

Prepared by: RETURN:

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

PCN 12-43-46-21-01-004-0051
Address 402 SE 4th Ave, Delray Beach, Florida 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of ___, 202_, between GMM Homes 402, LLC

with a mailing address of 170 NE 2nd Street #294191, Boca Raton, FL 33432, 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

Alex
Signature
Alexander Vazquez
Printed or Typed Name

4127 Woodhill PL
Bounton Beach, FL 33436
Address

GRANTOR

By: [Signature]
Name: George Meillarec
Title: Authorized Member
for
Company: GMM Homes 402 LLC
Date: 9.10.25

WITNESS #2:

Brian
Signature
Brian Lane
Printed or Typed Name

4127 Woodhill PL
Bounton Beach, FL 33436
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 10 day of September, 2025 by George Meillarec
(name of person), as AMBE (type of
authority) for GMM Homes 402 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

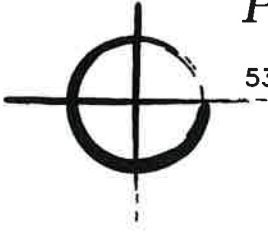
By: _____
City Mayor

Approved as to Form:

By: _____
City Attorney

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EXHIBIT “A”



PINNELL SURVEY, INC.

LICENSED BUSINESS #6857

5300 WEST HILLSBORO BOULEVARD, SUITE 215-A

COCONUT CREEK, FLORIDA 33073

PHONE (954)418-4940 FAX(954)418-4941

EXHIBIT "A"

SKETCH & DESCRIPTION

25' RIGHT-OF-WAY RADIUS DEDICATION

LEGAL DESCRIPTION:

A PORTION OF LOT 6, BLOCK 4 OF "OSCEOLA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 6, FOR 25.17 FEET TO A POINT OF CUSP, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $90^{\circ}23'37''$, FOR AN ARC DISTANCE OF 39.44 FEET TO A POINT OF CUSP, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 6; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 6, FOR 25.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, FLORIDA AND CONTAINS 136 SQUARE FEET MORE OR LESS.

LEGEND & ABBREVIATIONS:

CL	-	CENTERLINE
(P)	-	PLAT CALL
P.O.B.	-	POINT OF BEGINNING
SQ. FT.	-	SQUARE FEET

GENERAL NOTES:

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. SKETCH PREPARED 06/26/25

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA - LICENSE NO. 5734

SKETCH NO.: 24-0397SD

SHEET 1 OF 2

PINNELL SURVEY, INC.

LICENSED BUSINESS #6857

5300 WEST HILLSBORO BOULEVARD, SUITE 215-A

COCONUT CREEK, FLORIDA 33073

PHONE (954)418-4940 FAX(954)418-4941

EXHIBIT "A"

S.E. 4th STREET

(50' RIGHT-OF-WAY)

25.00'

NORTH LINE
OF LOT 6,
BLOCK 4

25.17'

P.O.B.

N.E. CORNER
OF LOT 6,
BLOCK 4

46.9'(P)

POINT OF
CUSP

25.17'

25' RIGHT-OF-WAY
RADIUS DEDICATION
(AREA=136 SQ. FT. +/-)

POINT OF
CUSP

EAST LINE
OF LOT 6,
BLOCK 4

CURVE C1:
RADIUS=25.00'
DELTA=90°23'37"
ARC=39.44'

S.E. 4th AVENUE

(50' RIGHT-OF-WAY)

LOT 5
BLOCK 4

130.3'(P)

LOT 6
BLOCK 4

130.3'(P)

S. 64.77'
LOT 6
BLOCK 4
(LESS PARCEL)

46.9'(P)

25.00'

(16' ALLEY RIGHT-OF-WAY)

SCALE: 1" = 20'

SKETCH NO.: 24-0397SD

DRAWN BY: J.P.

SHEET 2 OF 2