

Prepared by: RETURN:

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

PCN 12-43-46-16-01-015-0300
Address 601 SW 3rd St.

RIGHT-OF-WAY DEED

THIS INDENTURE made this __ day of _____, 202_, between _____
VF Realty OZ Business LLC

with a mailing address of 26 N. Loantaka Ln. Morristown NJ 07960, 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

Leah Wallesverd
Printed or Typed Name

2800 Lake Drive
Riviera Bch Fl 33404
Address

GRANTOR

By: [Signature]

Name: Mark Van Fossan

Title: Managing Member
for

Company: VF Realty 02 Business LLC

Date: 11/04/24

WITNESS #2:

[Signature]
Signature

Sophia Mecca
Printed or Typed Name

15303 Estancia Ln
Wellington, FL 33414
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of November, 2024, by Mark Van Fossan (name of person), as Managing member (type of authority) for VF Realty 02 Business LLC (name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification
Type of Identification Produced _____



Leah Wallesverd
Comm. #HH097544
Expires: May 2, 2025
Bonded Thru Aaron Notary

[Signature]
Notary Public – State of Florida

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"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

PAGE 1 OF 2

DESCRIPTION :

A DEDICATION OF ADDITIONAL RIGHT-OF-WAY BEING A PORTION OF LOT 31, OF SUBDIVISION BLOCK 15, DELRAY (FORMERLY LINTON), FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 18, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 31, PROCEED THENCE ALONG THE SOUTH LINE OF SAID LOT 31 (ALSO BEING THE NORTH RIGHT OF WAY LINE OF S.W. 3RD STREET) N89°25'55"E A DISTANCE OF 7.63 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE TANGENT POINT OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°05'32", AND AN ARC DISTANCE OF 39.75 FEET, TO THE END OF SAID CURVE AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 6TH AVENUE, (ALSO BEING THE EAST LINE OF SAID LOT 31; THENCE PROCEED S01°39'37"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 25.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31; THENCE PROCEED S89°25'55"W ALONG THE SAID NORTH RIGHT OF WAY LINE OF S.W. 3RD STREET A DISTANCE OF 25.48 FEET TO THE POINT AND PLACE OF BEGINNING.
CONTAINING 140.2 SQUARE FEET±.

SURVEYORS' NOTES:

1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.
4. THIS SKETCH AND LEGAL IS BASED ON A SURVEY PREPARED BY THIS OFFICE.



**PRINCIPAL
MERIDIAN
SURVEYING INC.**

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET
JOB#S23-112



DATE: 11-01-24

EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

PAGE 2 OF 2



25.00'

SW 6th AVENUE
CENTERLINE OF 50' RIGHT OF WAY

BLOCK 15

LOT 29

LOT 30

LOT 31

POINT OF COMMENCEMENT
SOUTHWEST CORNER LOT 31

N 89°25'55" E

NORTH RIGHT OF WAY LINE

7.63'

POINT OF BEGINNING

CHORD = 35.69'
R= 25.00'
D= 90°05'32"
A= 39.75'

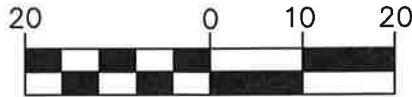
25.48'
S 89°25'55" W

S 01°39'37" E
25.48'

SW 3rd STREET

CENTERLINE OF 50' RIGHT OF WAY

GRAPHIC SCALE



1 INCH = 20 FT.



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