

Prepared by: RETURN:

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

PCN 12-43-46-09-07-000-0040

Address: 13 Eastview Ave, Delray Beach, FL 33483

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

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between \_\_\_\_\_ and Connect Developers LLC, with a mailing address of 354 Mallory Circle, Delray Beach, FL 33483, 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.)

### W I T N E S S E T H :

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.

WITNESSES:

GRANTOR

Debbie Catalano  
Signature  
Debbie Catalano  
Print Name

By: Raffi  
Name: Raffi Khorozian  
Its: managing member  
Date: 9-15-23

Clarissa Dimartino  
Signature  
Clarissa Dimartino  
Print Name

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of September, 2023, by Raffi Khorozian (name of person), as Owner (type of authority) for Comet Developers LLC (name of party on behalf of whom instrument was executed).

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



Clarissa Dimartino  
Notary Public - State of Florida

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WITNESSES:

GRANTOR

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_ (name of person), as \_\_\_\_\_ (type of authority) for \_\_\_\_\_ (name of party on behalf of whom instrument was executed).

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

\_\_\_\_\_  
Notary Public – State of Florida

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ATTEST:

**GRANTEE/ CITY OF DELRAY BEACH,  
FLORIDA**

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Shelly Petrolia, Mayor

Approved as to Form:

By: \_\_\_\_\_  
City Attorney

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EXHIBIT "A"

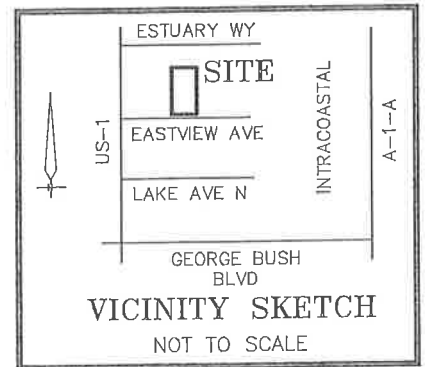
## LEGAL DESCRIPTION AND SKETCH

SECTION 6, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY PUBLIC RECORDS

### LEGAL DESCRIPTION

THE SOUTH 0.56' OF LOT 4, FOR RIGHT OF WAY DEDICATION, EASTVIEW, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 42 SQUARE FEET OR 0.0010 ACRES, MORE OR LESS.



### SURVEYOR'S NOTES

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-052 OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES.

THIS SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


THIS FIRMS CERTIFICATE OF AUTHORIZATION NUMBER IS "LS 3302".

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES,

THIS SKETCH REFLECTS A BOUNDARY SURVEY PREPARED BY THIS OFFICE DATED: 04-13-23, JOB No. 0401923.

### CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT COMPLIES WITH THE MINIMAL TECHNICAL STANDARDS OF PRACTICE 5J-17 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:   
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302  
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
DATE OF FIELD SURVEY: 04/13/23

REVISIONS:  
1.)

### STATE PLANE DATA:

COORDINATES SHOWN HEREON ARE GRID, STATE PLANE COORDINATE SYSTEM (NAD 83/90 ADJUSTMENT, EAST ZONE, TRANSVERSE MERCATOR PROJECTION).

LINEAR UNIT = U.S. SURVEY FEET.

COORDINATE SYSTEM = 1983 STATE PLANE.

SCALE FACTOR = 1.000048456, SCALE FACTOR X GROUND DISTANCE = GRID DISTANCE.

ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN.

