

Prepared by: RETURN:

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

PCN 12-43-46-09-06-000-0050

Address 913 Denery Ln

### RIGHT-OF-WAY DEED

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between \_\_\_\_\_

Il Grabbiano Delray Beach LLC  
with a mailing address of 802 N Swinton Ave Delray Beach, FL 33444, 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  
Mark A. Parrilla  
Printed or Typed Name

4 SE 6th Ave. Delray Beach, FL 33483  
Address

WITNESS #2:

[Signature]  
Signature  
Victorio Garza  
Printed or Typed Name

4 SE 6th Ave. Delray Beach FL, 33483  
Address

GRANTOR

By: [Signature]

Name: Nuno Morais

Title: Owner (Manager)  
for

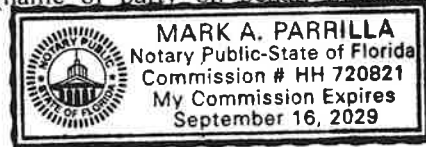
Company: Il Gabbiano Delray Beach LLC

Date: 3/19/26

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19 day of March, 2026 by Nuno Morais (name of person), as Owner (Manager) (type of authority) for Il Gabbiano Delray Beach 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

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# SKETCH OF DESCRIPTION

SECTION 09, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 PALM BEACH COUNTY, FLORIDA  
 JOB# 134466-SE

**LEGAL DESCRIPTION:**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, ACCORDING TO THE PLAT OF DENERY LANE, AS RECORDED IN PLAT BOOK 23 AT PAGE 238 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 5, 40.07' TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 00'00" THENCE EASTERLY AND NORTHERLY ALONG SAID CURVE A DISTANCE OF 39.27 FEET, TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 5, THENCE NORTHERLY 5.00 FEET ALONG SAID EAST LINE TO A POINT OF CURVATURE OF A CURVE THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL OF 90°00'00" THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT ON A LINE 5.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, THENCE WESTERLY ALONG SAID LINE A DISTANCE OF 40.07 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 5, THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 5, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.


SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 325.35 ± SQUARE FEET OR 0.007 MORE OR LESS.

**SURVEYORS NOTES:**

- 1) I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 2) THIS FIRMS'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8507.
- 3) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTIES.
- 4) THE SKETCH REFLECTS A BOUNDARY SURVEY PREPARED BY THIS OFFICE DATED: FEB 2, 2025 - JOB NUMBER 134466-SE.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE  DATE: \_\_\_\_\_  
 PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
 REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)


**LEGEND:**

POB = POINT OF BEGINNING

**Vicinity Map**

**Not-to-Scale**



This sketch of description has been issued by the following Landtec Surveying office: 840 US Hwy 1, Suite 330 North Palm Beach, Florida 33408 Office: (561) 210-9344 www.LandtecSurvey.com Email: Construction@landtecsurvey.com	Job No.: 134466-SE	Date: 03/10/2026	
	Drawn By: D.C.		
	Revisions:		

