

Prepared by: RETURN:

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

PCN 12-43-46-16-01-046-0160
Address 203 SW 2nd St., Delray Beach FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Chris J. Taroli

with a mailing address of 15896 Laurel Oak Circle., Delray Beach FL 33484, and
Mary Ellen Taroli with a mailing

address of 15896 Laurel Oak Circle, Delray Beach FL 33484, 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

Thomas S. Clancy

Signature

Thomas S. Clancy

Printed or Typed Name

1355 NW 14th ST
Boca Raton, FL 33486

Address

GRANTOR

By: Chris J Taroli

Name: Chris J Taroli

Date: 7/25/24

WITNESS #2:

Signature

Bari Kula
Printed or Typed Name

3215 NW 13th
Boca Raton FL 33486

Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of July, 2024 by Chris J Taroli (name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced _____

Bari Lauren Kula

Notary Public – State of Florida



Bari Lauren Kula
Comm.: HH 468856
Expires: Mar. 22, 2028
Notary Public - State of Florida

WITNESS #1

Thomas S. Clancy
Signature

Thomas S. Clancy
Printed or Typed Name

1355 NW 14th ST
Boca Raton, FL 33486
Address

GRANTOR

By: Mary Ellen Taroli

Name: Mary Ellen Taroli

Date: 7.25.24

WITNESS #2:

Lee Koca
Signature

LEE KOCA
Printed or Typed Name

545 NW 13th Dr
Boca Raton FL 33486
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of July, 2024, by Mary Ellen Taroli (name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced _____

Bari Lauren Kula
Notary Public - State of Florida



Bari Lauren Kula
Comm.: HH 468856
Expires: Mar. 22, 2028
Notary Public - State of Florida

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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]

LEGEND:

EXHIBIT "A"

- ☉ - CENTERLINE
- D.B. - DEED BOOK
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS
- L.B. - LICENSED BUSINESS
- (PLAT) - REFERS TO PLAT

- R/W - RIGHT-OF-WAY
- 23-47-42 - SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
- LAE - LIMITED ACCESS EASEMENT
- UE - UTILITY EASEMENT
- △ - DELTA (CENTRAL ANGLE)
- L - LENGTH
- R - RADIUS
- RB - RADIAL BEARING
- R/W DEDICATION



SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS 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 THE NORTH LINE OF LOT 16, BLOCK 46, PLAT BOOK 1, PAGE 3 BEARING NORTH 89°19'50" EAST.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE 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.
10. PROPERTY ADDRESS: 203 S.W. 2ND STREET, DELRAY BEACH, FLORIDA.

DESRICPTION

THE WEST 2.00 FEET OF LOT 16 BLOCK 46, OF THE MAP OF THE TOWN OF LINTON, FLORIDA (KNOWN AS DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 153.01 SQUARE FEET/0.0035 ACRES, MORE OR LESS.

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 28, 2024. 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 CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2

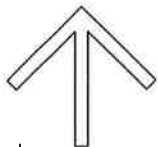
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-452

Jeffrey R. Wagner
 JEFFREY R. WAGNER
 REGISTERED LAND
 SURVEYOR NO. 5302
 STATE OF FLORIDA
 L.B. 3591

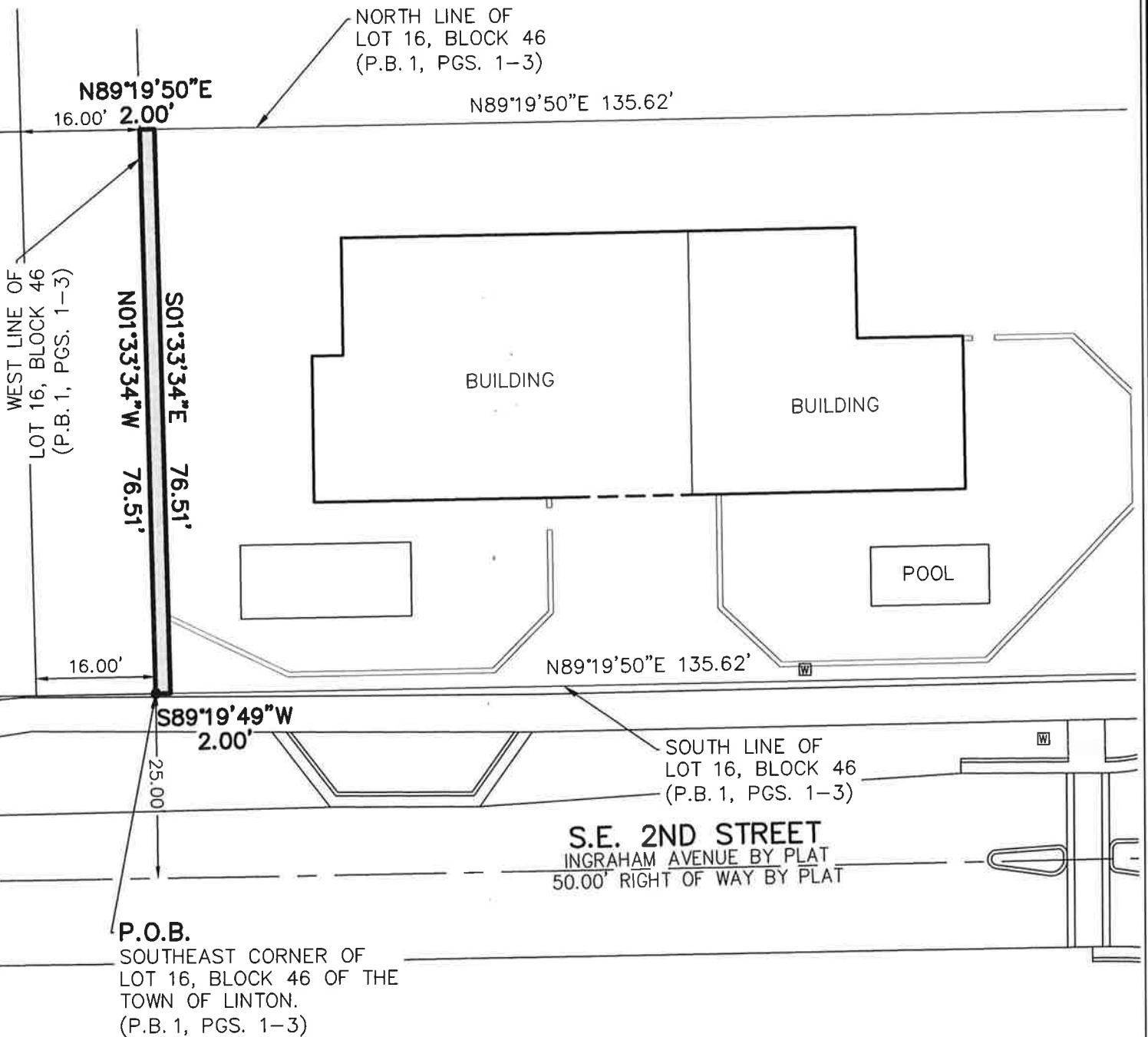
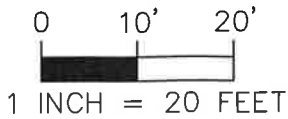
DATE	6/28/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10592

