

Prepared by: RETURN:

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

PCN 12-43-46-16-01-026-0190
Address 231 NW 5TH AVENUE

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between PATERIA R MILLER, with a mailing address of 231 NW 5TH AVENUE, DELRAY BEACH, FL 33444-2738, and the DELRAY BEACH COMMUNITY LAND TRUST, INC., with a mailing address of 141 SW 12TH AVENUE, 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

Sneely Noel Mondesir
Printed or Typed Name

215 NW 8th Ave
Delray Beach FL 33444
Address

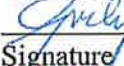
GRANTOR

By: 

Name: Pateria R Miller

Date: 8/22/25

WITNESS #2:



Signature

930 NW 3rd Ave - Evelyn S. Dobsen
Printed or Typed Name

Delray Beach FL
33444
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of August, 2025, by Pateria R Miller (name of person acknowledging).

Personally known ☒ OR Produced Identification
Type of Identification Produced _____





Notary Public - State of Florida

WITNESS #1

[Signature]

Signature Sneily Noel Mondesir

Printed or Typed Name

215 NW 8th Ave
Delray Beach, FL 33444

Address

WITNESS #2:

[Signature]

Signature Gerecia Jackson-Edmond

Printed or Typed Name

49 NW 13th Avenue
Delray Bch, FL 33444

Address

GRANTOR

By: Evelyn S. Dobson

Name: Evelyn S. Dobson

Title: CEO

for

Company: Delray Beach Community
Land Trust, Inc.

Date: 8/22/2025

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22 day of August, 2025, by Evelyn S. Dobson
(name of person), as CEO (type of
authority) for the Delray Beach Community Land Trust, Inc. (name of party on behalf of whom
instrument was executed).

Personally known ☒ OR Produced Identification
Type of Identification Produced _____

[Signature]
Notary Public – State of Florida

Notary Public State of Florida
Gerecia Jackson Edmond
My Commission HH 302182
Expires 8/17/2026

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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]

EXHIBIT A

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DAVID A. BOWER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS 5888

DESCRIPTION:

A 25.00 foot wide strip of land being a portion of those lands as described in that certain Warranty Deed, as recorded in Official Record Book 22838, Page 1367, of the Public Records of Palm Beach County. Being more particularly described as follows.

COMMENCING at the Northwest corner of Block 26, MAP OF THE TOWN OF LINTON (NOW DELRAY) FLORIDA,, as recorded in Plat Book 1, Page 3 of the Public Records of Palm Beach County, Florida;

thence South along the West line of said Block 26, a distance of 215.00 feet to the Northwest corner of those lands as described in said Warranty Deed, and POINT OF BEGINNING;

thence East, along the North line of those lands as described in said Warranty Deed, a distance of 25.00 feet to a point being on a line lying 25.00 feet East of and parallel with (as measured at right angles) the West line of said Block 26 and West line of those lands as described in said Warranty Deed;

thence South along said parallel line, a distance of 50.00 feet to a point being on the South line of those lands as described in said Warranty Deed;

thence West, along said South line, a distance of 25.00 feet to the Southwest corner of those lands as described in said Warranty Deed;

thence North, along the West Line of said Block 26, and West line of those lands as described in said Warranty Deed, a distance of 50.00 feet to the POINT OF BEGINNING;

Said lands situate, lying and being in Section 17, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida.

Containing 1,250 Square feet more or less.

231 NW 5TH AVENUE

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers

460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411

Phone: (561) 753-0650 Email: survey@djlasurevey.net

SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: MM

SCALE: N/A

DATE: 04/03/24

CHK: DAB

JOB# 21-058-001

SHEET: 1 OF 4

SURVEYOR'S NOTES:

1. The undersigned makes no representations or guarantees as to the information reflected hereon pertaining to easements, rights of way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for rights of way and/or easements of record.
2. The licensed business number for Dennis J. Leavy & Associates Inc. is LB #6599, the certifying surveyors (David A. Bower) license number is LS #5888.
3. This is NOT a survey.

