

Return via Palm Beach County interoffice mail to:
Mark Hagen, Right-of-Way Specialist
Palm Beach County, Engineering & Public Works Department
Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, Florida 33411-2750

This Instrument Prepared by:
Yelizaveta B. Herman, Assistant County Attorney
Palm Beach County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Property Control Number: Portion of 12-43-46-20-01-008-0030

Purchase Price:\$0

Closing Date: _____

NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: 1003074

ROAD NAME: Linton Boulevard

PARCEL NO.: 7'x150' Parcel Dedication

WARRANTY DEED

THIS DEED is made this ____ day of _____, 20____, by the **CITY OF DELRAY BEACH, FLORIDA**, a Florida municipal corporation, whose post office address is 100 N.W. 1st Avenue, Delray Beach, Florida 33444-2612, ("Grantor"), to **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Palm Beach County, Florida: Property more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. 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, including drainage, 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, public street, or public utility, including public drainage, then the title to same shall thereupon revert to and revest in Grantor or assigns.

AND Grantor hereby covenants with said Grantee that said Grantor is lawfully seized of said land in fee simple;

that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, including but not limited to mortgages, all liens, and special assessments, except taxes subsequent to the closing date.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the date first above written.

Signed, sealed and delivered in the presence of:

**(Signature of two witnesses
required by Florida law)**

Witness Signature (Required)

Witness Name Printed or Typed
Address: _____

Witness Signature (Required)

Witness Name Printed or Typed
Address: _____

STATE OF _____
COUNTY OF _____

Before me personally appeared Thomas F. Carney, Jr., who is (*choose one*) personally known to me, *or* has produced _____ as identification, and who executed the foregoing instrument as Mayor of the City of Delray Beach, a Florida municipal corporation, and severally acknowledged to and before me by means of (*choose one*) physical presence *or* online notarization, that they executed such instrument as such officer of said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this _____ day of _____, 20_____.

Grantor:

CITY OF DELRAY BEACH, FLORIDA,
a Florida municipal corporation

By: _____
Thomas F. Carney, Jr., Mayor

ATTEST:

Katerri Johnson, City Clerk

Approved as to form:

Lynn Gelin, City Attorney

(Stamp/Seal)

Notary Signature
Notary Public, State of _____

Print Notary Name

Commission Number
My Commission Expires: _____

SKETCH & DESCRIPTION
RIGHT-OF-WAY DEDICATION
 SECTION 20. TOWNSHIP 46 SOUTH, RANGE 43 EAST

EXHIBIT A

LAND DESCRIPTION:

A portion of Lot 8, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, according to the Plat thereof, as recorded in Plat Book 1, Page 4, of the Public Records of Palm Beach County, Florida; being described as follows:

Commence at the Southeast corner of said Lot 8; thence S89°38'18"W, along the South line of said Lot 8, a distance of 827.68 feet to the East line of the East 150 feet of the West 499 feet of said Lot 8; thence N00°00'31"W, 53.00 feet to the **Point of Beginning**; thence continue N00°00'31"W, 7.00 feet (the previous two calls being along said East line); thence S89°38'18"W, 150.00 feet to the West line of the East 150 feet of the West 499 feet of said Lot 8; thence S00°00'31"E, along said West line, 7.00 feet to the North right-of-way line of Linton Boulevard; thence N89°38'18"E, along said right-of-way line, 150.00 feet to said East line, also being the **Point of Beginning**.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida and containing 1,050 square feet (0.0241 acres), more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/13/2024



 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 THRU 3**

REVISIONS		
REVISE	04/10/2024	
REVISED PER COMMENTS	W.R.E.	05/10/2024
REVISED PER COMMENTS	W.R.E.	08/13/2024



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com
© 2024 AVIROM & ASSOCIATES, INC. all rights reserved.
 This sketch is the property of AVIROM & ASSOCIATES, INC.
 and should not be reproduced or copied without written permission.

JOB #:	8593-7_RW	
SCALE:	-	
DATE:	01/25/2024	
BY:	W.R.E.	
CHECKED:	J.T.D.	
F.B.	-	PG. -
SHEET:	1 OF 3	

SKETCH & DESCRIPTION
RIGHT-OF-WAY DEDICATION
SECTION 20. TOWNSHIP 46 SOUTH, RANGE 43 EAST

SURVEYOR'S REPORT:

