

Prepared by: RETURN:

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

PCN 12-43-46-20-01-029-0020  
Address 898 SW 10TH ST  
DELRAY BEACH, FL 33444

### **RIGHT-OF-WAY DEED**

THIS INDENTURE made this \_\_\_ day of \_\_\_, 202\_, between CALVARY BIBLE ALLIANCE CHURCH, INC. OF DELRAY BEACH with a mailing address of 898 SW 10TH ST DELRAY BEACH, FL 33444, 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

ROBERT W WPREG  
Printed or Typed Name

364 CYPRESS DR.  
TEQUESTA, FL 33469  
Address

WITNESS #2:

[Signature]  
Signature

RICHARD GALEK  
Printed or Typed Name

354 CYRESS DRIVE, SUITE G  
TEQUESTA, FL 33469  
Address

GRANTOR

By: [Signature]

Name: Lionel Francillon

Title: PRESIDENT  
for CALVARY BIBLE ALLIANCE

Company: CHURCH, INC. OF DELRAY BEACH

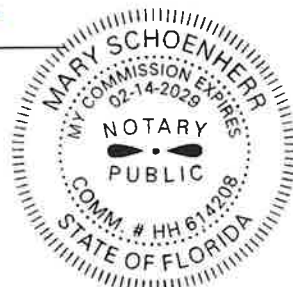
Date: JULY 2, 2025

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 July, 2025 by Lionel Francillon  
(name of person), as President (type of  
authority) for Calvary Bible Alliance Church (name of party on behalf of whom  
instrument was executed).

Personally known OR Produced Identification  
Type of Identification Produced FL DL

[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”

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN THE EAST ONE-QUARTER OF THE SOUTH ONE-HALF, OF LOT 29, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF S.W.11th STREET WITH THE EAST RIGHT-OF-WAY OF S.W. 9th AVENUE;

THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°06'18"W FOR 25.76 FEET TO A POINT OF TANGENT CUSP WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 91°43'29" FOR 40.02 FEET TO A POINT OF TANGENT CUSP ON SAID NORTH RIGHT-OF-WAY;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, S88°10'13"W FOR 25.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 144 SQUARE FEET, MORE OR LESS.

NOTES:

1) BEARINGS ARE BASED ON S88°10'13"W (ASSUMED) ALONG THE CENTERLINE OF S.W.11th STREET.

2) ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING

P.B. - PLAT BOOK

ORB - OFFICIAL RECORD BOOK

PG. - PAGE

R/W - RIGHT-OF-WAY

R- RADIUS

Δ - CENTRAL ANGLE

A - ARC LENGTH

SEC. - SECTION

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

REVISIONS:

JOHN E. PHILLIPS, III  
License Number 4826  
JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 07/19/25

