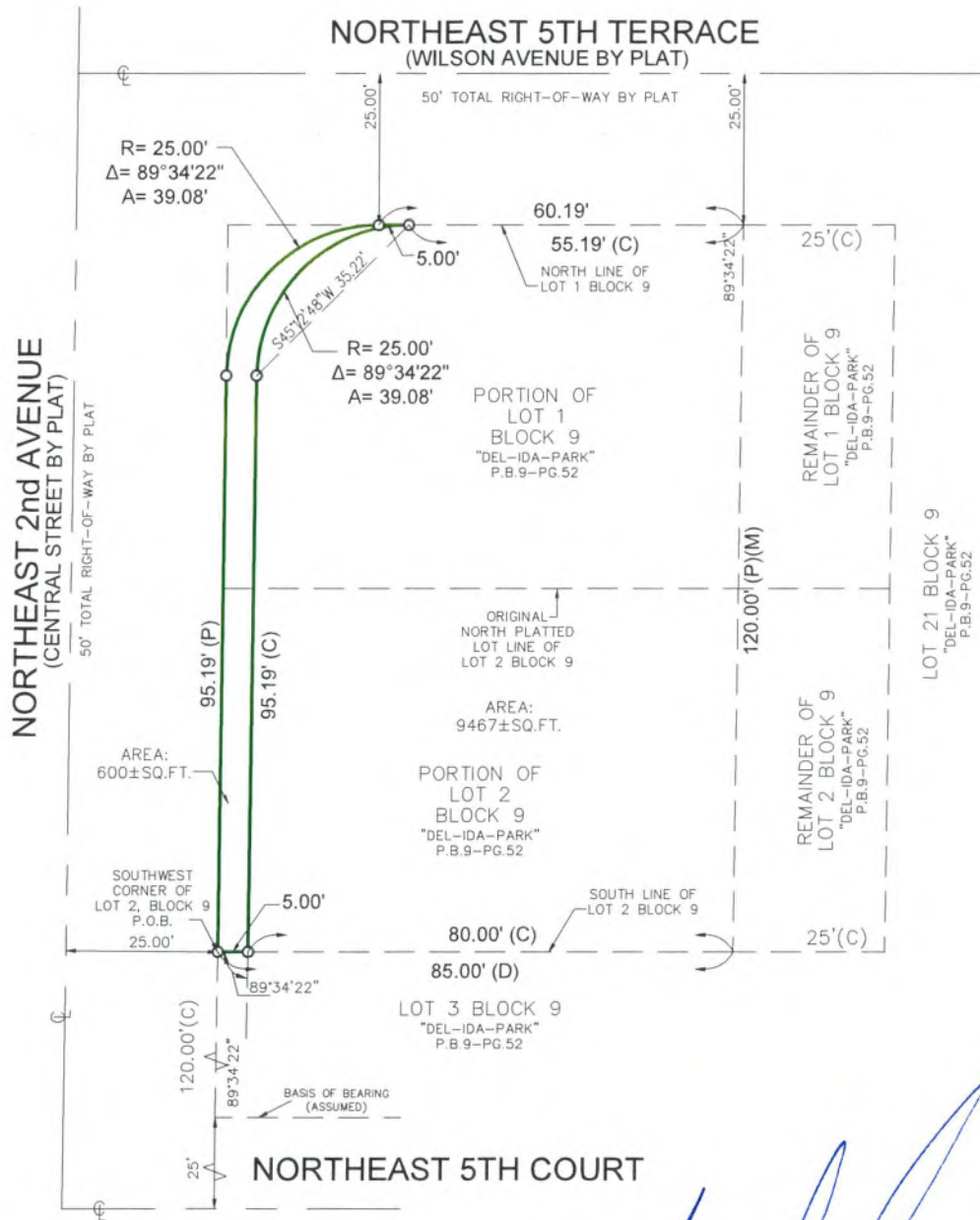
MIAMI, FLORIDA 33157

PHONE: (305) 740-3319 FAX: (305) 669-3190

LICENSED BUSINESS #7989

www.melandservices.com

PCN: 12-43-46-09-29-009-0012
202 N.E. 5 TERRACE, DELRAY BEACH,
FLORIDA 33444



MIGUEL ESCHINOSA, PSM
PROFESSIONAL SURVEYOR AND MAPPER No.5101
STATE OF FLORIDA

SHEET 2 OF 2

M.E. LAND SURVEYING, INC.

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