

Prepared by: RETURN:

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

PCN 12-43-46-16-01-118-0111

Address 146 SE 7th Ave, Delray Beach, FL 33483

Legal Description: TOWN OF DELRAY S 12 FT OF LT 11 & LT 12 BLK 116

**RIGHT-OF-WAY DEED**

THIS INDENTURE made this \_\_ day of \_\_\_\_\_, 2025, between Brian Kassab

with a mailing address of 1301 Seafarer Cir Apt 506, Jupiter, FL 33477, and  
Carla Cesario with a mailing

address of 1301 Seafarer Cir Apt 506, Jupiter, FL 33477, 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  
Albina Krasnig  
Printed or Typed Name

5670 Atlantic Ave 104  
Delray Beach, FL 33484  
Address

GRANTOR

By:   
Name: Carla Cesario  
Date: 10.1.2025

WITNESS #2:

  
Signature  
JACOB BERNSTEIN  
Printed or Typed Name

2753 NW 34<sup>th</sup> ST.  
BOCA RATON FL 33434  
Address

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 1<sup>st</sup> day of October, 2025, by Carla Cesario  
(name of person acknowledging).

Personally known ☒ OR Produced Identification  
Type of Identification Produced \_\_\_\_\_



**STACI BUDIN**  
Notary Public  
State of Florida  
Comm# HH218297  
Expires 1/20/2026

  
Notary Public – State of Florida

WITNESS #1

[Signature]  
Signature  
Albina Krasnig  
Printed or Typed Name

5670 Atlantic Ave  
104, Delray Beach 33484  
Address

GRANTOR

By: [Signature]  
Name: Brian Kassab  
Date: 10.1.2025

WITNESS #2:

[Signature]  
Signature  
JACOB BERNSTEIN  
Printed or Typed Name

2753 NW 34<sup>TH</sup> ST.  
BOCA RATON FL 33434  
Address

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 1<sup>st</sup> day of October, 2025 by Brian Kassab  
(name of person acknowledging).

Personally known ☒ OR Produced Identification  
Type of Identification Produced \_\_\_\_\_



STAGI BUDIN  
Notary Public  
State of Florida  
Comm# HH218297  
Expires 1/20/2026

[Signature]  
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

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## EXHIBIT “A”

# SKETCH OF DESCRIPTION

RIGHT OF WAY DEDICATION

EXHIBIT "A"

SHEET 1 OF 1



## DESCRIPTION:

A PORTION OF THE SOUTH 12.0 FEET OF LOT 11 AND ALL OF LOT 12, BLOCK 118, REPLAT OF BLOCK 118, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 8, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE S.89°22'10"W., ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 30.37 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 90°50'40" AND A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.64 FEET TO A POINT OF TANGENCY AND A POINT ON A LINE 5.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOTS 11 AND 12; THENCE N.01°28'30"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 42.63 FEET TO A POINT ON A LINE 12.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 11; THENCE N.89°22'10"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 11 AND 12; THENCE S.01°28'30"E., ALONG SAID EAST LINE, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING.

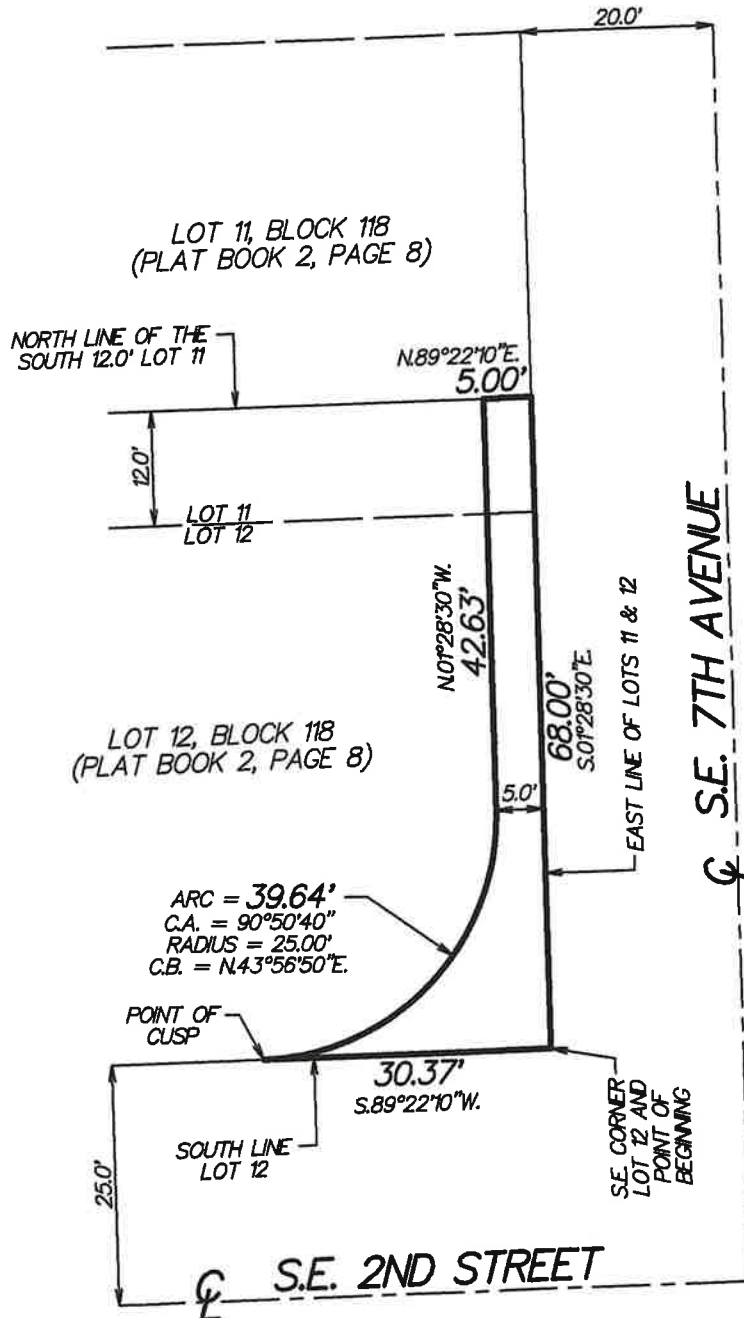
CONTAINING 479 SQUARE FEET MORE OR LESS.

*Paul D. Engle*

PAUL D. ENGLE  
SURVEYOR & MAPPER NO. 5708

DATE: AUGUST 24, 2025

ENGLE LAND SURVEYING LLC  
CERTIFICATE OF AUTHORIZATION #LB8447  
SURVEYOR AND MAPPER IN RESPONSIBLE  
CHARGE: PAUL D. ENGLE  
8033 STIRRUP CAY COURT, BOYNTON  
BEACH, FLORIDA 33436  
(561) 441-4938



## NOTES:

THIS IS NOT A SURVEY

THE SOUTH LINE OF LOT 12 IS  
ASSUMED TO BEAR S.89°22'10"W.

CL = CENTERLINE

ORDER NO. ELS 21-20 R/W