

Prepared by: RETURN:

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

PCN 12-43-46-09-04-005-0043
Address 603 Andrews Ave. Delray Beach FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this __ day of _____, 202_, between _____
The Michael Provenzano Trust

with a mailing address of _____ 603 Andrews Ave. Delray Beach FL 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
WYNNE L. HAMILTON
Printed or Typed Name

4049 TYNOEL CREEK PL.
JACKSONVILLE, FL 32233
Address

WITNESS #2:

[Signature]
Signature
JASON CIMARRANO
Printed or Typed Name

5872 STRAWBERRY LAKES CIR.
LAKE WORTH, FL 33463
Address

GRANTOR

By: [Signature]
Name: MICHAEL PROVENZANO

Title: TRUSTEE
for
Company: THE MICHAEL PROVENZANO TRUST

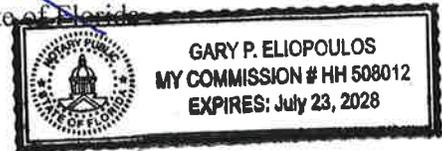
Date: AUGUST 9, 2024

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of AUGUST, 2024, by MICHAEL PROVENZANO (name of person), as TRUSTEE (type of authority) for THE MICHAEL PROVENZANO TRUST (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"

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) RIGHT-OF-WAY-DEDICATION

LEGAL DESCRIPTION

A PORTION OF THE EAST 100 FEET OF THE WEST 125 FEET OF LOT 5 IN BLOCK "E", PALM BEACH SHORE ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°59'40" WEST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°06'57" EAST, ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°59'40" WEST, ALONG A LINE 25.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 5, A DISTANCE OF 32.45 FEET TO A POINT OF CUSP ON A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS NORTH 89°00'20" EAST; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 89°53'23", A DISTANCE OF 39.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°06'57" EAST, ALONG A LINE 32.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 75.05 FEET; THENCE SOUTH 00°59'40" EAST, ALONG A LINE 125.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 5, A DISTANCE OF 7.50 FEET; THENCE SOUTH 89°06'57" WEST, ALONG A LINE NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 884 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ANDREW AVENUE WHICH HAS A BEARING OF S00°59'40"E.

ABBREVIATIONS

Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

Jeff S. Hobbapp
JEFF S. HOBAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

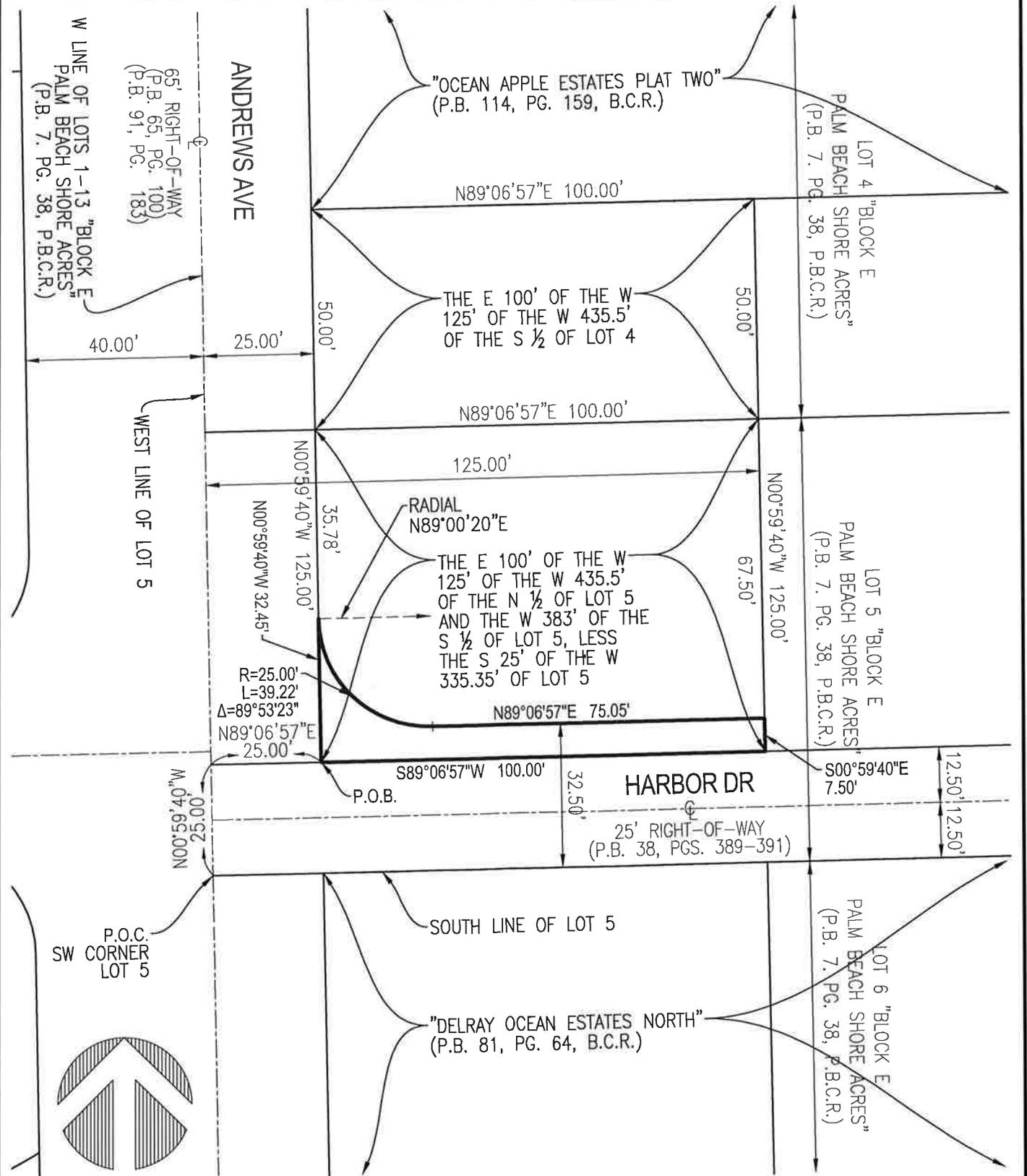
PROJECT NAME: 603 ANDREWS AVE	DATE: 7/30/2024	
JOB NO. 21239	DWG BY: AJR	
	CK'D BY: JSH	SHEET 1 OF 2

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

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JOB NO. 21239	PROJECT NAME: 603 ANDREWS AVE	DWG BY: AJR	SCALE: 1" = 30'	
		CK'D BY: JSH	DATE: 7/30/2024	SHEET 2 OF 2