

Prepared by: RETURN:

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

PCN 12-43-46-08-06-000-0280
Address 217 Kings Lynn

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between ADF 217, LLC, a Florida limited liability company, with a mailing address of 2275 S. Federal Highway, Suite 160, Delray Beach, Florida 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.)

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]
Signature
CHRIS GODINHO WHITE
Printed or Typed Name

651 OKEECHOBEE BLVD -
UNIT 408, WEST PALM BEACH
Address

WITNESS #2:

[Signature]
Signature
LUAS COSTA
Printed or Typed Name

2104 S cypress Bend Dr
Pompano Beach
Address

GRANTOR

By: [Signature]
Name: Hugh Dean Fuller, III

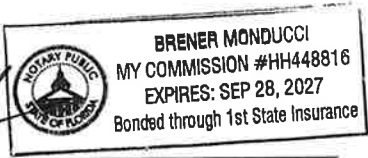
Title: Manger
for
Company: ADF Investments, LLC
as Manager for ADF 217, LLC

Date: 2/13/2025

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of February, 2025, by Hugh Dean Fuller, III, (name of person), as Manager (type of authority) for ADF Investments, LLC, as manager for ADF 217, 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

[Remainder of Page Intentionally Left Blank]

EXHIBIT "A"



SCALE = 1" = 20'

BOUNDARY SURVEY

217 KINGS LYNN, DELRAY BEACH, FLORIDA 33444

LEGAL DESCRIPTION:

THE SOUTH 5 FEET OF LOT 28, CHEVY CHASE, A SUBDIVISION IN THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 24, PAGE 27.

CERTIFIED TO:

CORBIN & ASSOCIATES, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO
SOUTHERN STATES BANK
ADF INVESTMENTS, LLC
ADF 217, LLC

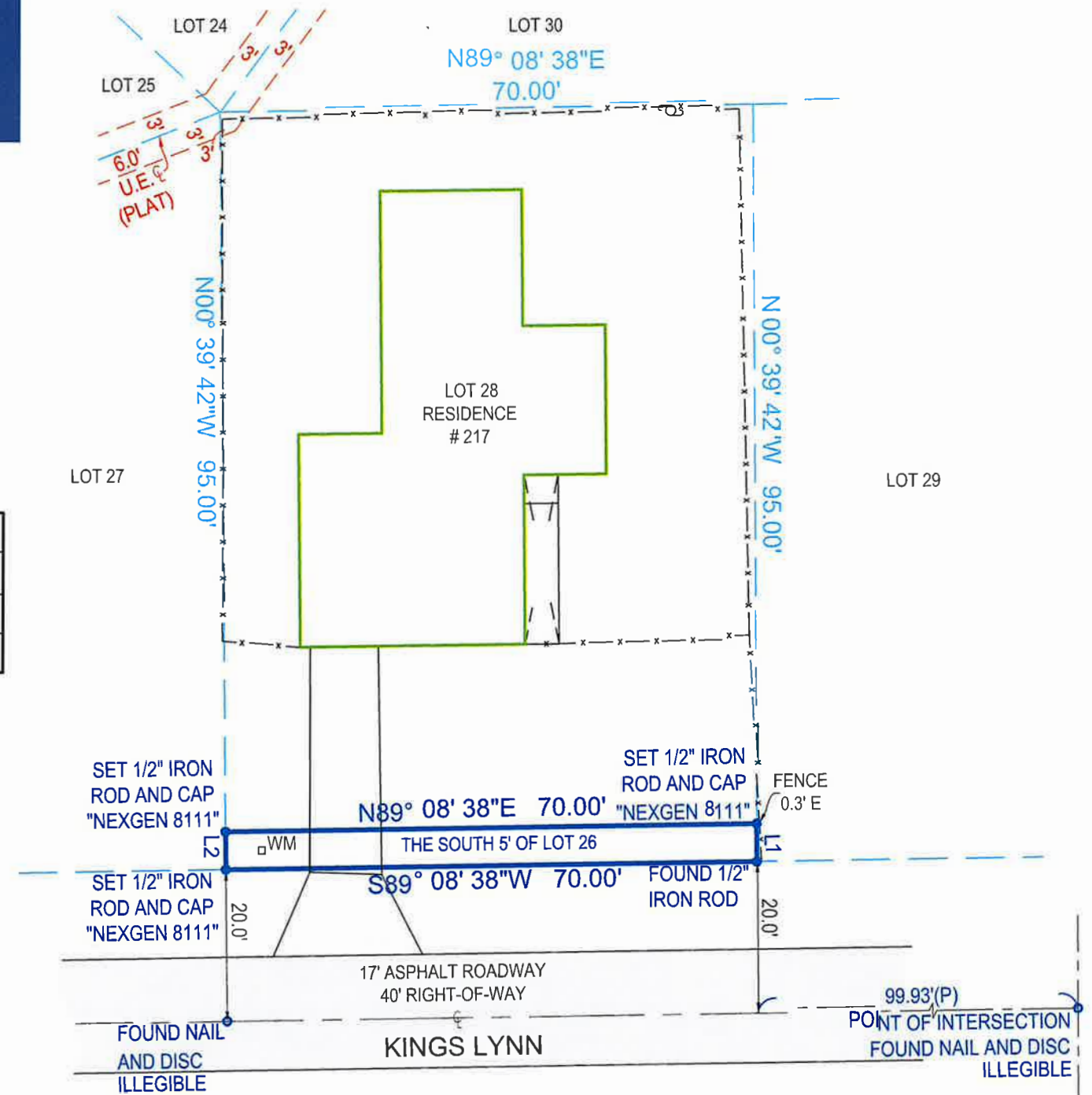
FLOOD ZONE:

