Prepared by: RETURN:

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

PCN <u>12-43-46-16-01-026-0190</u> 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	GRANTOR
Story Control of the	By: Jetiere Profes
Signature Snevly Noel Hondesin	Name: Pateria R Miller
Printed or Typed Name	Date: 8/22/25
Selvay Beach FL 33444 Address	Date:
WITNESS #2: Johnson	
Signature 130 NW 3Rd Avz - Evel	yn 5. Dobseal
Printed or Typed Name	r
Deberry Beach FL 53444	
Address	
STATE OF FLORIDA COUNTY OF PALM BEACH	
The foregoing instrument was acknown or \square online notarization, this 22 day of A (name of person acknowledging).	owledged before me by means of physical presence usust, 2025, by Pateria R Miller
Personally known \(\sum_{\text{ord}} \) OR Produced Identification Produced	SNEVLY NOEL MONDESIR MY COMMISSION # HH 662563 EXPIRES: April 11, 2029
	Notary Public - State of Florida

WITNESS #1	GRANTOR
\$	By: Loulyn S. Dobson
Signature / / / /	(P) 0 11
One My Noel Mondesir	Name: Kuzhan S. Dobson
Printed or Typed Name	7-1
215161819	Title:CED
613 NW 8 HVC	for
Selvan Beach 1-1- 33444	Company: Delray Beach Community
Address	Land Trust, Inc.
11/1/1 00	Date: 8/22/2025
WITNESS #2:	Date.
19 his hill best in I	
Signature 1-/	
(- HERECIA COCKON- LAMON)	
Printed or Typed Name	
19 11W 13th Avenue De Vay Boh, FL 33444 Address	
STATE OF FLORIDA	
COUNTY OF PALM BEACH	
COUNTY OF TALM BLACIT	
The foregoing instrument was acknown	wledged before me by means of physical presence
or \square online notarization, this 2 day of \square	
Evelyn 3 Dobsen	(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).	
/	Notary Parkly Over 1
Personally known ✓ OR Produced Identific	cation Notary Public State of Florida Gerecia Jackson Edmond
Type of Identification Produced	My Commission HH 302182 Expires 8/17/2026
	Nu / St.
	Wyw and the
	Notary Public - State of Florida

[Remainder of Page Intentionally Left Blank]

GRANTEE/ CITY FLORIDA	Y OF	DELRAY	BEACH
By:City Mayor			
	FLORIDA By:	FLORIDA By:	FLORIDA By:

[Remainder of Page Intentionally Left Blank]

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.

EXHIBIT A



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@djlasurvey.net

SKETCH & DESCRIPTION FOR: CITY OF DELRAY BEACH, FLORIDA

	DRAWN:	ММ	SCALE: N/A	DATE: 04/03/24
l	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

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@dilasurvey.net

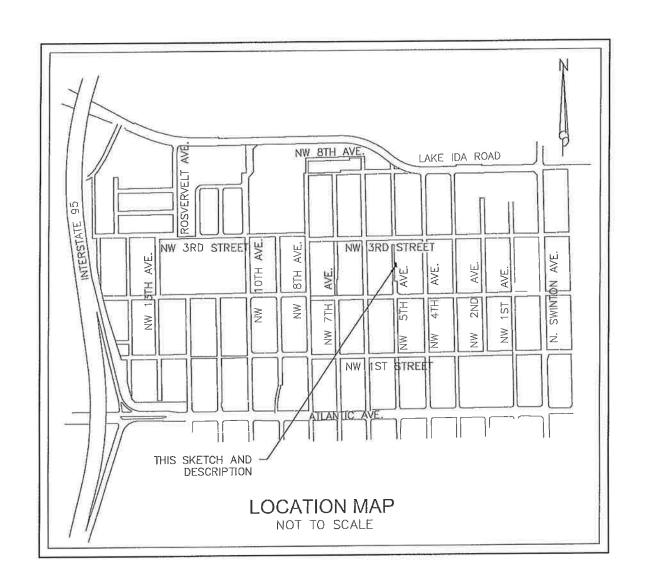
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PG.



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