

Prepared by: RETURN:

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

PCN 12-43-46-09-20-002-0140
Address 1701 N. Swinton Avenue

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Maper Investments, LLC, with a mailing address of 9700 NW 17th Street, Miami, Florida 33172, 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

Maryn Diaz
Signature

Maryn Diaz
Printed or Typed Name

10720 NW 66th St, #1-206
Doral FL 33178
Address

GRANTOR: MAPER INVESTMENTS, LLC
BY: CURBVEST, LLC, its Manager

By: Ivis Mas

Name: Ivis Mas

Title: Manager
for

Company: Curbvest, LLC, as Manager for
Maper Investments, LLC

Date: 09/19/24

WITNESS #2:

Lynnette Tejeda
Signature

Lynnette Tejeda
Printed or Typed Name

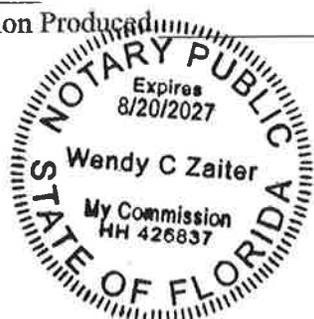
13360 SW 2nd St
Miami FL 33184
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of September, 2024 by Ivis Mas (name of person), as Manager (type of authority) for Curbvest, LLC, as Manager for Maper Investments, LLC (name of party on behalf of whom instrument was executed).

Personally known ___ OR Produced Identification

Type of Identification Produced _____



[Signature]
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

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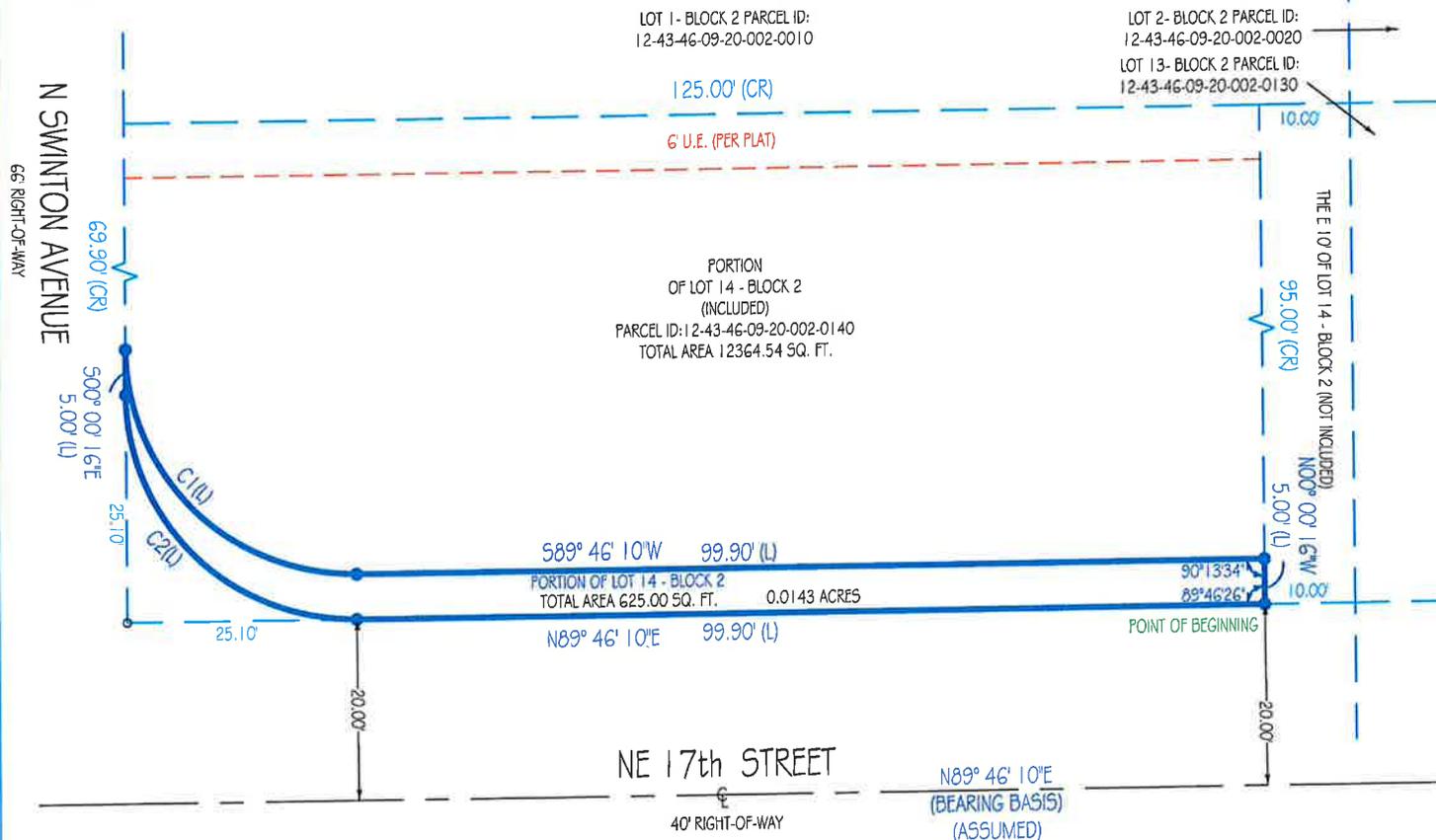
EXHIBIT "A"

SKETCH OF DESCRIPTION



SCALE: 1"=20'

CURVE TABLE				CHORD LENGTH
	LENGTH	RADIUS	DELTA	
C1	39.37'	25.00'	90°13'34"	35.43'
C2	39.37'	25.00'	90°13'34"	35.43'



LEGAL DESCRIPTION:

A PORTION OF LOT 14, LESS THE EAST 10 FEET THEREOF, BLOCK 2, PLAT OF SWINTON HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 120, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A PORTION OF LOT 14, BLOCK 2, OF SAID SWINTON HEIGHTS, THENCE RUN N00°00'16"W A DISTANCE 5 FEET; THENCE RUN S89°46'10"W A DISTANCE 99.90 FEET TO THE POINT OF CURVATURE, THENCE ALONG CURVE HAVING A RADIUS 25 FEET, DELTA 90°13'34", CHORD LENGTH 39.37 FEET TO A POINT AT END OF CURVATURE; THENCE RUN S00°00'16"E A DISTANCE 5 FEET TO A POINT OF CURVATURE; THENCE ALONG CURVE HAVING A RADIUS 25 FEET, DELTA 90°13'34", CHORD LENGTH 39.37 FEET TO A POINT AT END OF CURVATURE; THENCE RUN N89°46'10"E A DISTANCE 99.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS ARE SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 625.00± SQUARE FEET OR 0.0143 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION: SKETCH OF DESCRIPTION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Pablo A Alvarez

Date: 2024.08.19 14:11:15 -04'00'

SIGNED: *[Signature]* DATE: 08/19/2024

PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

This sketch and description has been issued by the following Landtec Surveying office:

840 US Hwy 1, Suite 330
 North Palm Beach, Florida 33408
 Office: (561) 210-9344 www.LandtecSurvey.com
 Email: Construction@landtecsurvey.com

LEGEND:

- SQ.FT. = SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- P.G. = PAGE

Job Nr:216421-SE

Drawn by: B.D.



LICENSED BUSINESS No. 8507