LEGEND:

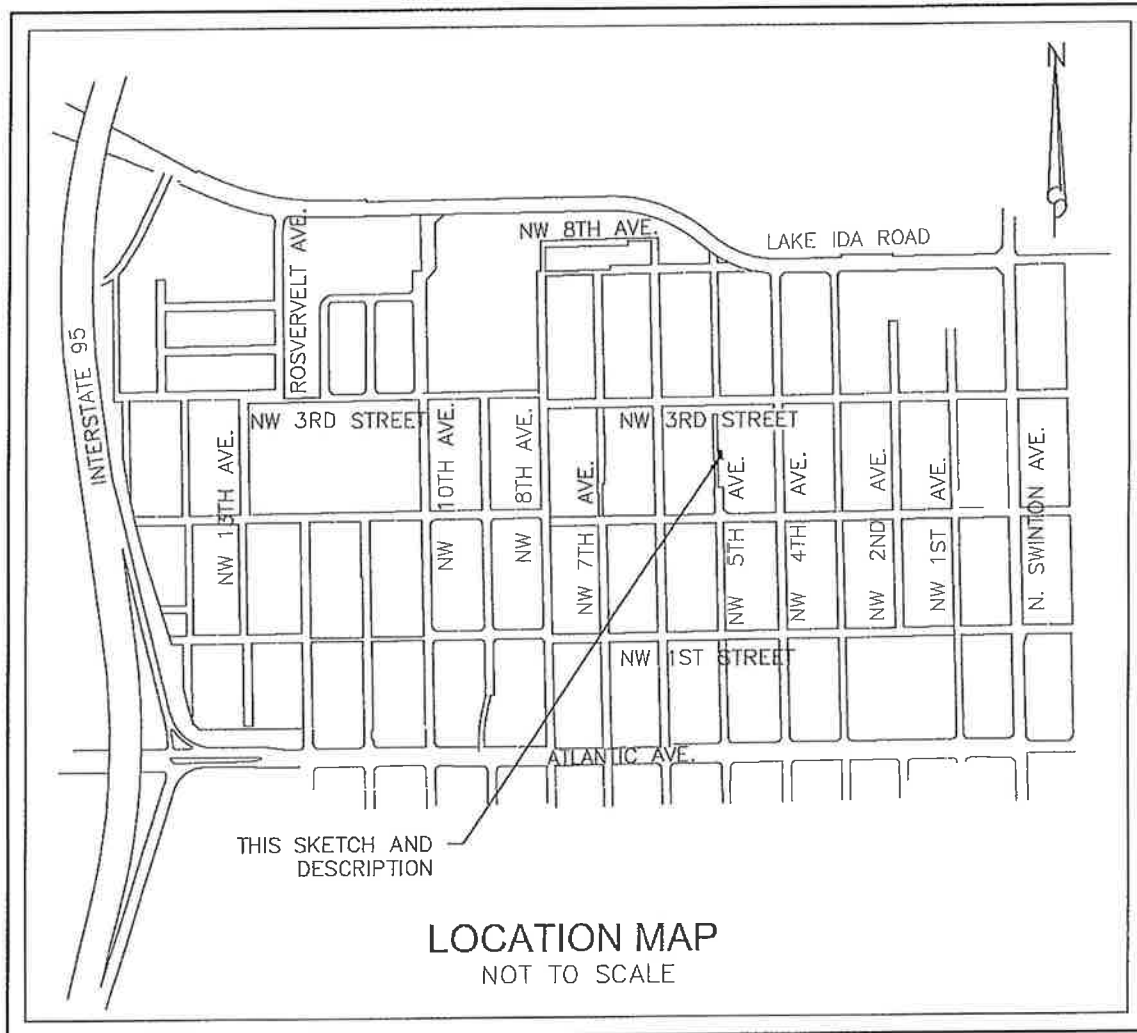
(D) DESCRIBED IN WARRANTY DEED, O.R.B. 22838, PG. 1367, P.B.C.R.
O.R.B. OFFICIAL RECORD BOOK
(P1) MAP OF THE TOWN OF LINTON (NOW DELRAY) FLORIDA
(P.B. 1, PG. 3 P.B.C.R.)
(P2) PLAT OF CLINTON AND MORGAN SUBDIVISION
(P.B. 59, PG. 138 P.B.C.R.)
P.B. PLAT BOOK
P.B.C.R. PALM BEACH COUNTY RECORDS
PCN PROPERTY CONTROL NUMBER
PG. PAGE

