

Prepared by:

John C. Primeau, Esq.
Primeau Law, P.A.
12555 Orange Drive
Suite 100-B
Davie, FL 33330

Record and return to:

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

PCN# - 12-43-46-08-14-001-0010

Address: 201 NW 11th St, Delray Beach, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ____ day of _____, 20____, between **AZURE 201 NW 11TH, LLC**, a Florida limited liability company, with a mailing address of 290 S.E. 6th Avenue, Suite #5, Delray Beach, FL 33483, 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.)

W I T N E S S E T H:

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.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, said GRANTOR has signed and sealed these presents the day and year first above written.

WITNESS #1

J. McCarthy
Signature

Jason McCarthy
Printed or Typed Name

1201 SW 21st St
Boca Raton, FL 33486
Address

WITNESS #2

[Signature]
Signature

William K. Westcott
Printed or Typed Name

505 MARLIN RD
NORTH PALM BEACH, FL 33408
Address

GRANTOR

By: [Signature]

Name: Brian T. Grossberg

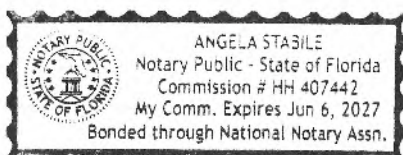
Title: Manager
for

Company: AZURE DEVELOPMENT, LLC, a
Florida limited liability company, as
Manager of AZURE 201 NW
11TH, LLC, a Florida limited
liability company

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16th day of December, 2025, by BRIAN T. GROSSBERG (name of person), as Manager (type of authority) for AZURE DEVELOPMENT, LLC, a Florida limited liability company, as Manager of AZURE 201 NW 11TH, LLC, a Florida limited liability company (name of party on behalf of whom instrument was executed).

Personally known ☒ OR Produced Identification _____
Type if 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]

LEGEND:
C - CENTERLINE
D.B. - DEED BOOK
L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
O.R.B. - OFFICIAL RECORDS BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS
L.B. - LICENSED BUSINESS
(PLAT) - REFERS TO PLAT

EXHIBIT "A"

R/W - RIGHT-OF-WAY
LAE - LIMITED ACCESS EASEMENT
UE - UTILITY EASEMENT
△ - DELTA (CENTRAL ANGLE)
L - LENGTH
R - RADIUS
RB - RADIAL BEARING
- UTILITY EASEMENT

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY RTK MEASUREMENTS.
5. DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

DESCRIPTION:

A PORTION OF LOT 1, BLOCK 1, RE-PLAT OF IDA LAKE TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 39, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°15'47"W, A DISTANCE OF 25.02 FEET TO THE POINT OF CURVATURE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N00°44'13"W, A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 90°02'10", A DISTANCE OF 39.29 FEET; THENCE, S00°46'23"E, A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 134.32 SQUARE FEET/0.0031 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON DECEMBER 2, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

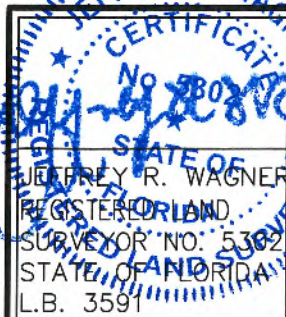
THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.



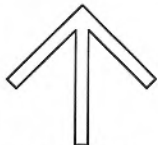
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LOT 1, BLOCK 1
R.O.W. DEDICATION
SKETCH OF DESCRIPTION



SHEET 1 OF 2

DATE	12/2/2025
DRAWN BY	RFJ
EB./ PG.	N/A
SCALE	NONE
JOB NO.	11463



NORTH

0 5' 10'
1 INCH = 10 FEET

EXHIBIT "A"

BUILDING
LINE

LOT 1

N00°44'13"W
RADIAL BEARING

R=25.00'
Δ=90°02'10"
L=39.29'

S0°46'23"E
25.02'

NW 2nd AVENUE

50' RIGHT-OF-WAY

S89°15'47"W
25.02'

P.O.C.
SOUTHEAST CORNER
LOT 1
(P.B. 21, PG. 39)

NW 11th STREET

50' RIGHT-OF-WAY

THIS IS NOT A SURVEY

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

LOT 1, BLOCK 1
R.O.W. DEDICATION
SKETCH OF DESCRIPTION

DATE 12/2/2025

DRAWN BY RFJ

F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 11463