

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

PCN 12-43-46-17-12-000-0200
Address 301 SW 1st Ave Delray Beach FL 33449

THIS INDENTURE made this 30 day of January, 2022, between Copperforge Private Access, LLC
3013 Yamato Rd Ste B12 #121
with a mailing address of _____, 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.

WITNESSETH:

See Exhibit "A" attached hereto.

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

John E. Elen
Signature
John Elen
Printed or Typed Name

969 SE FIFTH AVE
DEER BEACH, FL 33483
Address

WITNESS #2:

Daniel Smith
Signature
DANIEL SMITH
Printed or Typed Name

969 SE FIFTH AVE
DEER BEACH, FL 33483
Address

GRANTOR

By:

Name:

Title:

for

Company:

Date:

Matthew Dellovo

Managing Member

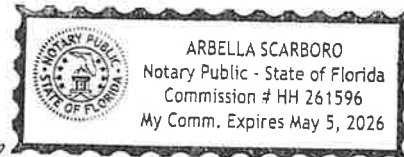
Copper Forge Private Access I, LLC

9/16/2025

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of September, 2025, by Matthew Dellovo (name of person), as Managing member (type of authority) for Copper Forge Private Access I LLC (name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification
Type of Identification Produced FL DL



Arbella Scarboro
Notary Public - State of Florida

ATTEST:

**GRANTEE/ CITY OF DELRAY BEACH,
FLORIDA**

By: _____
City Clerk

By: _____
City Mayor

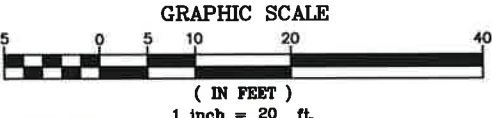
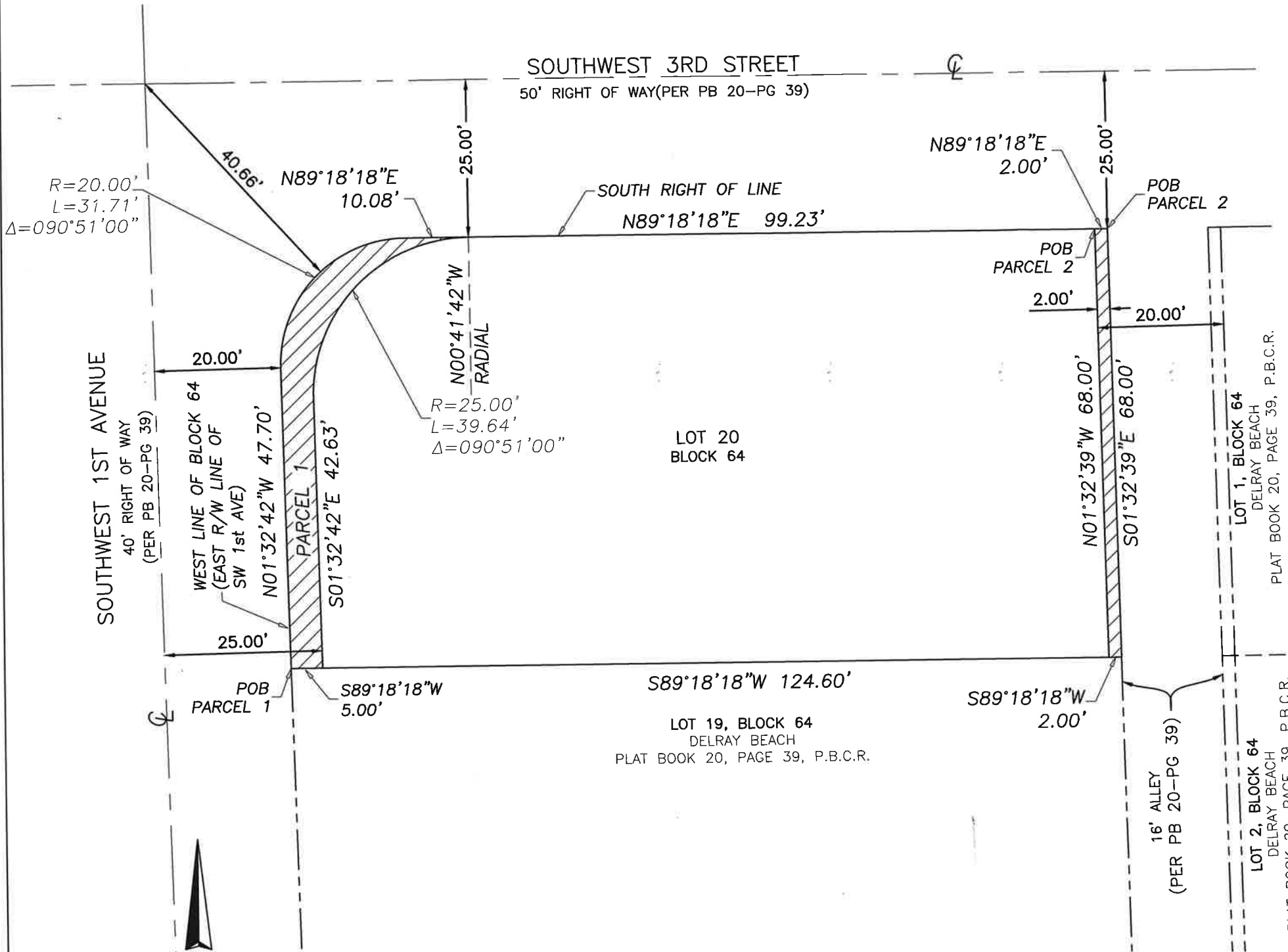
Approved as to Form:

