

Prepared by: RETURN:

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

PCN 12-43-46-20-19-000-0111  
Address 1215 Milfred Street

## **RIGHT-OF-WAY DEED**

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between 1215 Milfred Street, LLC, a Florida limited liability company, with a mailing address of 9952 Mountain Road, Middleport, New York 14105, 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

Alayna Steffen  
Signature  
Alayna Steffen  
Printed or Typed Name

1546 Kendall Rd  
Kendall NY 14476  
Address

WITNESS #2:

Tyler Brent  
Signature  
Tyler Brent  
Printed or Typed Name

36 Main St. #1  
Middleport, NY 14105  
Address

GRANTOR

By: Kyle Brent

Name: Kyle Brent

Title: manager  
for

Company: 1215 Milfred Street LLC

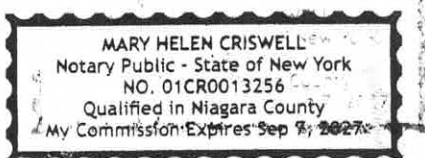
Date: 12/2/24

STATE OF NEW YORK  
COUNTY OF NIAGARA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2nd day of December, 2024, by Kyle Brent (name of person), as Manager (type of authority) for 1215 Milfred Street LLC (name of party on behalf of whom instrument was executed).

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

Mary Helen Criswell  
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

**[Remainder of Page Intentionally Left Blank]**

EXHIBIT "A"

# SKETCH OF DESCRIPTION

EXHIBIT "A"  
SHEET 1 OF 2

## DESCRIPTION:

THAT PORTION OF LOT 11, PLATT'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N.87°36'35"E., ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 110.04 FEET TO A POINT ON EAST LINE OF THE WEST 110.0 FEET OF SAID LOT 11; THENCE N.00°48'42"W., ALONG SAID EAST LINE, A DISTANCE OF 12.50 FEET TO A POINT ON A LINE 12.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 11; THENCE S.87°36'35"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 84.34 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 91°34'43" AND A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO A POINT OF CUSP AND A POINT ON THE WEST LINE OF SAID LOT 11; THENCE S.00°48'42"E., ALONG SAID WEST LINE A DISTANCE OF 38.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,519 SQUARE FEET MORE OR LESS.

PAUL D. ENGLE  
SURVEYOR & MAPPER NO. 5708

DATE: JULY 7, 2024

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

ORDER NO. 23-20"RIGHT OF WAY"

# SKETCH OF DESCRIPTION

EXHIBIT "A"  
SHEET 2 OF 2



SCALE: 1" = 20'

50' RIGHT OF WAY PER  
PLAT BOOK 21, PAGE 47

**GWENZELL AVENUE**

S.00°48'42"E.  
38.20'

WEST LINE LOT 11  
(PLAT BOOK 21, PAGE 47)

110.0'

EAST LINE OF WEST 110.0' OF  
LOT 11 (PLAT BOOK 21, PAGE 47)

LOT 11 (PLAT BOOK 21, PAGE 47)

ARC = 39.96'  
CENTRAL ANGLE = 91°34'43"  
RADIUS = 25.00'  
CHORD BEARING = N.46°36'03"W.

S.87°36'35"W.  
84.34'

SOUTH LINE LOT 11  
(PLAT BOOK 21, PAGE 47)

110.04'  
N.87°36'35"E.

EAST LINE LOT  
11 (PLAT BOOK  
21, PAGE 47)

LOT 11 (PLAT  
BOOK 21, PAGE 47)

N.00°48'42"W.

14.97'

S.W. CORNER LOT  
11 AND POINT OF  
BEGINNING

12.5'  
12.5'

**MILFRED STREET**

25' RIGHT OF WAY PER PLAT BOOK 21, PAGE 47

12.50'  
12.50'

## NOTES:

THIS IS NOT A SURVEY

THE SOUTH LINE OF LOT 11 IS  
ASSUMED TO BEAR N.87°36'35"E..

Ⓞ = CENTERLINE

DATE: JULY 7, 2024

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

ORDER NO. 23-20"RIGHT OF WAY"