

Prepared by: RETURN:

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

PCN 12-43-46-09-08-001-0141
Address 801 Bond Way
Delray Beach, FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between 801 Bond LLC

with a mailing address of 5014 Sanctuary Ln Boca Raton, FL 33431, 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
William Lamson
Printed or Typed Name

601 N Congress Ave Ste 435B
Delray Beach, FL 33485
Address

WITNESS #2:

[Signature]
Signature
Lisa Hanes
Printed or Typed Name

3000 Florida Blvd #105
Delray Beach, FL 33483
Address

GRANTOR

By: [Signature]

Name: Mitchell Hassman

Title: Manager

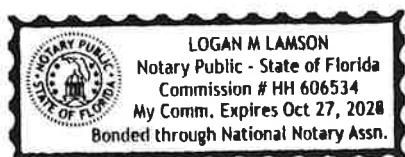
for
Company: 801 Bond LLC

Date: 8/13/25

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 13 day of AUGUST, 2025, by MITCHELL HASSMAN
(name of person), as MANAGER (type of
authority) for 801 BOND LLC (name of party on behalf of whom
instrument was executed).

Personally known x 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”

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. THE 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.
8. ADDRESS: 801 BOND WAY, DELRAY BEACH, FLORIDA.

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 APRIL 11, 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

KENMONT
LOT 14, LESS NORTH 11.5 FEET & ALL OF LOT 15, BLOCK 1
RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION



SHEET 1 OF 3

DATE 4/11/2025

DRAWN BY RFJ

F.B./ PG. N/A

SCALE NONE

JOB NO. 11072

C - CENTERLINE
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LEGEND:

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DESCRIPTION:

A PORTION OF LOT 15, BLOCK 1, KENMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 1, THENCE N00°39'49"W ALONG THE WEST LINE OF SAID LOT 15, BLOCK 1, A DISTANCE OF 25.00 FEET TO THE POINT OF CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N89°20'11"E, THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO A POINT ON THE SOUTH LINE OF LOT 15, BLOCK 1; THENCE S89°20'11"W ALONG SAID SOUTH LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134.13 SQUARE FEET/0.0031 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

SHEET 2 OF 3

CAULFIELD & WHEELER, INC.

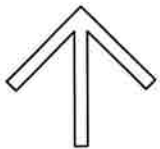


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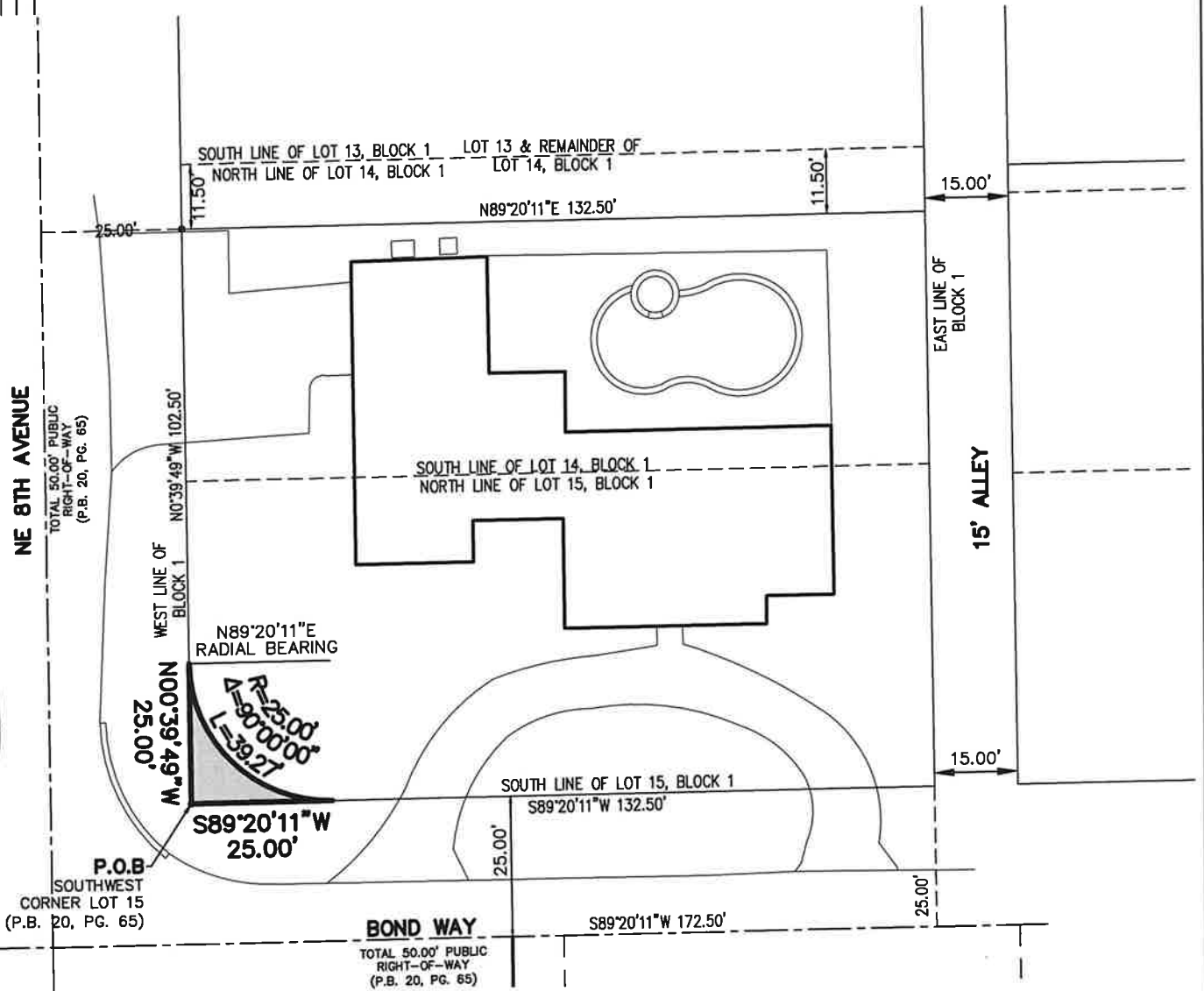
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SCALE	NONE
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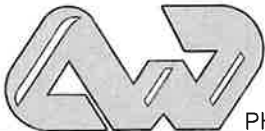
0 15' 30'
1 INCH = 30 FEET