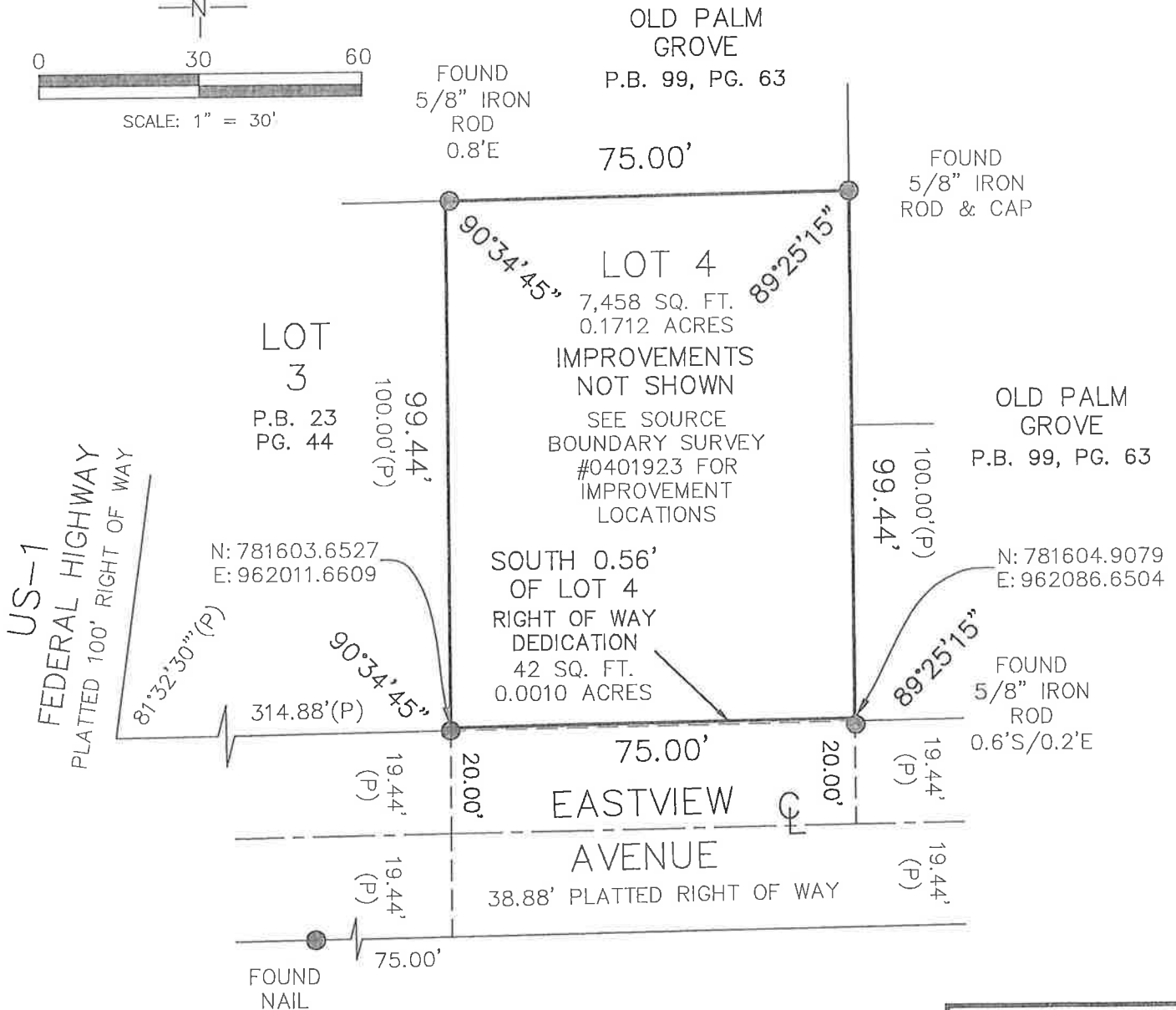
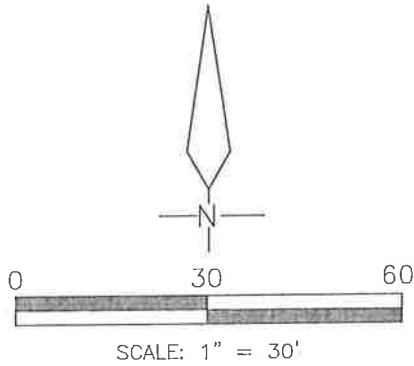
### LEGEND:

- = IRON ROD AS NOTED
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- (P) = PLAT
- (M) = MEASURED
- U.E. = UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊠ = QUARTER SECTION CORNER
- ⊠ = SECTION CORNER

PREPARED BY:  
**Bob Buggee, Inc.**  
the 'SURVEYOR'  
561-732-7877  
SHEET 1 OF 2

# LEGAL DESCRIPTION AND SKETCH

SECTION 6, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY PUBLIC RECORDS



PREPARED BY:  
**Bob Buggee, Inc.**  
the 'SURVEYOR'  
561-732-7877  
SHEET 2 OF 2