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Royal Palm Beach, Florida 33411
Phone: (561) 753-0650 Email: survey@djljasurvey.net

SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: MM	SCALE: N/A	DATE: 04/03/24
CHK: DAB	JOB# 21-058-001	SHEET: 2 OF 4



231 NW 5TH AVENUE

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers

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Phone: (561) 753-0650 Email: survey@djl survey.net

SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: MM

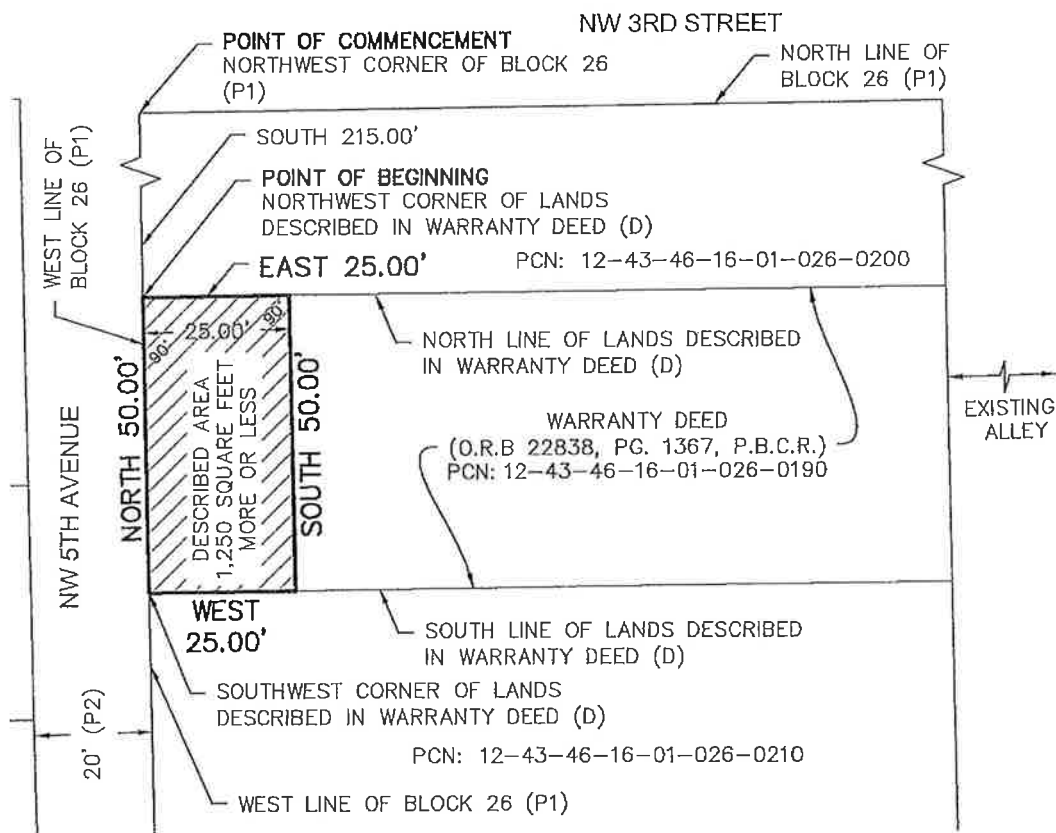
SCALE: N/A

DATE: 04/03/24

CHK: DAB

JOB# 21-058-001

SHEET: 3 OF 4



DRAWN: MM	SCALE: 1" = 30'	DATE: 04/03/24
CHK: DAB	JOB# 21-058-001	SHEET: 4 OF 4