

Prepared by: RETURN:

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

PCN 12-43-46-16-01-025-0100
Address 419 NW 3rd St. Delray, FL

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between David Hargrove Jr

with a mailing address of 220 NW 4th Ave Deerfield bch FL 33444, 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

Brandy Clark

Signature

Brandy Clark

Printed or Typed Name

761 SW 49th terr
Margate, FL 33068

Address

GRANTOR

By: David Hargrove Jr.

Name: David Hargrove Jr.

Date: 9/19/2025

WITNESS #2:

Tiffany Sims

Signature

TIFFANY SIMS

Printed or Typed Name

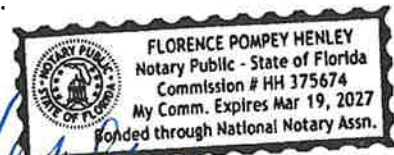
3415 NW 32nd St
Lauderdale Lakes FL 33309

Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 19 day of Sept, 2025, by David Hargrove Jr.
(name of person acknowledging).

Personally known ☒ OR Produced Identification
Type of Identification Produced _____



Florence Pompey Henley
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”

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

2 FOOT WIDE RIGHT-OF-WAY EASEMENT

EXHIBIT "A" / LEGAL DESCRIPTION:

A PORTION OF LOT 10, BLOCK 25, "SUBDIVISION OF PART OF BLOCK 25, DELRAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF SAID LOT 10, BLOCK 25; THENCE SOUTH 89°20'59" WEST ON THE SOUTH LINE OF SAID LOT 10, BLOCK 25, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF NW 3RD STREET, A DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID EAST LINE OF LOT 10, BLOCK 25; THENCE ON SAID PARALLEL LINE NORTH 01°35'32" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10, BLOCK 25; THENCE ON SAID NORTH LINE, NORTH 89°20'59" EAST, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 10, BLOCK 25, ALSO BEING THE WEST LINE OF A 16 FOOT ALLEY, AS SHOWN ON SAID PLAT "SUBDIVISION OF PART OF BLOCK 25, DELRAY"; THENCE SOUTH 01°35'32" EAST, ON SAID EAST LINE OF LOT 10, BLOCK 25, A DISTANCE OF 50.00 FEET, TO THE SOUTH LINE OF SAID LOT 10, BLOCK 25, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF NW 3RD STREET, AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 100 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- All distances as shown are based on the US Survey foot.
- Subject lands is located within the City of DELRAY BEACH, Palm Beach County, Florida and is located in the recorded Plat of "SUBDIVISION OF PART OF BLOCK 25, DELRAY", according to the Plat thereof as recorded in Plat Book 5 at Page 2 of the Public Records of Palm Beach County, Florida.
- Bearings are based/referred to an assumed meridian where the North Right-of-Way Line of N.W. 5TH AVENUE, bears S 89° 20' 59" W.
- Subject lands lies within Section 17, Township 46 South, Range 43 East.
- This is not a Boundary Survey, but only a graphic depiction of the description shown hereon.
- This instrument was conducted for the purpose of a "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This document does not reflect or determine ownership.
- This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity. Not valid without the signature and raised seal of the Florida Surveyor and Mapper.

