

Prepared by: RETURN:

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

PCN 12-43-46-20-59-002-0000  
Address 905 SW 14TH AVENUE

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

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between GS DEERFIELD, LLC, a Florida limited liability company with a mailing address of 18 People's Trust Way, Suite 200, Deerfield Beach, Florida 33441, 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

Sheryl Levinson  
Signature  
Sheryl Levinson  
Printed or Typed Name

18 People's Trust Way  
Deerfield Beach, FL 33441  
Address

WITNESS #2:

Mark Kirsch  
Signature  
Mark Kirsch  
Printed or Typed Name

18 People's Trust Way  
Deerfield Beach, FL 33441  
Address

GRANTOR

By: [Signature]

Name: Brett Frankel

Title: Chief Legal Officer  
for

Company: GS Deerfield, LLC

Date: 5/13/2025

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13<sup>th</sup> day of May, 2025, by Brett Frankel (name of person), as Chief Legal Officer (type of authority) for GS Deerfield, LLC (name of party on behalf of whom instrument was executed).

Personally known ☒ OR Produced Identification  
Type of Identification Produced \_\_\_\_\_



Sheryl Levinson  
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”



## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870**LEGAL DESCRIPTION: (5' RIGHT-OF-WAY DEDICATION)**

A PORTION OF "KING INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 137, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE SOUTH 89°21'10" WEST ALONG THE SOUTH LINE OF SAID PLAT 5.00 FEET TO A POINT ON A LINE LYING 5 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PLAT; THENCE NORTH 00°40'11" EAST ALONG SAID PARALLEL LINE 544.42 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°19'01", FOR AN ARC DISTANCE OF 39.84 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT; THENCE NORTH 89°21'10" EAST ALONG SAID NORTH LINE 5.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°19'01", FOR AN ARC DISTANCE OF 39.84 FEET TO A POINT OF TANGENCY, ALSO BEING A POINT ON THE EAST LINE OF SAID PLAT; THENCE SOUTH 00°40'11" WEST ALONG SAID EAST LINE 544.42 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 2,850 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE EAST LINE OF "KING INDUSTRIAL PARK" BEING S00°40'11"W
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS.

CLIENT: PEOPLE'S TRUST INSURANCE COMPANY

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 72682

DATE: 4/11/24

5' RIGHT-OF-WAY DEDICATION

DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

- ☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA



## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

LOT "A"  
"STONE STATION FLORIDA, INC."  
PLAT BOOK 96, PAGE 129

TRACT C

TRACT D-2  
"VILLAGE SQUARE AT DELRAY BEACH"  
PLAT BOOK 118, PAGE 122

TRACT A-1

TRACT A-2

SW 8TH STREET

R=25.00'

CA=91°19'01"

A=39.84'

N89°21'10"E 5.00'

NORTH LINE

"KING INDUSTRIAL PARK"

R=25.00'

CA=91°19'01"

A=39.84'

5' RIGHT-OF-WAY DEDICATION

EAST LINE

"KING INDUSTRIAL PARK"

TRACT "B"  
"STORAGE AMERICA"  
PLAT BOOK 89, PAGE 88

SW 14TH AVENUE

10' UTILITY EASEMENT  
PLAT BOOK 67, PAGE 137"KING INDUSTRIAL PARK"  
PLAT BOOK 67, PAGE 13710' UTILITY EASEMENT  
PLAT BOOK 67, PAGE 137

N00°40'11"E 544.42'

S00°40'11"W 544.42'

SW 13TH AVENUE

LOT 188

LOT 18A

LOT 17B

LOT 17A

LOT 16B

LOT 16A

LOT 15B

LOT 15A

LOT 14B

LOT 14A

LOT 13B

LOT 13A

LOT 12B

"VILLAGE SQUARE AT DELRAY BEACH"  
PLAT BOOK 118, PAGE 22POINT OF  
BEGINNING  
SOUTHEAST CORNER  
"KING INDUSTRIAL PARK"SOUTH LINE  
"KING INDUSTRIAL PARK"

LOT 1

S89°21'10"W

5.00'

BLOCK 6  
"REPLAT DELRAY BEACH HEIGHTS  
EXTENSION SECTIONS "A" AND "B"  
PLAT BOOK 28, PAGE 171

LOT 14

CLIENT: PEOPLE'S TRUST INSURANCE COMPANY

SCALE: 1"=60'

DRAWN: L.H.

ORDER NO.: 72682

DATE: 4/11/24

5' RIGHT-OF-WAY DEDICATION

DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

## LEGEND &amp; ABBREVIATIONS:

CL

CENTERLINE

R

RADIUS

CA

CENTRAL ANGLE

A

ARC LENGTH