

Prepared by: RETURN:

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

PCN 12-43-46-20-22-001-0041

Address 1114 SW 8th Avenue, Delray Beach, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Rogelio Ramirez

with a mailing address of 1107 Strickland Road, Delray Beach, FL 33444, and
Paul Hackney with a mailing

address of 1107 Strickland Road, 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.

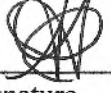
That this right-of-way shall be subject only to those easements, restrictions, and reservation of record. GRANTOR agrees to provide for the release of any and all mortgages or liens encumbering this right-of-way. GRANTOR also agrees to erect no building or effect any other kind of construction or improvements 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

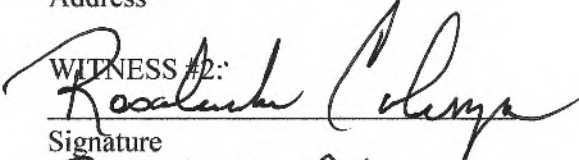

Signature
Alina Arvelo
Printed or Typed Name

3901 Orange St
Lantana, FL 33462
Address

GRANTOR

By: 
Name: Rogelio Ramirez
Date: 12/4/2025

WITNESS #2:


Signature
Rosalinda Colunga
Printed or Typed Name

3901 Orange St
Lantana, FL 33462
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of DECEMBER, 2025, by Rogelio Ramirez
(name of person acknowledging).

Personally known xx OR Produced Identification
Type of Identification Produced _____



DEBBIE COLUNGA
Commission # HH 462449
Expires February 27, 2028


Notary Public - State of Florida

WITNESS #1

[Signature]
Signature

Alina Arvelo
Printed or Typed Name

3901 Orange St
Lantana, FL 33462
Address

WITNESS #2:

[Signature]
Signature

Rosalinda Colunga
Printed or Typed Name

3901 Orange St
Lantana, FL 33462
Address

GRANTOR

By: [Signature]

Name: Paul Hackney

Date: 12/4/2025

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 4 day of DECEMBER, 2025, by Paul Hackney
(name of person acknowledging).

Personally known xx OR Produced Identification
Type of Identification Produced _____



DEBBIE COLUNGA
Commission # HH 462449
Expires February 27, 2028

[Signature]
Notary Public – State of Florida

[Remainder of Page Intentionally Left Blank]

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"

DESCRIPTION :

SHEET 1 OF 2

A PORTION OF LOT 5, BLOCK 1, STRICKLAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 173, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PORTION BEING THE EXTERNAL AREA OF A 25 FOOT RADIUS ARC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 88°08'07" EAST ALONG THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 51.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°08'07" EAST ALONG THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 24.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 00°00'29" WEST ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 5, A DISTANCE OF 24.20 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°08'36", AN ARC LENGTH OF 38.46 FEET BACK TO THE POINT OF BEGINNING.

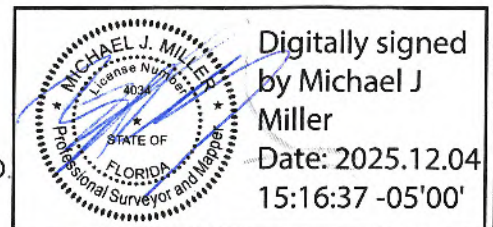
CONTAINING AN AREA OF 124.32 SQUARE FEET (0.0029 ACRES)

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH 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.

REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO.
MICHAEL J. MILLER #4034

THIS IS NOT A SURVEY



SCALE:	1" = 20'
DRAWN BY:	G.L.
FIELD WK:	
DATE:	12/04/2025

MILLER LAND SURVEYING

1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: office@millersurveying.com