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 1 of 2

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE


JOHNE. KUHAR, PSM, State of Florida
Professional Surveyor & Mapper No. 6711

Date: 09/03/2025

NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: AS SHOWN

CHECKED BY: JEK

DRAWN BY: NLR

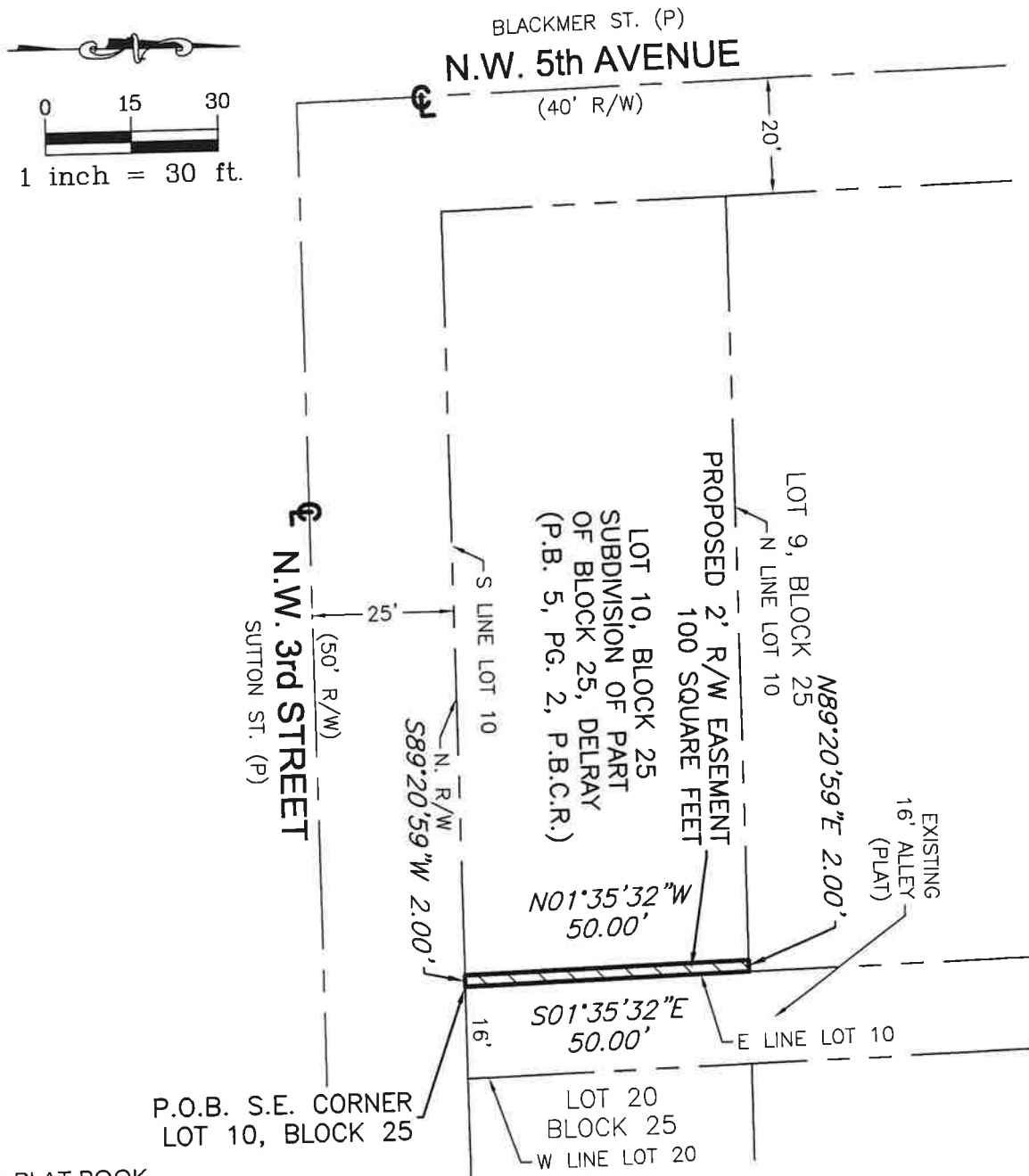

BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

LB 8229

JOB: 24-08-002-SK.LG.D.-RWE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

2 FOOT WIDE RIGHT-OF-WAY EASEMENT



P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT OF WAY
 P.B.C.R. = PALM BEACH COUNTY RECORDS

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 2 of 2

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE

JOHN E. KUHA, PSM, State of Florida
 Professional Surveyor & Mapper No. 6711

Date: 09/02/2025

NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SCALE: 1" = 30'

CHECKED BY: JEK

DRAWN BY: NLR

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LEGAL DESCRIPTION TO ACCOMPANY SKETCH

5 FOOT WIDE RIGHT-OF-WAY WITH 25 FOOT RADIUS CORNER DEDICATION

EXHIBIT "A" / LEGAL DESCRIPTION:

A PORTION OF LOT 10, BLOCK 25, "SUBDIVISION OF PART OF BLOCK 25, DELRAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF SAID LOT 10, BLOCK 25; THENCE NORTH 01°35'32" WEST ON THE WEST LINE OF SAID LOT 10, BLOCK 25, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF NW 5TH AVENUE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 25; THENCE NORTH 89°20'59" EAST ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE 5.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE OF LOT 10, BLOCK 25; THENCE SOUTH 01°35'32" EAST ON SAID PARALLEL LINE, A DISTANCE OF 25.41 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°03'29", A DISTANCE OF 38.86 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 10 AND A POINT OF NON-TANGENCY; THENCE SOUTH 89°20'59" WEST ON SAID SOUTH LINE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF NW 3RD STREET, A DISTANCE OF 29.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 379 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- All distances as shown are based on the US Survey foot.
- Subject lands is located within the City of DELRAY BEACH, Palm Beach County, Florida and is located in the recorded Plat of "SUBDIVISION OF PART OF BLOCK 25, DELRAY", according to the Plat thereof as recorded in Plat Book 5 at Page 2 of the Public Records of Palm Beach County, Florida.
- Bearings are based/referred to an assumed meridian where the North Right-of-Way Line of N.W. 5TH AVENUE, bears S 89° 20' 59" W.
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- This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity. Not valid without the signature and raised seal of the Florida Surveyor and Mapper.