12099C0977F
ZONE: X
EFF: 10/05/2017

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

Line Table		
Line #	Length	Direction
L1	5.00'	S00° 51' 22"E
L2	5.00'	N00° 39' 42"W



LEGEND:
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

- | | | | | | | | | | |
|---------------------|------------------------------|----------------------------------|------------------------------|-------------------|------------------------------------|---------------|--------------|-----------------|----------------------------|
| A/C-AIR CONDITIONER | P.O.B.-POINT OF BEGINNING | D.E.-DRAINAGE EASEMENT | R-RADIUS(R) | (P)-PLAT | ELEV-ELEVATION | ☆ -LIGHT POLE | # -NUMBER | ⊙ -WELL | -X- -FENCE |
| WM-WATER METER | P.O.C.-POINT OF COMMENCEMENT | P.U.E.- PUBLIC UTILITY EASEMENT | O.R.B.-OFFICIAL RECORDS BOOK | EW-EDGE OF WATER | FF-FINISHED FLOOR | | -ASPHALT | ⊕ -WATER VALVE | + -PLUS OR MINUS |
| AL-ARC LENGTH | P.B.-PLAT BOOK | L.A.E.-LIMITED ACCESS EASEMENT | SQ.FT.-SQUARE FEET | TOB-TOP OF BANK | LS-LICENSED SURVEYOR | | -CONCRETE | ⊕ -CENTER LINE | ⊕ -POLE |
| (C)-CALCULATED | PG-PAGE | L.M.E.-LAKE MAINTENANCE EASEMENT | AC.-ACRES | OHL-OVERHEAD LINE | LB-LICENSED BUSINESS | | -PAVER/BRICK | ⊕ -CATCH BASIN | ⊕ -MANHOLE |
| (M)-MEASURED | U.E.-UTILITY EASEMENT | O.H.E.-OVERHEAD EASEMENT | DB-DEED BOOK(D)-DEED | C/O-CLEAN OUT | PSM-PROFESSIONAL SURVEYOR & MAPPER | | -WOOD | ⊕ -FIRE HYDRANT | XXX -TOPOGRAPHIC ELEVATION |

SHEET 1 OF 1

- SURVEY NOTES:
-DRIVEWAY CROSSES THE BOUNDARY LINE ON SOUTHERN SIDE OF LOT AS SHOWN.
-FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
-FENCES EXTEND THROUGH UTILITY EASEMENT ALONG NORTHWESTERN BOUNDARY LINE AS SHOWN.

FIELD DATE: 05-24-2024
DRAWN BY: KG
ORDER NO: 241566
REVISIONS:

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642

PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Thomas Lubanovic
1/29/25
6329

THOMAS LUBANOVIC, PSM FLORIDA REGISTRATION NO. 6939
FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.