

Prepared by: RETURN:

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

PCN 12-43-46-08-06-000-0570
Address 212 Kings Lynn, Delray Beach, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between _____ Elizabeth Aron _____

with a mailing address of _____ 212 Kings Lynn, 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

MSB
Signature
Mary Silva
Printed or Typed Name

11663 W River Dr
Margate, FL 33063
Address

GRANTOR

By: Elizabeth Aron
Name: Elizabeth Aron
Date: 2/13/2025

WITNESS #2:

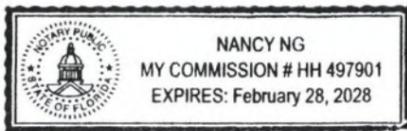
Judith C. Charles
Signature
Judith C. Charles
Printed or Typed Name

360 NW 35th Pl.
Boca Raton, FL 33431
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of February, 2025, by Elizabeth Aron
(name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced _____



Nancy Ng
Notary Public - State of Florida
Nancy Ng

ATTEST:

GRANTEE/ CITY OF DELRAY BEACH,
FLORIDA

By: _____
City Clerk

By: _____
City Mayor

Approved as to Form:

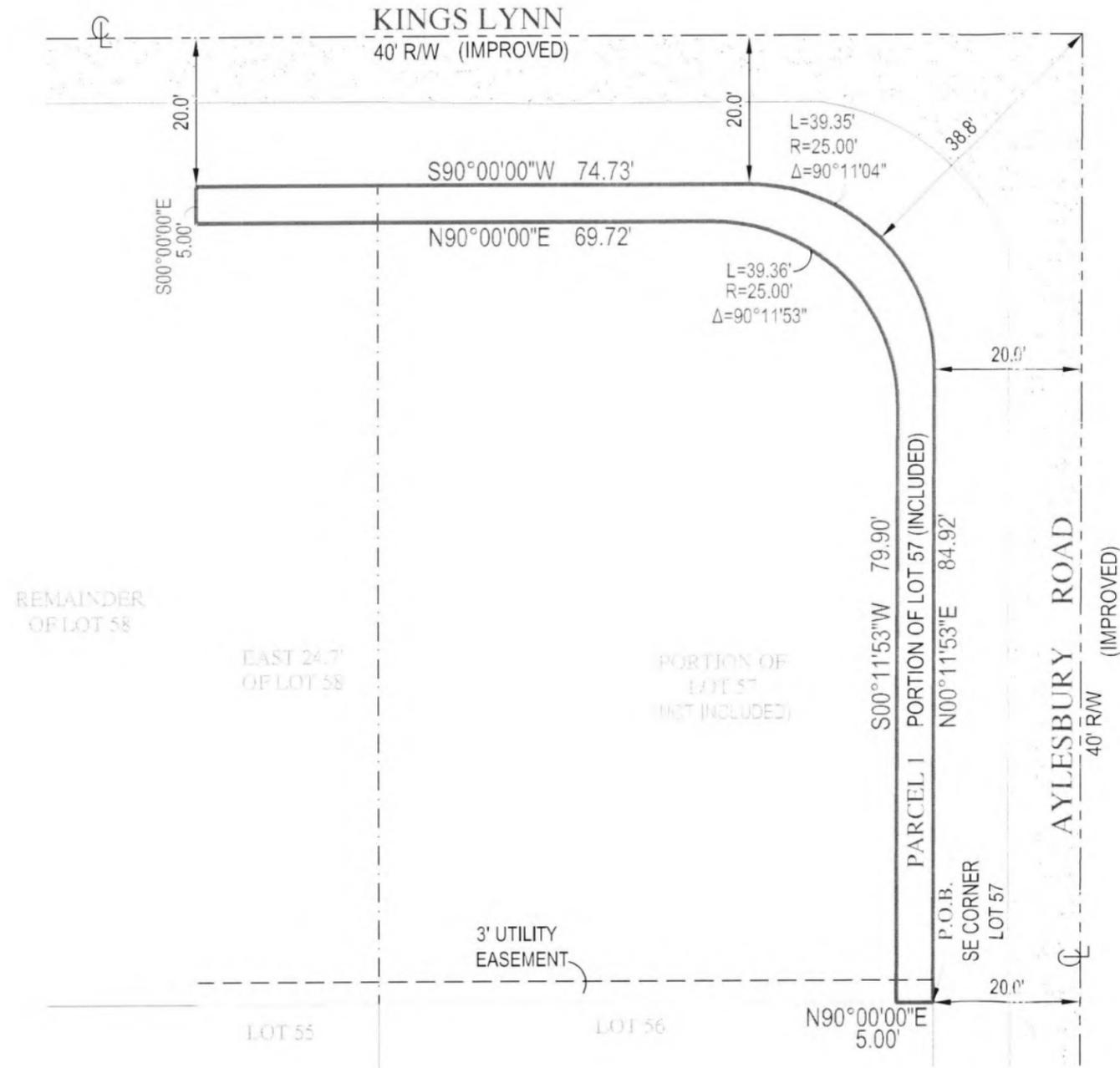
By: _____
City Attorney

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EXHIBIT "A"

LEGAL DESCRIPTION (PARCEL 1)

A PORTION OF LOTS 57 & 58 BEING DEDICATED FOR RIGHT OF WAY PURPOSES, SAID LOTS BEING LOCATED IN THE PLAT OF CHEVY CHASE. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 57; THENCE NORTH 00°11'53" EAST, ALONG THE EAST LINE SAID LOT 57, A DISTANCE OF 84.92 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°11'04"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.35 FEET; THENCE SOUTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID LOTS 57 & 58, A DISTANCE OF 74.73 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 5.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 69.72 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°11'53"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.36 FEET; THENCE SOUTH 00°11'53" WEST A DISTANCE OF 79.90 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.



NOTES:

- LEGAL DESCRIPTION CREATED FOR COMPASS SURVEYING..
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF LOT 57, HAVING A BEARING OF N90°00'00"E

NOTES:

- REVISE BOUNDARY: 11-21-2024
- REVISE BOUNDARY: 12-24-2024
- CORRECT TYPO: 02-06-2025

VICINITY MAP
NOT TO SCALE

FLOOD ZONE: X
 COMMUNITY NUMBER: 125102
 PANEL: 12099C0977
 SUFFIX: F
 BASE FLOOD ELEVATION: N/A
 FIRM DATE: 10-05-2017



SCALE: 1"=20'

LEGEND

- I.D. IDENTIFICATION
- L LENGTH
- M MEASURED
- O.R.B. OFFICIAL RECORDS BOOK
- P PLAT
- PG. PAGE
- P.B. PLAT BOOK
- R RADIUS
- C CENTERLINE
- AND
- N NUMBER
- Δ DELTA OR CENTRAL ANGLE

THIS IS TO CERTIFY THAT THE SPECIFIC PURPOSE SURVEY SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

(SIGNED)

DAVID G CUTLER
 PROFESSIONAL SURVEYOR AND MAPPER #5593

SPECIFIC PURPOSE "DESCRIPTION & SKETCH" FOR
 THE PURPOSE OF RIGHT OF WAY DEDICATION ON
 212 KINGS LYNN
 DELRAY BEACH, FL. 33444
 PREPARED FOR
 MICHAEL ARON

Project	C-624518	Sheet	
Date	11/17/2024		
Scale	1"=20'		1 OF 1

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net



L.B. 7463 PHONE: 561.640.4800 FAX: 561.640.0576