**TOWN OF LINTON
 R/W DEDICATION
 SKETCH OF DESCRIPTION**

EXHIBIT "A"



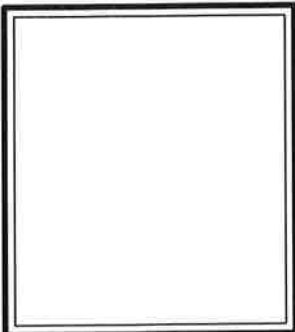
NORTH



THIS IS NOT A SURVEY

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING – LAND PLANNING
 LANDSCAPE ARCHITECTURE – SURVEYING
 7900 GLADES ROAD – SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)–392–1991 / FAX (561)–750–1452



DATE	6/28/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	10592

**TOWN OF LINTON
 R/W DEDICATION
 SKETCH OF DESCRIPTION**

LEGEND:

EXHIBIT "A"

- CL - CENTERLINE
- D.B. - DEED BOOK
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
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- L - LENGTH
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- [] - R/W DEDICATION

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS 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 THE NORTH LINE OF LOT 16, BLOCK 46, PLAT BOOK 1, PAGE 3 BEARING NORTH 89°19'50" EAST.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE 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.
10. PROPERTY ADDRESS: 203 S.W. 2ND STREET, DELRAY BEACH, FLORIDA.

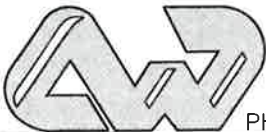
CERTIFICATE:

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 28, 2024. 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 CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
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 PHONE (561)-392-1991 / FAX (561)-750-1452



Jeffrey R. Wagner
 JEFFREY R. WAGNER
 REGISTERED LAND
 SURVEYOR NO. 5302
 STATE OF FLORIDA
 L.B. 3591

DATE	6/28/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10592

**TOWN OF LINTON
 R/W DEDICATION
 SKETCH OF DESCRIPTION**

EXHIBIT "A"

DESCRIPTION:

A PORTION OF LOT 16, BLOCK 46, OF THE MAP OF THE TOWN OF LINTON, FLORIDA (KNOWN AS DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 46; THENCE N01°33'34"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 25.39 FEET TO A POINT OF ON A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS N90°00'00"W; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°53'24", AND AN ARC LENGTH OF 39.66 FEET TO A POINT ALONG THE SOUTH LINE OF SAID LOT 16 BLOCK 46, THENCE N89°19'50"E ALONG SAID SOUTH LINE, A DISTANCE OF 25.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 139.06 SQUARE FEET/0.0032 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

SHEET 2 OF 3

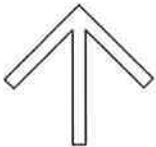
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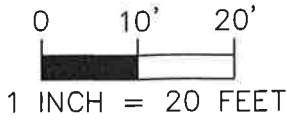

DATE	6/28/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10592

TOWN OF LINTON
R/W DEDICATION
SKETCH OF DESCRIPTION

EXHIBIT "A"



NORTH



N89°19'50"E 135.62'

BUILDING

BUILDING

POOL

N90°00'00"W
RADIAL
BEARING

R=25.00'
Δ=90°53'24"
L=39.86'

N89°19'50"E 135.62'

SOUTH LINE OF
LOT 16, BLOCK 46
(P.B. 1, PGS. 1-3)

25.39'
S89°19'50"W

S.E. 2ND STREET
INGRAHAM AVENUE BY PLAT
50.00' RIGHT OF WAY BY PLAT

S.W. 2ND AVENUE
BOWERS STREET BY PLAT
50.00' RIGHT OF WAY BY PLAT

25.00'
EAST LINE OF
LOT 16, BLOCK 46
(P.B. 1, PGS. 1-3)

S1°33'34"E
25.39'

P.O.B.
SOUTHEAST CORNER OF
LOT 16, BLOCK 46 OF THE
TOWN OF LINTON.
(P.B. 1, PGS. 1-3)

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

SHEET 3 OF 3

DATE 6/28/2024

DRAWN BY RFJ

F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 10592

TOWN OF LINTON
R/W DEDICATION
SKETCH OF DESCRIPTION