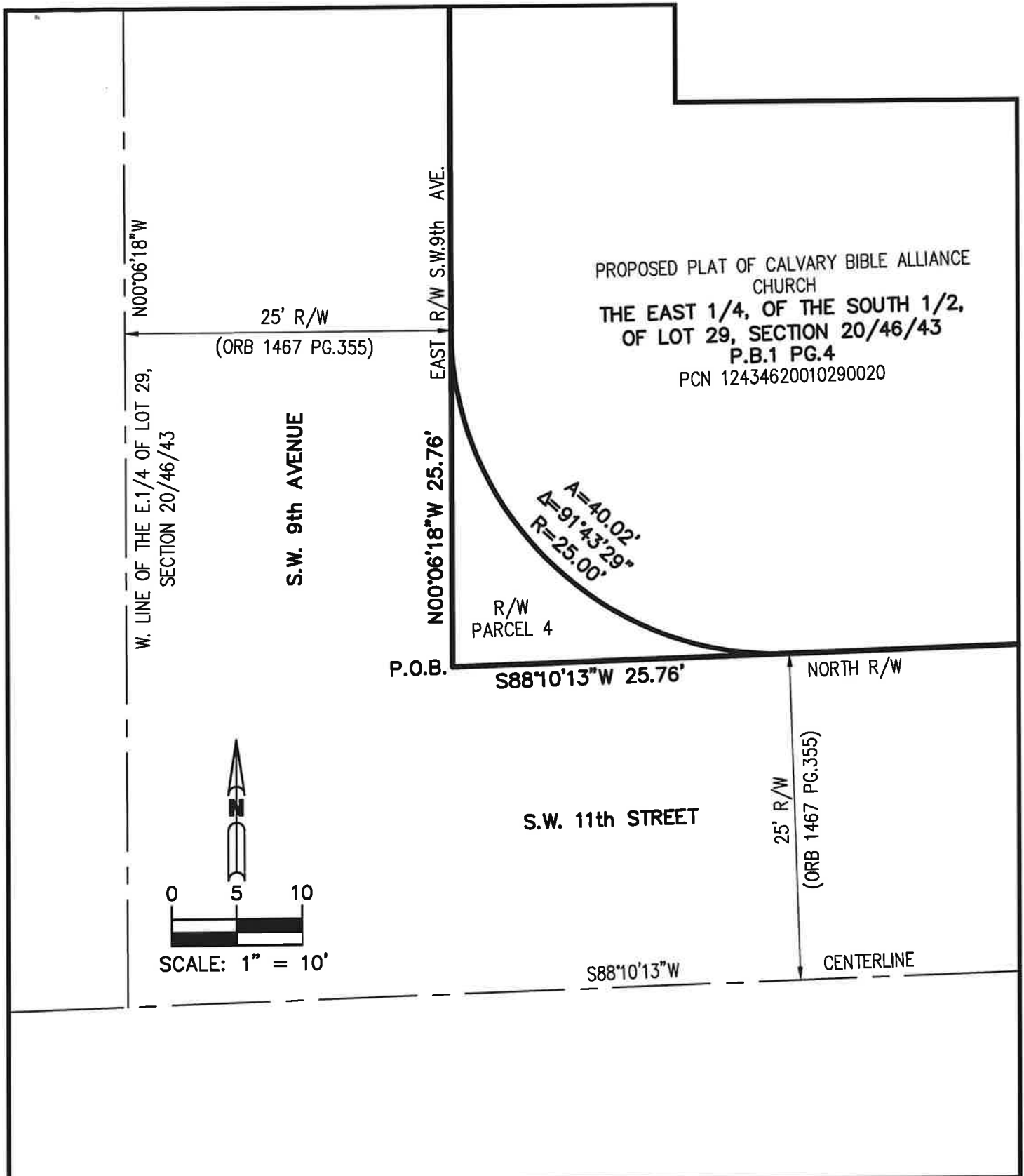


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**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD., SUITE 509,  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**CALVARY BIBLE ALLIANCE CHURCH**  
**R/W PARCEL 4**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 23-108
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 2/19/24
	SHEET 1 OF 2



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**CALVARY BIBLE ALLIANCE CHURCH**  
**R/W PARCEL 4**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 23-108
CHECKED: JEP	SCALE: 1" = 10'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 2/19/24
	SHEET 2 OF 2

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN THE EAST ONE-QUARTER OF THE SOUTH ONE-HALF, OF LOT 29, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG SAID NORTH RIGHT-OF-WAY, S88°10'13"W FOR 24.20 FEET TO A POINT OF TANGENT CUSP WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°08'36" FOR 38.46 FEET TO A POINT OF TANGENT CUSP ON SAID WEST RIGHT-OF-WAY;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°01'37"W FOR 24.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 124 SQUARE FEET, MORE OR LESS.

NOTES:

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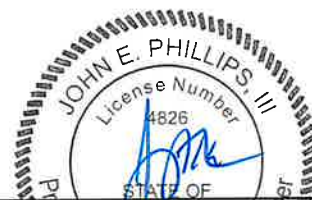
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REVISIONS:



JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 2/19/24



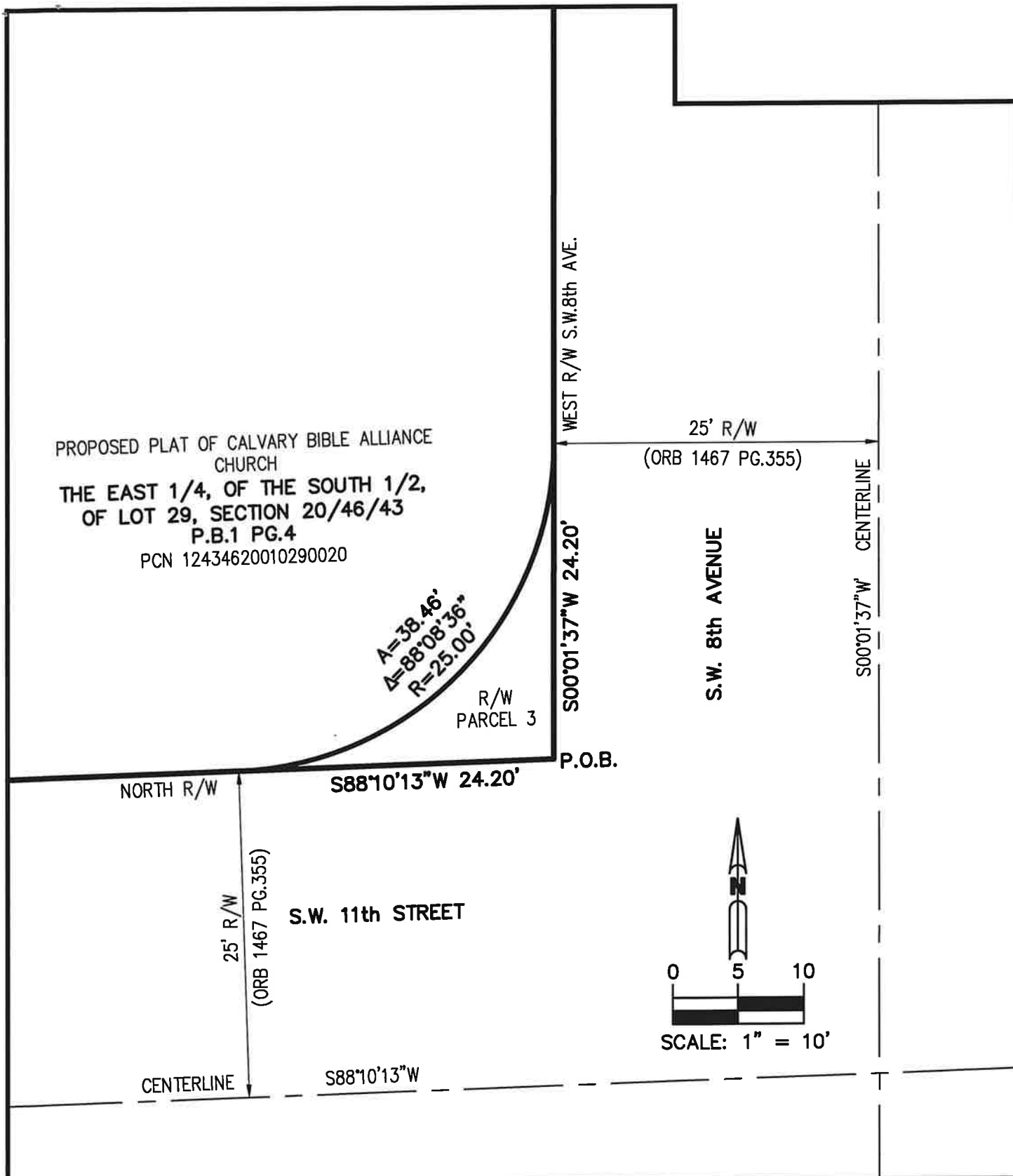
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**CALVARY BIBLE ALLIANCE CHURCH**  
**R/W PARCEL 3**  
(THIS IS NOT A SURVEY)

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LEGAL DESCRIPTION	DATE: 2/19/24
	SHEET 1 OF 2

S:\2023 drawing files\23-108\23-108 Calvary Baptist Boundary Survey - Plat - Legal Sketch.dwg, 2/26/2024 2:51:12 PM



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**CALVARY BIBLE ALLIANCE CHURCH  
R/W PARCEL 3**

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THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N88°25'54"E FOR 24.37' TO A POINT OF TANGENT CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°32'12" FOR 38.63 FEET TO A POINT OF TANGENT CUSP ON SAID EAST RIGHT-OF-WAY;  
THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°06'18"W FOR 24.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 126 SQUARE FEET, MORE OR LESS.

