

Prepared by: RETURN:

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

PCN: 12-43-46-16-01-012-0060 &  
12-43-46-17-01-012-0170  
Address: 20-26 N.W. 6<sup>th</sup> Avenue  
Delray Beach, FL 33444

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

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**, a Florida public body corporate and politic created pursuant to Section 163.356 F.S., with a mailing address of, 20 N. Swinton Avenue, 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.

WITNESSES:

  
Signature  
Ivan J. Cabreva  
Print Name

  
Signature  
Christine Tibbs  
Print Name

GRANTOR

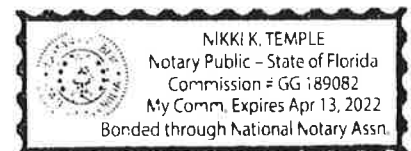
By:   
Name: Renée A. Jadusingh  
Its: Executive Director  
Date: February 10<sup>th</sup>, 2021

STATE OF FLORIDA \_\_\_\_\_  
COUNTY OF PALM BEACH \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10<sup>th</sup> day of February, 2021, by Renée A. Jadusingh (name of person), as Executive Director (type of authority) for DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, a Florida public body corporate and politic created pursuant to Section 163.356 F.S. (name of party on behalf of whom instrument was executed).

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: \_\_\_\_\_  
Shelly Petrolia, Mayor

Approved as to Form:

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

**[Remainder of Page Intentionally Left Blank]**

## EXHIBIT “A”

EXHIBIT A

A PARCEL OF LAND FOR RIGHT-OF-WAY PURPOSES IN SECTION 12,  
TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF LOT 17, BLOCK 12, MONROE SUBDIVISION, RECORDED IN  
PLAT BOOK 14, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
FLORIDA.

AND

THE WEST 2.00 FEET OF EAST 130 FEET OF THE NORTH 100 FEET OF THE  
SOUTH 302.1 FEET OF THE SOUTH ONE-HALF OF BLOCK 12, CITY OF DELRAY  
BEACH, RECORDED IN PLAT BOOK 1, PAGE 3 OF SAID PUBLIC RECORDS.

CONTAINING 302 SQUARE FEET (0.007 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON S89°18'00"W (ASSUMED) ALONG THE NORTH LINE OF LOT 17, BLOCK 12,  
MONROE SUBDIVISION, RECORDED IN PLAT BOOK 14, PAGE 67 OF THE PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA.
- 2) ABBREVIATIONS:  
P.O.B. - POINT OF BEGINNING  
P.B. - P.B.  
PG. - PG.  
R/W - RIGHT-OF-WAY  
(D) - DEED DIMENSION  
(P) - PLAT DIMENSION  
CL - CENTERLINE

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.

**John E Phillips** Digitally signed  
by John E  
Phillips  
Date: 2020.08.24  
13:21:32 -04'00'

JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: \_\_\_\_\_

REVISIONS:



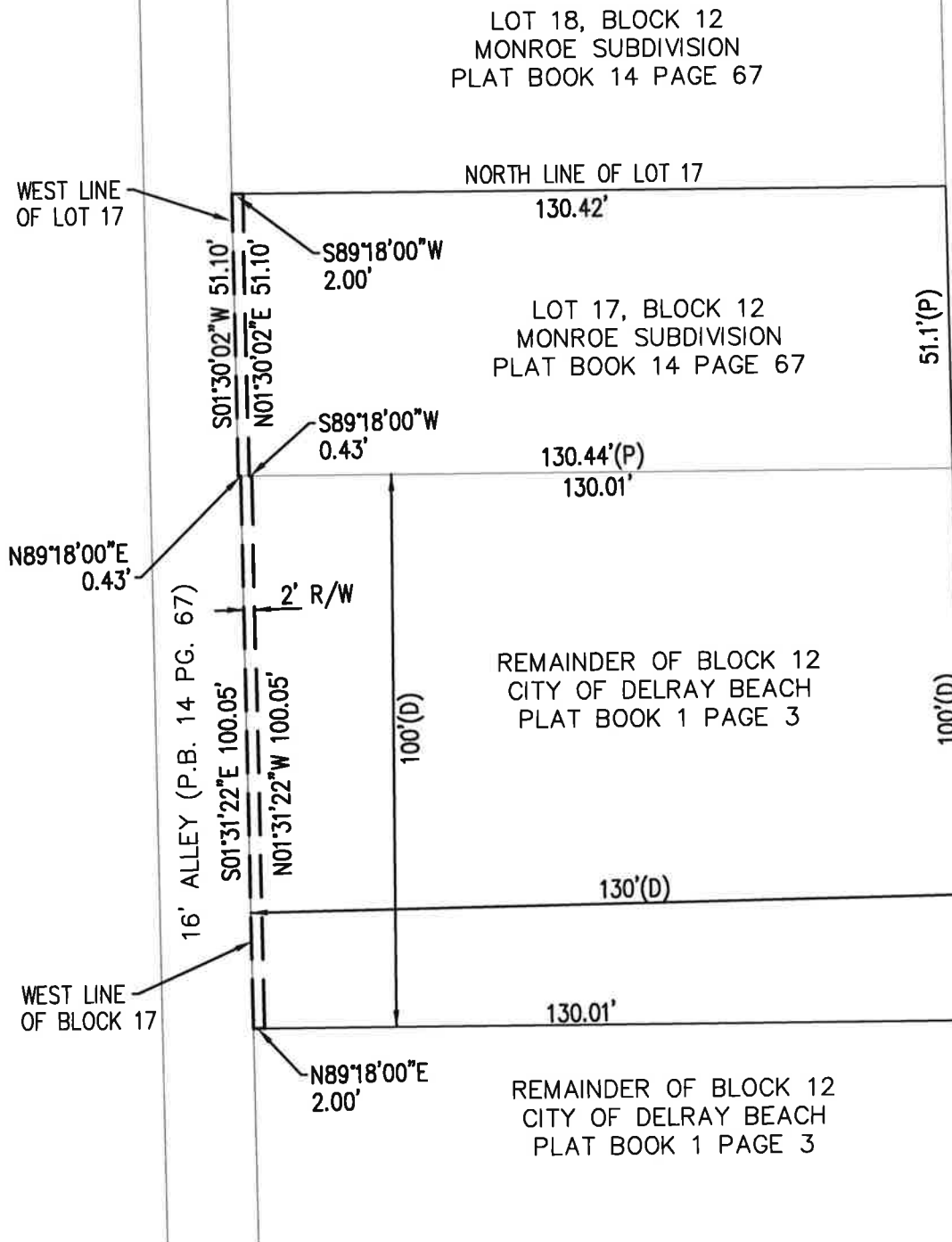
E-Mail: info@brown-phillips.com

**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

**20-26 NW 6th AVENUE**  
**DELRAY BEACH, FL. 33444**  
**2' ALLEY R/W PARCEL**  
(THIS IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 19-081E
CHECKED: JEP	SCALE: NONE
<b>LEGAL DESCRIPTION AND NOTES</b>	DATE: 8/12/20
	SHEET 1 OF 2

# EXHIBIT A



**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

E-Mail: info@brown-phillips.com

**20-26 NW 6th AVENUE  
DELRAY BEACH, FL. 33444  
2' ALLEY R/W PARCEL**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 19-081E
CHECKED: JEP	SCALE: 1" = 30'
<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>	DATE: 8/12/20
	SHEET 2 OF 2