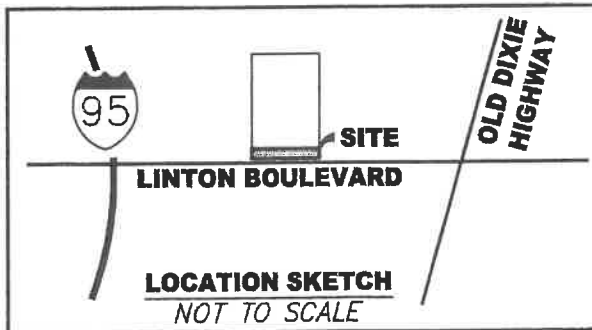
1. Reproductions of this Sketch are not valid without the electronic signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. Title Commitment for the subject property was provided and issued by First American Title Insurance Company, Number 110254819, Commitment Date: March 13, 2024 at 8:00 a.m., Revision Number: 3 (April 4, 2024). Where applicable, these instruments are shown. Avirom & Associates, Inc. did not research the public records.
3. The land description shown is based on the said Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are based on the South line of Section 20-46-43 having a bearing of S89°38'18"W (Grid - NAD83/90 adjustment).
6. The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment). Control measurements meet or exceed closure for suburban: linear: 1 foot in 10,000 feet horizontally and were verified through a redundancy of measurements. all distances are ground distances in u.s. survey feet unless otherwise noted.
7. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
8. This map is intended to be displayed at a scale of 1"=720' (1:60)
9. For improvements see Avirom & Associates, Inc. Boundary Survey Number 8593.

NOTE:

- LINEAR UNIT = U.S. SURVEY FEET
- SCALE FACTOR = 1.000045123
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- BEARINGS: See Surveyor's Report #5
- DATUM: See Surveyor's Report #6

ABBREVIATION LEGEND:

- AKA - Also Known As
- CONC. - Concrete
- F.B. - Field Book
- L.B. - Licensed Business
- NAD - North American Datum
- P.B. - Plat Book
- P.B. & PG. - Plat Book and Page
- P.B.C.R. - Palm Beach County Records
- PG. - Page
- P.L.S. - Professional Land Surveyor
- P.O.B. - Point Of Beginning
- P.O.C. - Point Of Commencement
- RPB - Road Plat Book



NOT VALID WITHOUT SHEETS 1 THRU 3

REVISIONS		
REVISE	04/10/2024	
REVISED PER COMMENTS	W.R.E.	05/10/2024



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
© 2024 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB#:	8593-7_RW
SCALE:	-
DATE:	01/25/2024
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	2 OF 3

**SKETCH & DESCRIPTION
RIGHT-OF-WAY DEDICATION
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST**



A PORTION OF LOT 8
SUBDIVISION OF SECTION 20,
TOWNSHIP 46 SOUTH,
RANGE 43 EAST
(P.B. 1 PG. 4, P.B.C.R.)

WEST LINE OF THE
EAST 150' OF THE
WEST 499' OF LOT 8
(P.B. 1 PG. 4 P.B.C.R.)

N: 766659.671
E: 957183.163

S00°00'31"E
7.00'

N81°00'36"E
353.26'

NORTH RIGHT-OF-WAY LINE
LINTON BOULEVARD

SOUTH LINE
SECTION 20

SOUTHWEST CORNER
OF THE SOUTHEAST 1/4
SECTION 20-46-43
PALM BEACH COUNTY BRASS DISC
NOT RECOVERED
N: 766597.466
E: 956834.219

A PORTION OF LOT 8
SUBDIVISION OF SECTION 20,
TOWNSHIP 46 SOUTH,
RANGE 43 EAST
(P.B. 1 PG. 4, P.B.C.R.)

NOTE: IMPROVEMENTS NOT
SHOWN SEE SURVEYORS NOTE 9

1,050 SQUARE FEET
(0.0241 ACRES)

S89°38'18"W 150.00'

N89°38'18"E P.O.B.
150.00' N: 766653.618
E: 957333.170

N00°00'31"W
S89°38'18"W 53.00'

BEARING BASIS
LINTON BOULEVARD
(AKA SW 12TH STREET)
106' PUBLIC
RIGHT-OF-WAY
(RPB 4, PG. 25, P.B.C.R.)

A PORTION OF LOT 8
SUBDIVISION OF SECTION 20,
TOWNSHIP 46 SOUTH,
RANGE 43 EAST
(P.B. 1 PG. 4, P.B.C.R.)

EAST LINE OF THE
EAST 150' OF THE
WEST 499' OF LOT 8
(P.B. 1 PG. 4, P.B.C.R.)

EAST LINE LOT 8
(P.B. 1 PG. 4, P.B.C.R.)

N00°00'31"W
7.00'

N88°57'08"W
2154.48'

S89°38'18"W 349.01'

P.O.C.
SOUTHEAST CORNER
LOT 8
(P.B. 1 PG. 4, P.B.C.R.)

SOUTHEAST SECTION CORNER
SECTION 20-46-43
PALM BEACH COUNTY BRASS DISC
NOT RECOVERED
N: 766614.223
E: 959487.392



GRAPHIC SCALE IN FEET
SCALE: 1" = 60'

**NOT VALID WITHOUT
SHEETS 1 THRU 3**

REVISIONS

REVISE	04/10/2024	
REVISED PER COMMENTS	W.R.E.	05/10/2024



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

©2024 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #: 8593-7_RW

SCALE: 1" = 60'

DATE: 01/25/2024

BY: W.R.E.

CHECKED: J.T.D.

F.B. - PG. -

SHEET: 3 OF 3