

Prepared by: RETURN:

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

PCN 124346011030132
Address: 245 SE 4th Ave. Delray Bch, FL

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Peculiar Plots Inc.,
with a mailing address of 283 Riverview Rd. Rexford, NY 12148,
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.

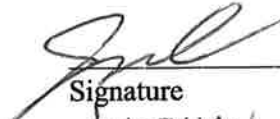
That this right-of-way shall be subject only to those easements, restrictions, and reservation of record. GRANTOR agrees to provide for the release of any and all mortgages or liens encumbering this right-of-way. GRANTOR also agrees to erect no building or effect any other kind of construction or improvements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

WITNESSES:



Signature
JONATHAN VERGIN
Print Name

1385 NW 22ND AVE DEER BEACH FL.
Address 33445


Signature
John Camp
Print Name

111 SE 9th Ave. Boynton Beach, FL 33435
Address

GRANTOR

By: 
Name: Natalie Lopasic
Its: DIRECTOR
Date: 5/8/2024

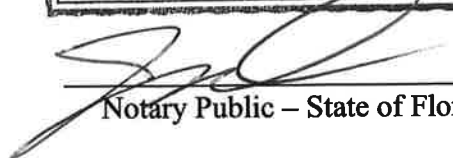
STATE OF FLORIDA _____

COUNTY OF PALM BEACH _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of MAY, 2024, by NATALIE LOPASIC (name of person), as DIRECTOR (type of authority) for REGULAR PLOTS (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: _____
City Mayor

Approved as to Form:

By: _____
City Attorney

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EXHIBIT “A”

SKETCH & DESCRIPTION

For Right of Way

This is not a Survey

S89°09'00"E 72.50'

POINT OF COMMENCEMENT:
THE NORTHWEST CORNER OF
LOT 14 ROEBUCK'S
RESUBDIVISION OF BLOCK 103



LOCATION MAP

LEGAL DESCRIPTION

A portion of Lot 14, Roebuck's Resubdivision of Block 103, Delray Beach, according to the plat thereof, recorded in Plat Book 2, Page(s) 19, of the Public Records of Palm Beach County, Florida.

More particularly described as follows:

Commence at the Northwest corner of said Lot 14; thence South 00° 00' 00" East along the platted West line of said Lot 14, 81.67 feet, to the Point of Beginning, said point also being the point of curvature of a curve concave to the northeast, having for its elements a radius of 25.00 feet; a central angle of 89° 09' 00" for an arc distance of 38.90 feet to a point on the South line of said Lot 14.

Thence North 89° 09' 00" West 24.63 feet along the platted South line of said Lot 14 to the Southwest corner of said Lot 14.

Thence North 00° 00' 00" East along the platted West line of said Lot 14, 24.62 feet back to the Point of Beginning.

Contains 129.56 square feet.

PARCEL CONTROL NUMBER:

12-43-46-16-01-103-0132

SE 4TH AVENUE

S00°00'00"E 81.37'

POINT OF BEGINNING

N00°00'00"E 24.63'

R=25.00'
CA=89°09'00"
L=38.90'

N89°09'00"W 24.63'

S89°09'00"E 47.87'

S00°00'00"E 106.00'

CL SE 3RD STREET

245 SE 4th Avenue, Delray Beach, Fl 33483



BY: GINO FURLANO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA STATE REG. NO. 5044

BOUNDARY
Surveying & Mapping

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