NOTES:

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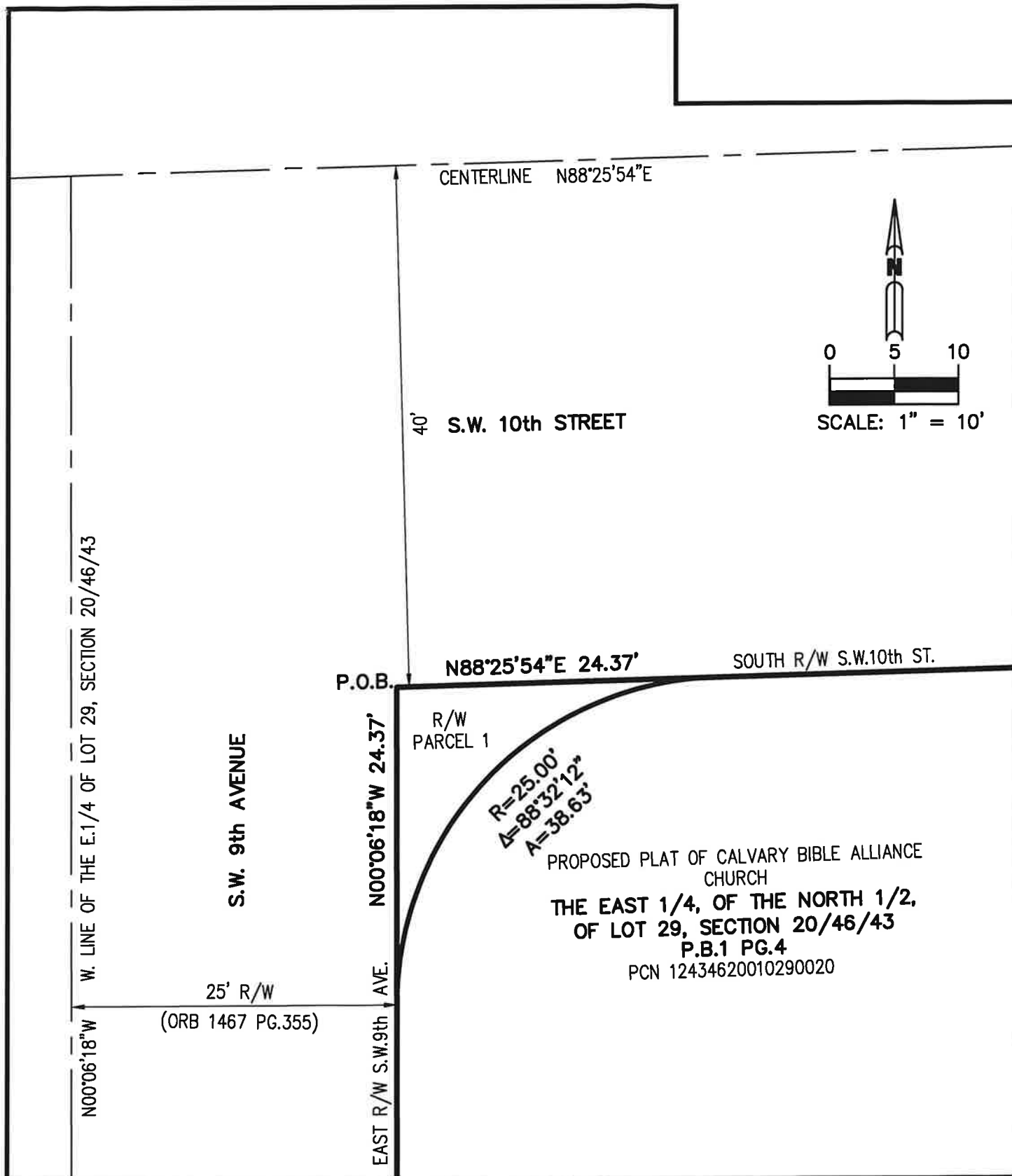


JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 6/19/25

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**CALVARY BIBLE ALLIANCE CHURCH**  
**R/W PARCEL 1**  
(THIS IS NOT A SURVEY)

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**CALVARY BIBLE ALLIANCE CHURCH  
R/W PARCEL 1**

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THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°01'37"W FOR 25.71 FEET TO A POINT OF TANGENT CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET;  
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 91°35'43" FOR 39.97 FEET TO A POINT OF TANGENT CUSP ON SAID SOUTH RIGHT-OF-WAY;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N88°25'54"E 25.71' TO THE POINT OF BEGINNING.