THIS IS NOT A BOUNDARY SURVEY


SHEET NO. 1 of 2

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

SCALE: AS SHOWN

CHECKED BY: JEK

DRAWN BY: NLR


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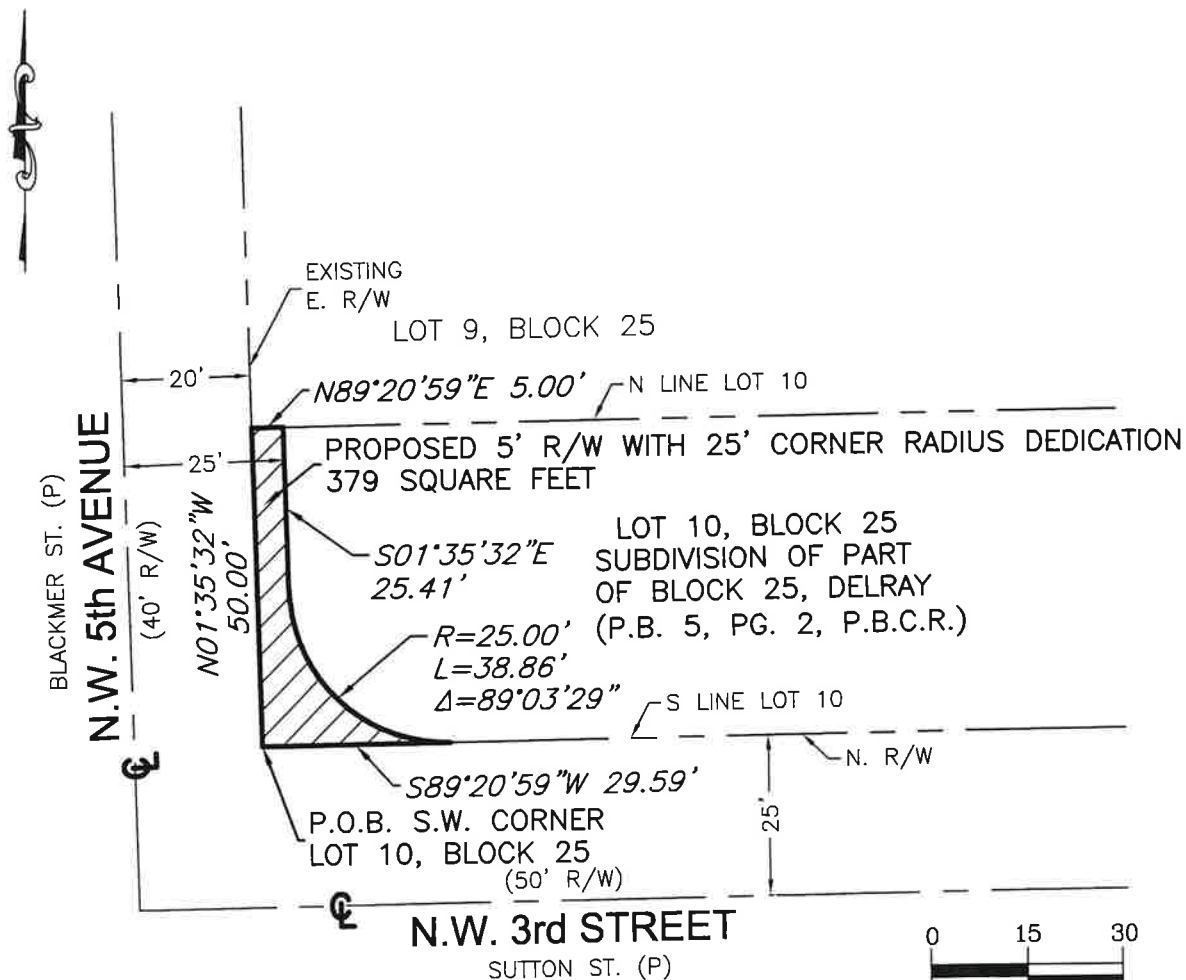
JOB: 24-08-002-SK.LG.D.-RWD


JOHN E. KUHN, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER, LS 6711
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

Date: 08/20/2025

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

5 FOOT WIDE RIGHT-OF-WAY WITH 25 FOOT RADIUS CORNER DEDICATION



P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT OF WAY
 P.B.C.R. = PALM BEACH COUNTY RECORDS

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 2 of 2

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.


SCALE: 1" = 30'

CHECKED BY: JEK

DRAWN BY: NLR

Date: 08/20/2025

JOHN E. KUJAR, PSM, STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER LS 6711
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