

Prepared by: RETURN:

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

PCN 12-43-46-09-31-000-0260
Address 402 Palm Trail

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between the **402 PALM TRAIL, LLC**, with a mailing address of 408 Palm Trail, 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

Geoffrey S. Stiff
Signature

Printed or Typed Name

1151 MARNEY CT
HENRICO, VA 23229

Address

WITNESS #2:

Carolyn B. Stiff
Signature

Printed or Typed Name

1151 Marney Court
Henrico, VA 23229

Address

GRANTOR

By: *Robert W. Vorlop*

Name: Robert W. Vorlop

Title: Manager

for

Company: 402 Palm Trail, LLC

Date: 5/13/2025

STATE OF ~~FLORIDA~~ Virginia
COUNTY OF ~~PALM BEACH~~ Henrico

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 13 day of May, 2025, by Robert W. Vorlop
(name of person), as Trustee (type of authority) for 402 Palm Trail, LLC (name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification

Type of Identification Produced FL Driver License



Miguel Corona
Notary Public – State of ~~Florida~~ Virginia

ATTEST:

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

By: _____
City Clerk

By: _____
City Mayor

Approved as to Form:

By: _____
City Attorney

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LEGEND:
C - CENTERLINE
D.B. - DEED BOOK
L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
O.R.B. - OFFICIAL RECORDS BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS
L.B. - LICENSED BUSINESS
(PLAT) - REFERS TO PLAT

EXHIBIT "A"

R/W - RIGHT-OF-WAY
LAE - LIMITED ACCESS EASEMENT
UE - UTILITY EASEMENT
△ - DELTA (CENTRAL ANGLE)
L - LENGTH
R - RADIUS
RB - RADIAL BEARING
- EASEMENT

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 26, "LAS PALMAS SUBDIVISION", PLAT BOOK 10, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARING NORTH 89°05'40" EAST.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 29, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by
Jeffrey R. Wagner
Date: 2025.05.08
08:47:34 -04'00'
Adobe Acrobat
version:
2025.001.20474

JEFFREY R. WAGNER
REGISTERED LAND
SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

**LAS PALMAS SUBDIVISION LOTS 26 AND 27
RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION**

DATE 5/07/2025

DRAWN BY RFJ

F.B./ PG. N/A

SCALE NONE

JOB NO. 9647-1

EXHIBIT "A"

DESCRIPTION

THE EAST 5.00 FEET OF LOTS 26 AND 27, LAS PALMAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA

TOGETHER WITH:

A PORTION OF LOT 27, LAS PALMAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 27, THENCE S89°05'40"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE S89°05'40"W, A DISTANCE OF 25.27 FEET TO A POINT OF A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N00°54'36"W, HAVING A RADIUS OF 25.00 FEET. A CENTRAL ANGLE OF 89°44'16", AND AN ARC LENGTH OF 39.16 FEET TO A POINT OF TANGENCY; THENCE S01°31'17"W, ALONG A LINE 5.00 WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 27, A DISTANCE OF 24.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 500.00 SQUARE FEET/0.0115 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

THIS IS NOT A SURVEY

SHEET 2 OF 3



CAULFIELD & WHEELER, INC.


CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**LAS PALMAS SUBDIVISION LOTS 26 AND 27
RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION**

DATE	5/07/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9647-1

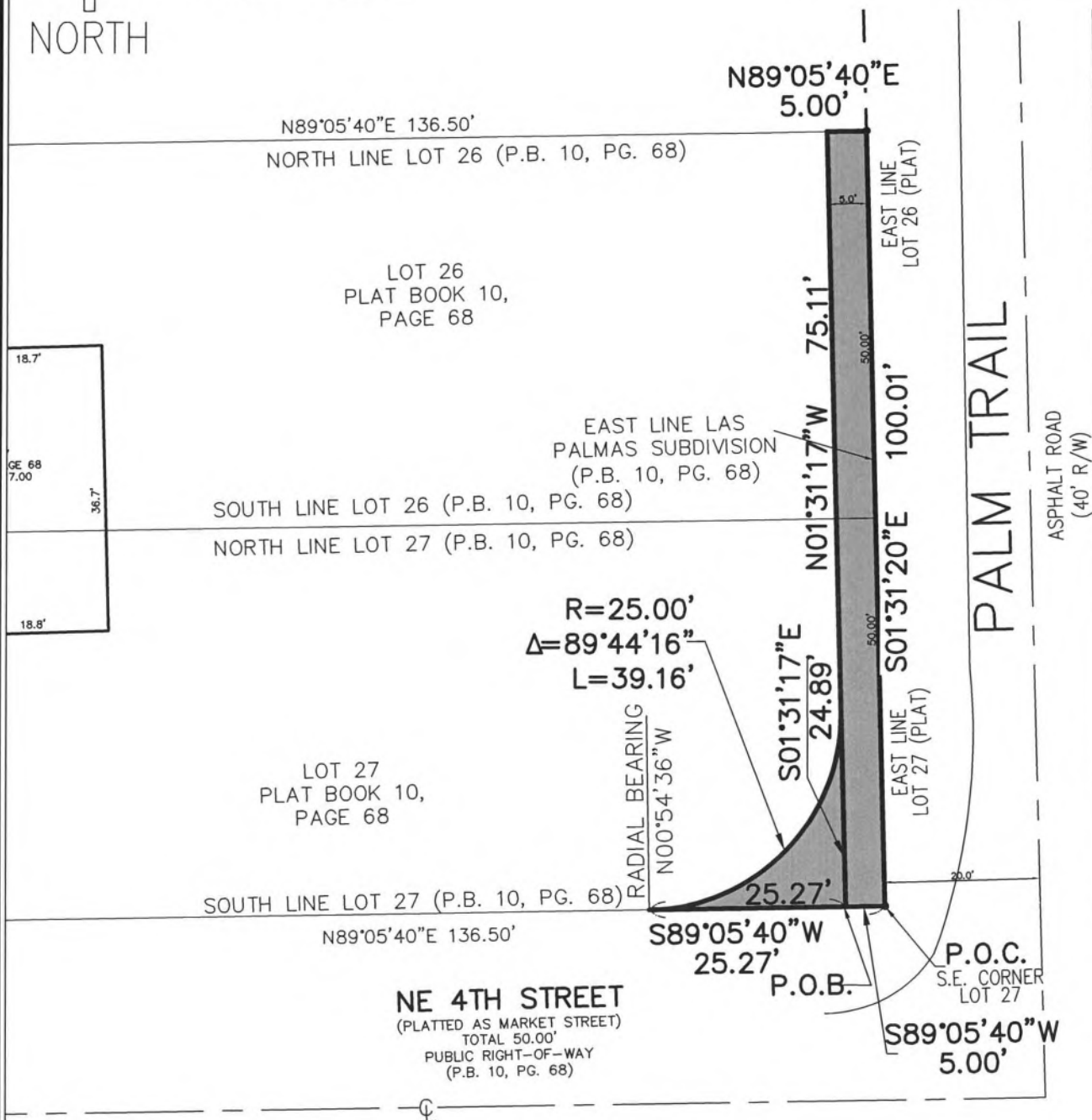


0 30' 60'



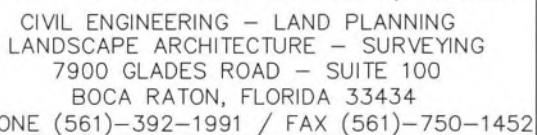
1 INCH = 60 FEET

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 3 OF 3



LAS PALMAS SUBDIVISION LOTS 26 AND 27
RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION

DATE 5/07/25

DRAWN BY RFJ

F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 9647-1