REF:
PREV. JOB NO'S.
JOB NO. Y251075 S&L
S - Y251075

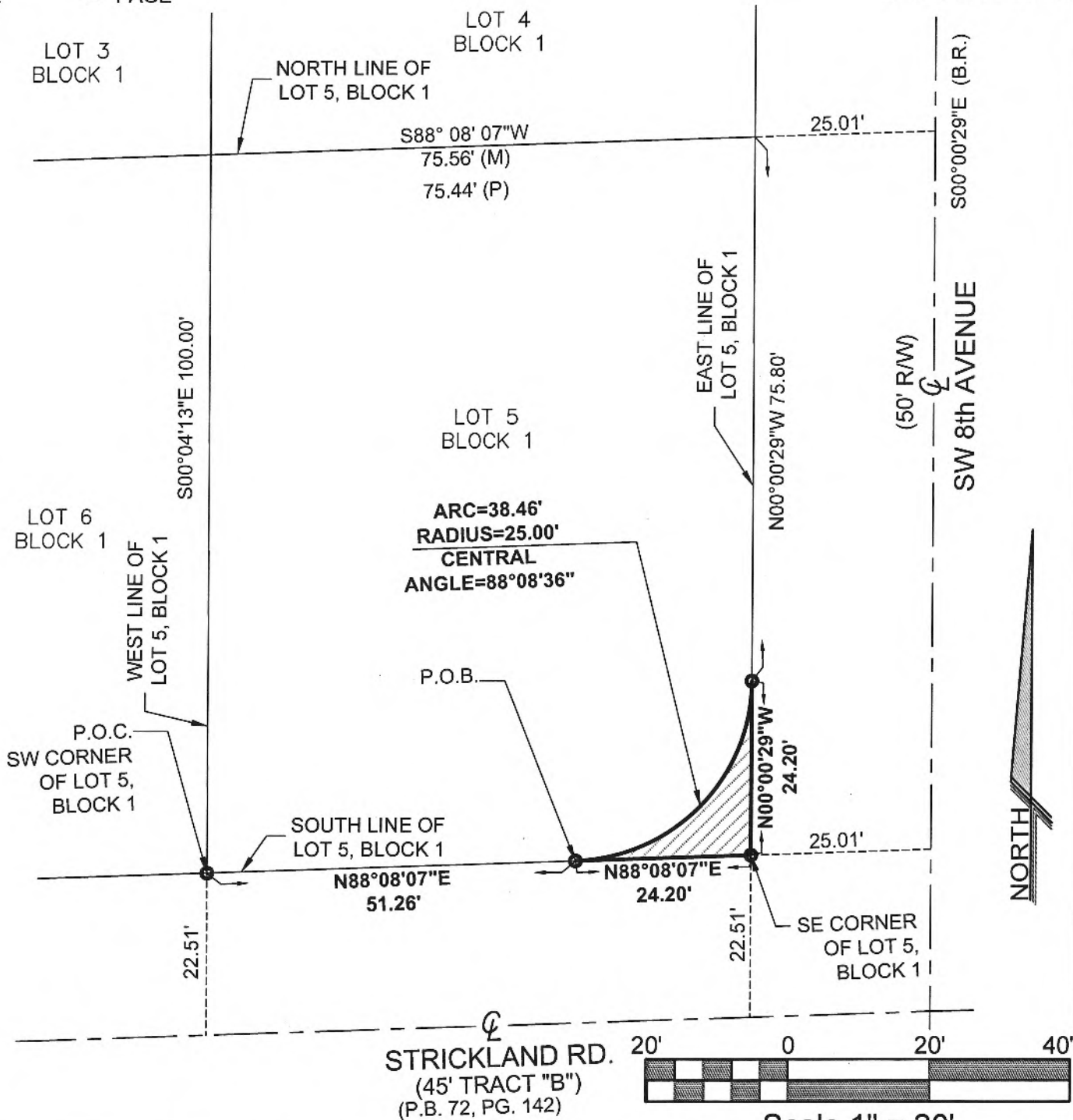
LEGEND:

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 B.R. = BEARING REFERENCE
 R/W = RIGHT OF WAY
 P.B. = PLAT BOOK
 PG. = PAGE

EXHIBIT "A"

THIS IS NOT A SURVEY

SHEET 2 OF 2



SCALE: 1" = 20'
 DRAWN BY: G.L.
 FIELD WK:
 DATE: 12/04/2025

MILLER LAND SURVEYING

1121 LAKE AVENUE
 LAKE WORTH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: office@millersurveying.com

REF:
 PREV. JOB NO'S.
 JOB NO. Y251075 S&L
S - Y251075