

Prepared by:  
Return to:

City Attorney's Office  
200 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

PCN: 12-43-46-04-20-001-0040  
Address 117 N. SWINTON CIRCLE, DELRAY BCH, FL

RIGHT-OF-WAY DEED

THIS INDENTURE made this 20 day of 20 between Puccini Holdings LLC  
With a mailing address of PO BOX 1323, Jupiter, FL 33468, GRANTOR  
and the **CITY OF DELRAY BEACH, FLORIDA**, a Florida Municipal Corporation with a  
mailing address of 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida, 33444, GRANTEE. (Whenever  
used herein the term "GRANTOR" and "GRANTEE" include singular and plural, heirs, legal  
representatives, and assign of individuals, and the successors and assigns of corporations,  
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

Emily Sardinha  
Signature  
Emily Sardinha  
Printed or Typed Name

P.O. Box 8781  
Jupiter FL 33468  
Address

WITNESS #2:

Jeffery Whelan  
Signature  
Jeffery Whelan  
Printed or Typed Name

P.O. Box 8781  
Jupiter, FL 33468  
Address

GRANTOR

By: [Signature], Mgr.

Name: MICHAEL POMERANTZ

Title: MANAGER

for

Company: \_\_\_\_\_

Date: 3/18/26

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 day of March, 2026 by Michael Pomerantz (name of person), as Manager (type of authority) for \_\_\_\_\_ (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"

**BOUNDARY SURVEY  
RIGHT-OF-WAY DEDICATION**

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46  
SOUTH, RANGE 43 EAST, PALM BEACH COUNTY PUBLIC  
RECORDS

**SHEET NO. 1 OF 3**

**LEGAL DESCRIPTION:**

THE SOUTH 5 FEET OF LOT 4, BLOCK 1, NORTHRIDGE, AS RECORDED IN PLAT BOOK 23, PAGE 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

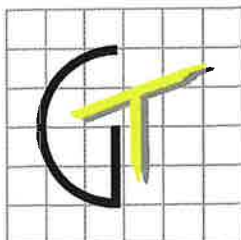
**COMMENCE** AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, NORTHRIDGE, AS RECORDED IN PLAT BOOK 23, PAGE 168, OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 00°47'30" EAST, A DISTANCE OF 50.60 FEET TO A POINT IN A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 48°35'56", FOR A DISTANCE OF 16.96 FEET, TO THE **POINT OF BEGINNING**; THENCE RUN NORTH 89°11'59" EAST, A DISTANCE OF 84.74 FEET, TO A POINT IN A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 AND A CENTRAL ANGLE OF 90°20'03" FOR A DISTANCE OF 39.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 2ND AVENUE; THENCE RUN SOUTH 01°08'04" EAST, A DISTANCE OF 10.03 FEET, TO A POINT IN A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°20'03" FOR A DISTANCE OF 31.53 FEET, TO A POINT; THENCE RUN SOUTH 89°11'59" WEST, A DISTANCE OF 76.57 FEET, TO A POINT IN A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 41°24'35" FOR A DISTANCE OF 14.45 FEET, TO THE **POINT OF BEGINNING**.

SAID LANDS CONTAIN 578 SQUARE FEET OR 0.013 ACRES MORE OR LESS

**INVOICE NO.: 73348-RW**

DATE:	DESCRIPTION:
02-02-2026	BOUNDARY SURVEY


02-10-2026 REV.- COMMENTS FROM CITY  
02-27-2026 REV.- ADDED 25' RADIUS TO EAST BOUNDARY



**GT SURVEYOR  
SERVICES INC.**

1660 SOUTHERN BLVD. UNIT K  
WEST PALM BEACH  
FLORIDA 33406-1747  
OFFICE: 561-753-0353  
E-MAIL gtsurveying@gmail.com

I HEREBY CERTIFY: THAT THIS **MAP OF BOUNDARY SURVEY** WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 6J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED:   
GINO FURLANO SURVEYOR AND MAPPER  
FLORIDA LICENSE NO.: 5044

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

**BOUNDARY SURVEY**  
**RIGHT-OF-WAY DEDICATION**

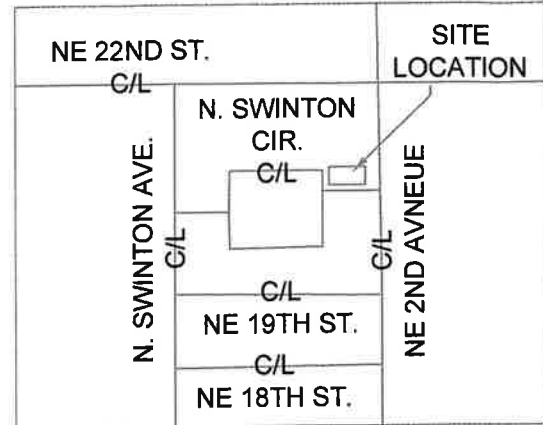
A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY PUBLIC RECORDS

**SHEET NO. 2 OF 3**

**STATE PLANE DATA:**

COORDINATES SHOWN ARE GRID DATUM.  
 DATUM- NAD 93, 1990 ADJUSTMENT  
 ZONE= EAST, TRANSVERSE MERCATOR PROJECTION  
 LINEAR UNIT= U.S. SURVEY FOOT  
 COORDINATE SYSTEM= 1983 STATE PLANE  
 SCALE FACTOR= 1.000043971  
 ALL DISTANCE ARE GROUND UNLESS OTHERWISE NOTED.  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

BEARINGS SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA ZONE EAST



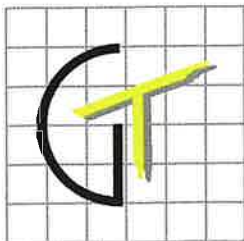
**GENERAL NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON A DIRECT LINE FROM PALM BEACH COUNTY CONTROL POINTS "I-95; L-30" TO "JOSEPH" HAVING A BEARING OF NORTH 40°38'18" EAST, AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- ALL UTILITY NO OBJECTION LETTERS HAVE BEEN REVIEWED BY THIS OFFICE
- NO IMPROVEMENTS SHOWN SEE SOURCE BOUNDARY SURVEY GT SURVEYORS SERVICES, INC. JOB NO. 60107
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

\*\* "5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

(b) BOUNDARY MONUMENTS:

f. **WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE .** (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)



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 1660 SOUTHERN BLVD. UNIT K  
 WEST PALM BEACH  
 FLORIDA 33406-1747  
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**LEGEND/ABBREVIATIONS:**

- ⊙ INDICIATES PROPERTY CORNER
- ⊙ INDICIATES BLOCK CORNER
- △ INDICIATES PALM BEACH COUNTY CONTROL POINT
- C/L= CENTERLINE
- R/W = RIGHT-OF-WAY

