

Prepared by: RETURN:

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

PCN 12-43-46-16-21-000-0040
Address 1019 NASSAU ST. DELRAY BEACH, FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Mark Denkler

with a mailing address of 1019 Nassau St. Delray Beach, FL 33483, and LaRonda Denkler with a mailing address of 1019 Nassau St. Delray Beach, FL 33483, collectively 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

Printed or Typed Name

Harvey L. Brown Jr.
200 S. OCEAN BLVD #136
DELRAY BEACH, FL 33483
Address

GRANTOR

By:

Name:

Date:

Mark Denker

Mark Denker

11/14/24

WITNESS #2:

Signature

Printed or Typed Name

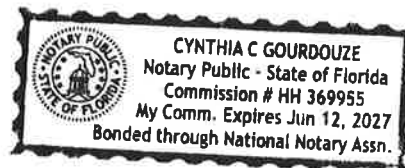
Kirstin L. SanGiovanni
49 Misty Meadow Dr
Boynton Beach, FL 33436
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of November, 2024, by MARK DENKER (name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced _____

Cynthia C Gourduze
Notary Public - State of Florida



WITNESS #1

Signature

Printed or Typed Name

200 S. OCEAN BLVD. #126
DELRAY BEACH, FL 33483
Address

GRANTOR

By:

Name:

Date:

LaRonda Denker
LaRonda Denker
11/14/2024

WITNESS #2:

Signature

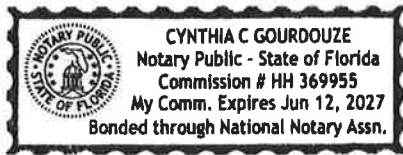
Printed or Typed Name

49 Misty Meadows Dr
Boynton 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 14 day of November, 2024, by LaRonda Denker
(name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced _____



Cynthia C Gourdouze
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

[Remainder of Page Intentionally Left Blank]

EXHIBIT "A"

"EXHIBIT A" RIGHT-OF-WAY DEDICATION SKETCH & DESCRIPTION

DESCRIPTION:

THE SOUTH 5.60 FEET OF LOT 4, WHEATLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 280 SQUARE FEET MORE OR LESS.

NOTES:


1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS.
5. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF THE CERTIFYING SURVEYOR.
6. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 4 WITH AN ASSUMED BEARING OF S 89°15'34" W.

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



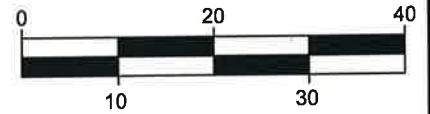
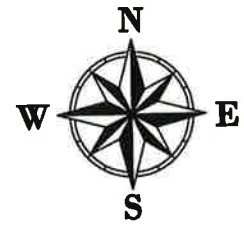
DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 10/11/2024

JOB No: **24-606**

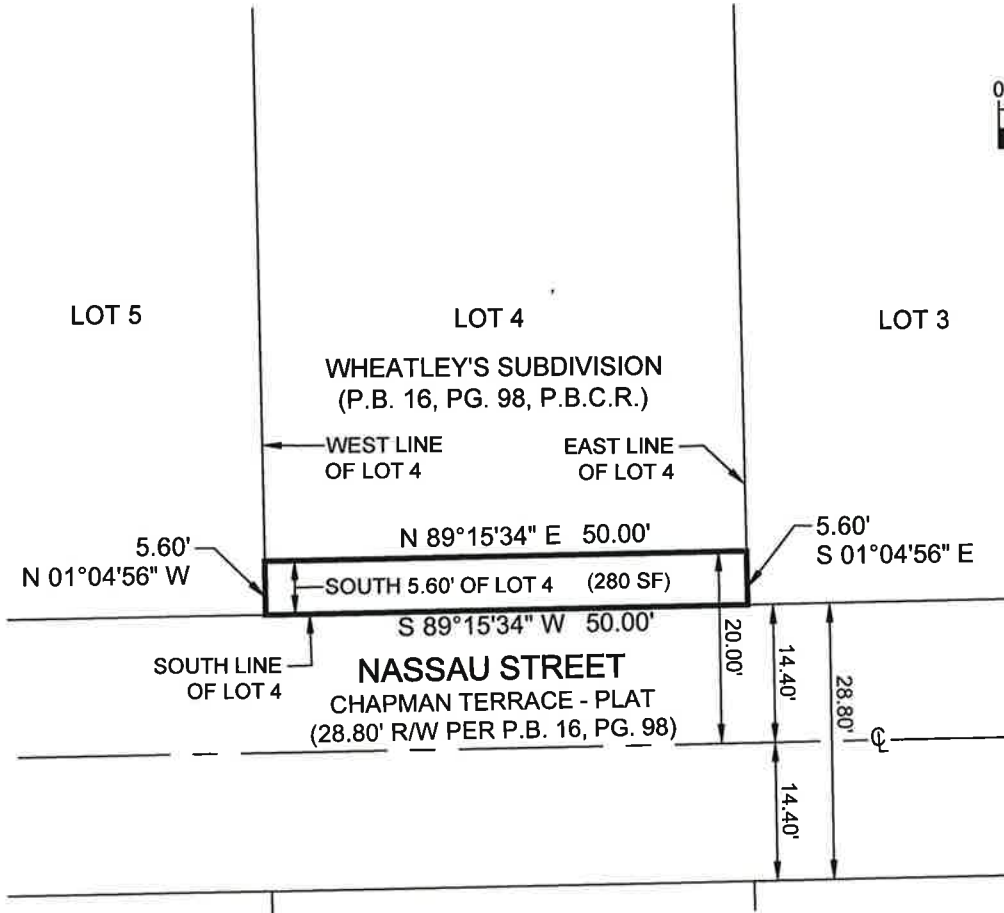
FB/PG: 00/00
DRAWN BY: RM
CKD. BY: DJS
SCALE: N/A

SHEET No: 1/2

"EXHIBIT A" RIGHT-OF-WAY DEDICATION SKETCH & DESCRIPTION



SCALE: 1"=20'



LEGEND:

- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY PUBLIC RECORDS
- PG. PAGE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- Ⓢ CENTERLINE

REVISIONS	DATE	BY	CHKD	F.B./PG.

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FB/PG: 00/00
DRAWN BY: RM
CKD. BY: DJS
SCALE: 1" = 20'

SHEET No:
2/2