CONTAINING 143 SQUARE FEET, MORE OR LESS.

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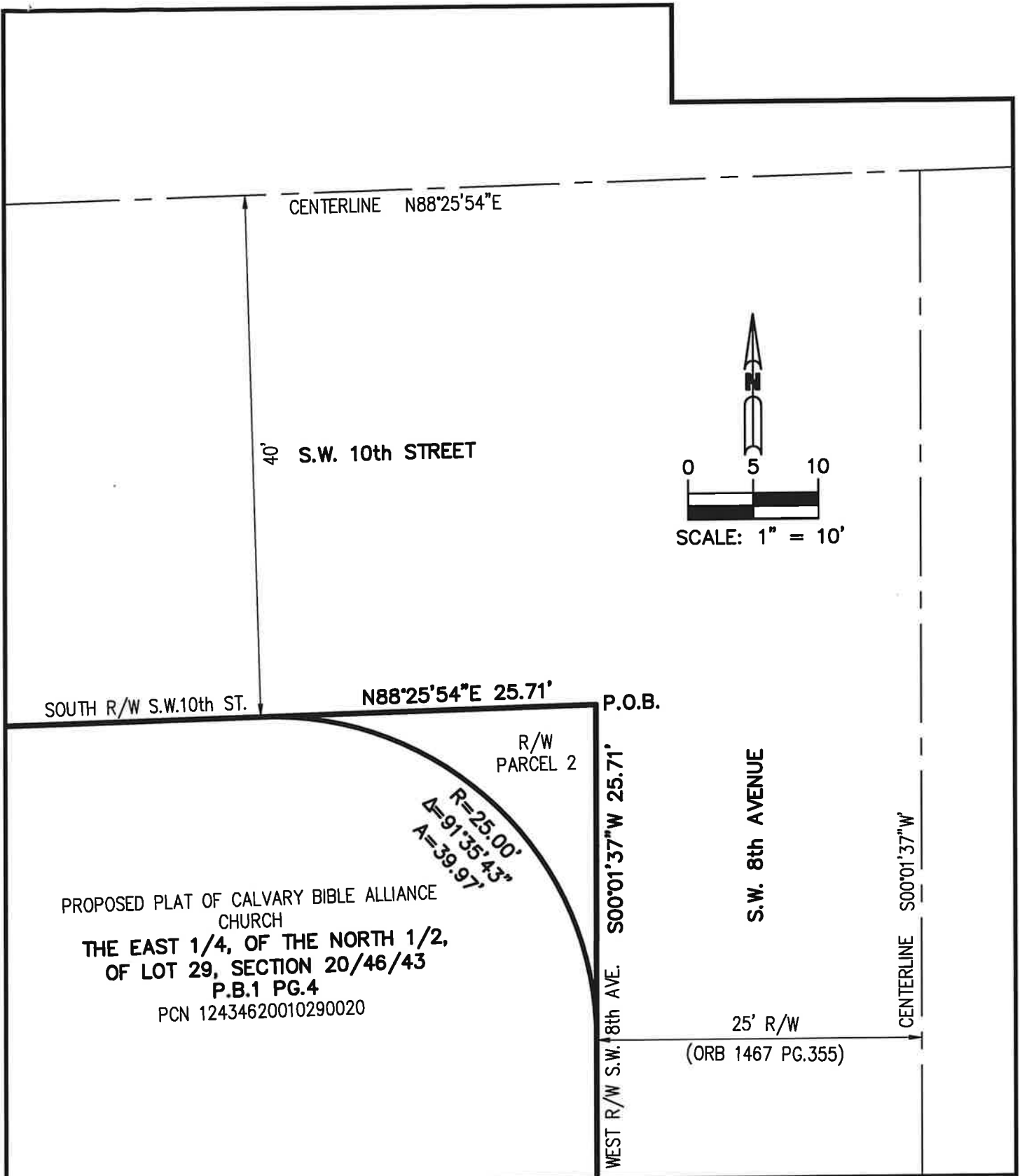
JOHN E. PHILLIPS, III  
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STATE OF FLORIDA NO. 4826  
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REVISIONS:

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**CALVARY BIBLE ALLIANCE CHURCH**  
**R/W PARCEL 2**  
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**CALVARY BIBLE ALLIANCE CHURCH**  
**R/W PARCEL 2**

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