By: _____
City Attorney

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EXHIBIT “A”

SPECIFIC PURPOSE SURVEY - DESCRIPTION AND SKETCH
FOR THE PURPOSE OF RIGHT OF WAY DEDICATION



LEGEND
CL = CENTERLINE
L = ARC LENGTH
PB = PLAT BOOK
PG = PAGE
P.B.C.R. = PALM BEACH COUNTY RECORDS
POB = POINT OF BEGINNING
R = RADIUS
Δ = TOTAL ANGLE OF CURVE

CERTIFIED TO:
COPPERFORGE PRIVATE ACCESS I, LLC

SURVEYOR'S CERTIFICATE:
HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY SHOWN HEREON IS ACCURATE TO THE BEST OF MY KNOWLEDGE.
I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Guillermo A. Guerrero
Professional Surveyor & Mapper No. 6453
State of Florida
CORE Action Group, LLC. L.B. 8464

LEGAL DESCRIPTION FOR PARCEL 1:
A PORTION OF LOT 20 BEING DEDICATED FOR RIGHT OF WAY PURPOSE, IN BLOCK 64, SUBDIVISION OF BLOCK 64 DELRAY BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20 AS SHOWN IN SAID PLAT BOOK 30, PAGE 39, THENCE N01°32'42"W ALONG THE WEST LINE OF BLOCK 64 ALSO KNOWN AS THE EAST RIGHT OF WAY LINE OF SW 1st AVENUE, FOR A DISTANCE OF 47.70 FEET TO A POINT ON A CURVE, THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20 FOOT AND A CENTRAL ANGLE OF 90°51'00" FOR AN ARC DISTANCE OF 31.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SW 3rd STREET AS SHOWN ON SAID PLAT BOOK 20 AT PAGE 39; THENCE N89°18'18"E ALONG SAID LINE FOR A DISTANCE OF 10.08 FEET TO A POINT ON A CURVE, POINT BEARS N00°41'42"W FROM THE RADIUS TO THE NEXT DESCRIBED CURVE, THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°51'00" FOR AN ARC DISTANCE OF 39.64 FEET TO A POINT OF TANGENCY; THENCE S01°32'42"E FOR A DISTANCE OF 42.63 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20, THENCE S89°18'18"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 389.98 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION FOR PARCEL 2:
A PORTION OF LOT 20 BEING DEDICATED FOR ALLEY RIGHT OF WAY PURPOSE, IN BLOCK 64, SUBDIVISION OF BLOCK 64 DELRAY BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH EAST CORNER OF LOT 20 AS SHOWN IN SAID PLAT BOOK 30, PAGE 39, THENCE S01°32'39"E ALONG THE WEST LINE OF BLOCK 64 ALSO KNOWN AS THE EAST RIGHT OF WAY LINE OF SW 1st AVENUE, FOR A DISTANCE OF 68.00 FEET TO A POINT ON A SOUTH LINE OF LOT 20; THENCE S89°18'18"W ALONG FOR THE SOUTH PROPERTY LINE FOR A DISTANCE OF 2.00 FEET; THENCE N01°32'39"W FOR A DISTANCE OF 68.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW 3rd STREET; THENCE N89°18'18"E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 166.00 SQUARE FEET MORE OR LESS.

SURVEYORS NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
3. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
4. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
5. BEARINGS ARE REFERENCED TO THE CENTERLINE OF SW 3rd STREET, WITH AN ASSUMED BEARING OF N89°18'18"E; SAID LINE TO BE CONSIDERED A WELL - MONUMENTED LINE.
6. ALL DIMENSIONS AS SHOWN ARE BASED IN US FOOT.
7. FLOODPLAIN INFORMATION
FLOOD ZONE: "X" COMMUNITY NUMBER: 125102 (CITY OF DELRAY BEACH) PANEL: 12099C0979
SUFFIX: G BASE FLOOD ELEVATION: N/A FIRM DATE: 12/20/2024

 COMPANY WEBSITE: www.coreactiongroup.com EMAIL: ymshih@coreactiongroup.com 954-743-9363	
FIELD DATE: 08/01/2025	
CLIENT NAME COPPERFORGE PRIVATE ACCESS I, LLC	PROPERTY ADDRESS 301 SOUTHWEST 1ST AVENUE, DELRAY BEACH, FL 33444
SPECIFIC PURPOSE SURVEY SUBDIVISION OF BLOCK 64 DELRAY BEACH SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST	
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL	
DATE: 09/15/2025	
SCALE: 1" = 20'	
JOB NO: CAG - 317567 - TASK #2	
SHEET NO: 1 of 1	