LB No. 8507

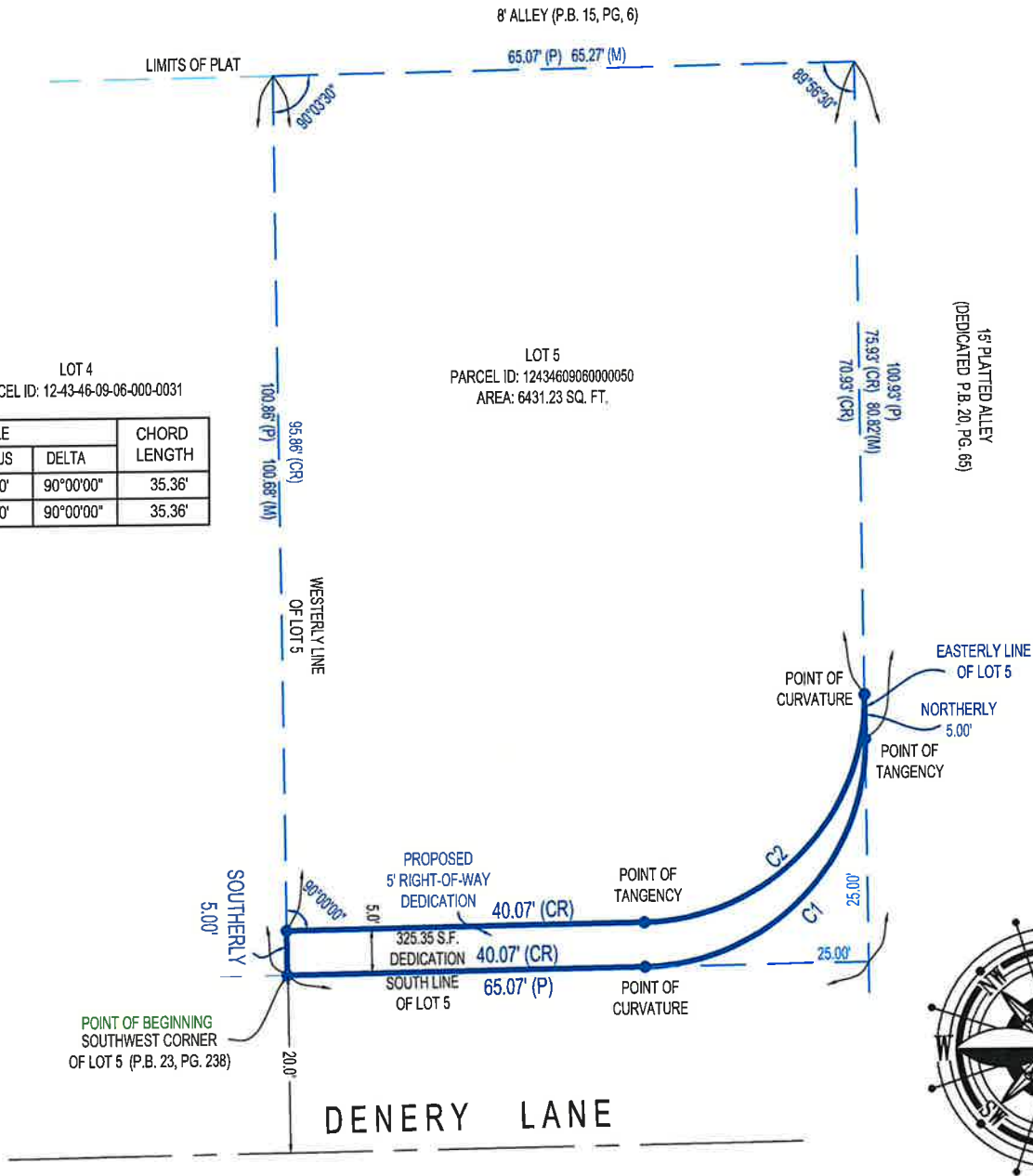
# SKETCH OF DESCRIPTION

SECTION 09, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 PALM BEACH COUNTY, FLORIDA  
 JOB# 134466-SE

LOT 4  
 PARCEL ID: 12-43-46-09-06-000-0031

CURVE TABLE				CHORD LENGTH
	LENGTH	RADIUS	DELTA	
C1	39.27'	25.00'	90°00'00"	35.36'
C2	39.27'	25.00'	90°00'00"	35.36'

LOT 5  
 PARCEL ID: 124346090600000050  
 AREA: 6431.23 SQ. FT.



SCALE: 1"=20'

This sketch of description has been issued by the following Landtec Surveying office:  
 840 US Hwy 1, Suite 330  
 North Palm Beach, Florida 33408  
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 Email: Construction@landtecsurvey.com

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Drawn By: D.C.	
Revisions:	

**Landtec**  
 SURVEYING & LIEN  
 A PRO LAND COMPANY

LB No. 8507