

Prepared by: RETURN:

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

PCN 12-43-46-16-01-041-0230  
Address 333 NW 3RD AVE

## RIGHT-OF-WAY DEED

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 2026, between OCEANS ELEVEN LLC

with a mailing address of 14274 LAUREL TRL, 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  
David Belford  
Printed or Typed Name

1561 Firethorn Dr.  
Wellington, FL 33414  
Address

WITNESS #2:

[Signature]

Signature  
Thomas Villa  
Printed or Typed Name

1561 Firethorn Dr.  
Wellington, FL 33414  
Address

GRANTOR

By: [Signature]

Name: LISA JERKINS

Title: MANAGER

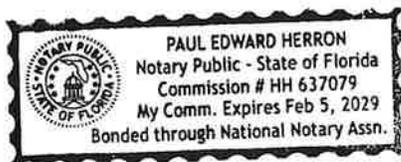
for  
Company: OCEANS ELEVEN LLC

Date: 1/23/26

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of January, 2026, by Lisa Jerkins (name of person), as manager (type of authority) for Oceans Eleven, LLC (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

**[Remainder of Page Intentionally Left Blank]**

EXHIBIT "A"



# DJG Surveying and Mapping, Inc.

16889 W Edinburgh Drive  
Loxahatchee, FL 33470  
PHONE: 954-675-7244  
EMAIL: admin@djgsurvey.com  
www.djgsurvey.com

LB# 7682

## Sketch and Description

Sheet 1 of 2



## LOCATION SKETCH NTS

### SURVEYOR'S NOTES:

1. BEARING REFERENCE: The grid bearings shown hereon are referenced to the South line of Lot 4, *Cason Court*, according to the plat thereof, as recorded in Plat Book 136, Page 194. of the Public Records of Palm Beach County, Florida. Said line bears North 89°09'16" East.
2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.
3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

01/26/2026  
DENNIS J. GABRIELE  
Professional Surveyor and Mapper  
NO. LS 5709  
State of Florida

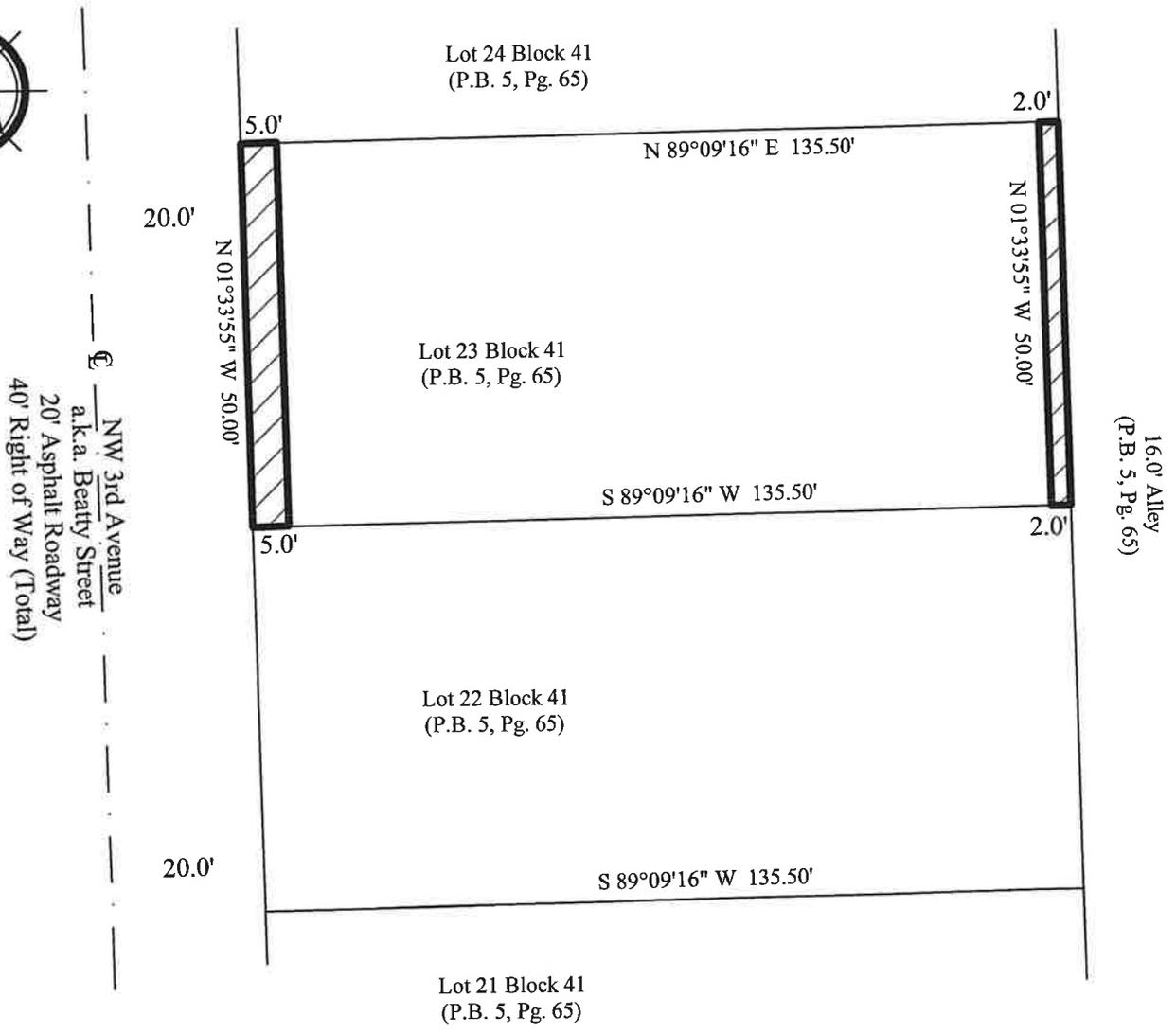
JOB NO. 25-0520 SCALE: Not to Scale



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**Sheet 2 of 2**



## LEGAL DESCRIPTION

The West 5.00 feet, together with the East 2.00 feet of Lot 23, Block 41, *Subdivision of Block 41*, according to the plat thereof, as recorded in Plat Book 5, Page 65, of the Public Records of Palm Beach County, Florida.

Said lands lying and being in the City of Delray Beach, Palm Beach County, Florida, and containing 3,500 square feet (0.080 acres) more or less.

### Legend

P.B. = Plat Book  
Pg. = Page