NORTH



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RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION

SHEET 3 OF 3

DATE 4/11/2025

DRAWN BY RFJ

F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 11072

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8. ADDRESS: 801 BOND WAY, DELRAY BEACH, FLORIDA.

DESCRIPTION:

THE EAST 2.50 FEET OF LOT 14, BLOCK 1, LESS THE NORTH 11.50 FEET THEREOF, TOGETHER WITH THE EAST 2.50 FEET OF LOT 15, BLOCK 1, KENMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 256.25 SQUARE FEET/0.0059 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 APRIL 11, 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.

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SHEET 1 OF 2

CAULFIELD & WHEELER, INC.

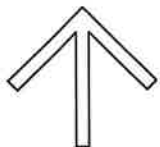


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KENMONT
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SKETCH OF DESCRIPTION

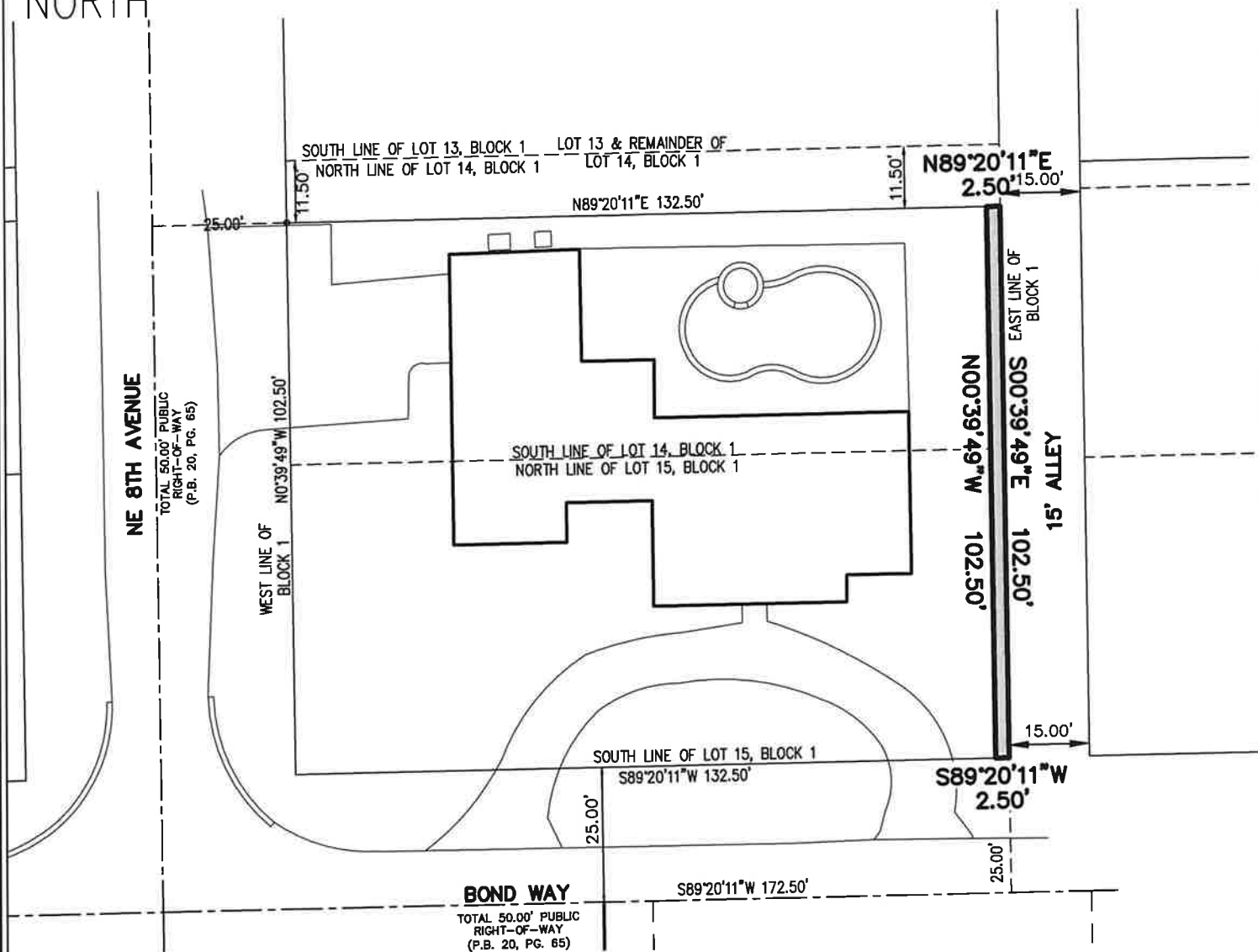
DATE	4/11/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	11072



NORTH

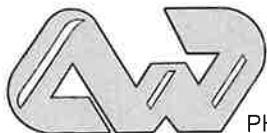
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SKETCH OF DESCRIPTION

SHEET 2 OF 2

DATE 4/11/2025

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F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 11072