

Prepared by: RETURN;

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

PCN 12-43-46-09-21-000-0320
Address 106 Heather Lane, Delray Beach, FL

RIGHT-OF-WAY DEED

THIS INDENTURE made this __ day of _____, 202_, between 106 Heather Lane LLC

with a mailing address of 450 7th Ave., 42rd Floor, New York, NY 10123, 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
MICHAEL GUARNASCHI
Printed or Typed Name

93 DARTMOUTH WTR.
HICKSVILLE, NY 14801
Address

WITNESS #2:


Signature
EMMANUEL PEÑA
Printed or Typed Name

159 HAMILTON AVE
CLIFTON NJ 07011
Address

GRANTOR

By: 

Name: Frank Porco

Title: Managing Member

for

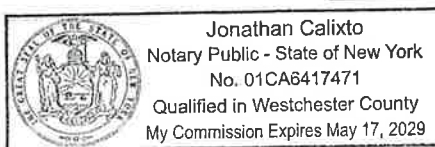
Company: 106 Heather Lane LLC

Date: May 4, 2026

STATE OF NEW YORK
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2026 by Frank Porco (name of person), as Managing Member (type of authority) for 106 Heather Lane LLC (name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification
Type of Identification Produced _____




Notary Public – State of New York

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"

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF LOT 32, "BONNIECREST SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 03°24'50" EAST, ALONG THE EAST LINE OF SAID LOT 32, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°06'53" WEST, ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 68.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°31'45", A DISTANCE OF 40.37 FEET TO A POINT OF CUSP ON A TANGENT LINE; THENCE NORTH 03°24'50" WEST, ALONG THE WEST LINE OF SAID LOT 32, A DISTANCE OF 5.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID LOT 32, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°31'45", A DISTANCE OF 40.37 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°06'53" EAST, ALONG THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 68.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 475 SQUARE FEET, MORE OR LESS.

NOTES


1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HEATHER LANE HAVING AN ASSUMED BEARING OF NORTH 89°06'53" EAST.

ABBREVIATIONS

C&G	•	CURB & GUTTER
CONC.	•	CONCRETE
D	•	DELTA (CENTRAL ANGLE)
D.E.	•	DRAINAGE EASEMENT
F.F. ELEV.	•	FINISHED FLOOR ELEVATION
I.R.C.	•	IRON ROD AND CAP
L.B.	•	LICENSED BUSINESS
L.M.E.	•	LAKE MAINTENANCE EASEMENT
L.S.	•	LICENSED SURVEYOR
O.R.B.	•	OFFICIAL RECORDS BOOK
P.B.	•	PLAT BOOK
P.B.C.R.	•	PALM BEACH COUNTY RECORDS
PG.	•	PAGE
PROP.	•	PROPOSED
P.S.M.	•	PROFESSIONAL SURVEYOR & MAPPER
U.E.	•	UTILITY EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


 JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

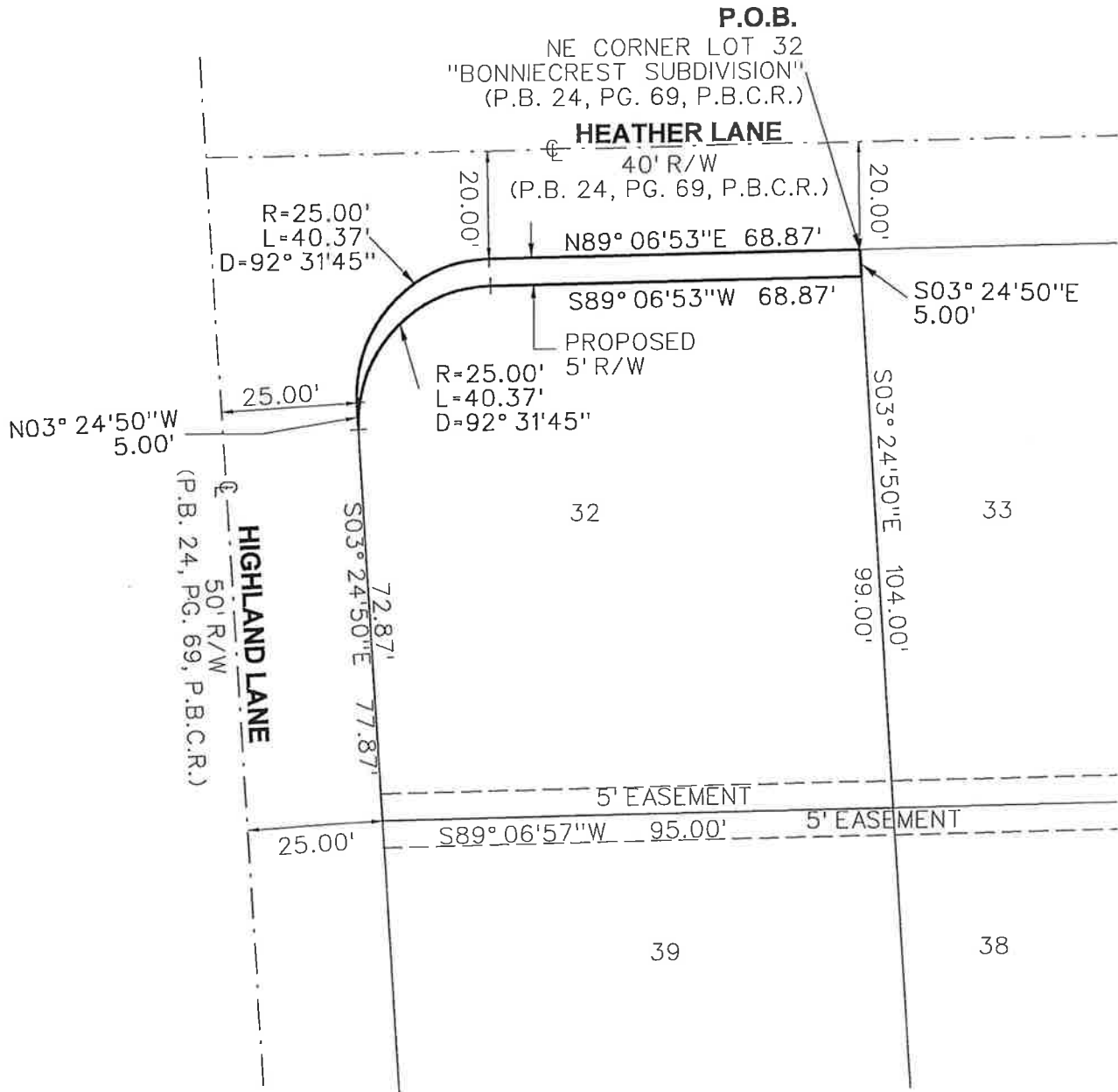
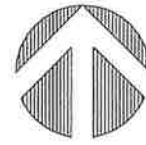


LOCATION MAP

NOT TO SCALE

Project Name	HEATHER	DATE:	2/3/2026
JOB NO.	26106	DWG BY:	JSH
		CK'D By:	JD
			SHEET 1 OF 2

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



JOB NO. 26106	Project Name: HEATHER	DWG BY: JSH	SCALE: 1"=30'	DATE: 2/3/2026
		CK'D By: JD		SHEET 2 OF 2