Prepared by: RETURN:

City Attorney's Office
200 N.W. 1st Avenue

Delray Beach, Florida 33444

PCN 12-43-46-17-12-000-0200

Address 301 5W 15t Ave DelRay Beach Fl33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this _ day of, 202, between Coffer for Private Acce	135 I
3013 Vamato RI 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.	
(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 comparation, 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	GRANTOR
Ichn & Elien	By:
Signature	11. W Dalls
Signature John Elien	Name: May Pullow
Printed or Typed Name	MAINE DO and
	Title: /////yy //embe/
969 · Se Fifth Ave	for Copper for Private Acco
Derray Beach, FL 33/83	Company: Company:
Address	Pate: 9//6/707)-
. A	Date:
WITNESS #2:	
Signature Signature	
Signature) grice (Six 64	
Printed or Typed Name	
969 SE F, FIN AVE	
Jedan/ BENG. FL 33	483
Address	
Address	
STATE OF FLORIDA	
COUNTY OF PALM BEACH	
TIL C	vledged before me by means of physical presence or
The foregoing instrument was acknown	vierged before me by means of 12 physical presence of
online notarization, this <u>I/o</u> day of	of person), as Managing member (type of
(name	(special content of party on behalf of whom
instrument was executed).	January .
instrument was executed).	ARBELLA SCARBORO
Personally known OR Produced Identific	ation Notary Public - State of Florida Commission # HH 261596
Type of Identification Produced F(DL	My Comm. Expires May 5, 2026
~7F-	
	(Nulla Jodes)
	Notary Public - State of Florida

ATTEST:	GRANTEE/ CITY OF DELRAY BEACH FLORIDA
By:	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 PARCEL 1-LOCATION MAP SOUTHWEST 3RD STREET Not To Scale **LEGAL DESCRIPTION FOR PARCEL 1:** 50' RIGHT OF WAY(PER PB 20-PG 39) A PORTION OF LOT 20 BEING DEDICATED FOR RIGHT OF WAY PURPOSE, IN BLOCK 64, SUBDIVISION OF BLOCK 64 DELRAY BEACH. ACCORDING N89°18'18"E TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 39, OF THE 2.00 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE N89°18'18"E R = 20.00POB DESCRIBED AS FOLLOWS: SOUTH RIGHT OF LINE 10.08 PARCEL 2 L = 31.71BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20 AS SHOWN IN N89°18'18"E 99.23 SAID PLAT BOOK 30, PAGE 39, THENCE NO1°32'42"W ALONG THE WEST $\Delta = 090^{\circ}51'00'$ LINE OF BLOCK 64 ALSO KNOWN AS THE EAST RIGHT OF WAY LINE OF POB SW 1st AVENUE, FOR A DISTANCE OF 47.70 FEET TO A POINT ON A CURVE, PARCEL 2 THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20 FOOT AND A CENTRAL ANGLE OF 90°51'00" FOR NO0°41'42 2.00' AN ARC DISTANCE OF 31.71 FEET TO A POINT ON THE SOUTH RIGHT OF 20.00 FIELD DATE: 08/01/2025 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 LRAY BEACH RANGE 43 EAST AVENUE TO A POINT ON A CURVE. POINT BEARS N00°41'42"W. FROM THE RADIUS 20.00 1 1 P.B. 8 TO THE NEXT DESCRIBED CURVE, THENCE SOUTHWESTERLY ALONG A BEACH, 64 CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25 FEET AND A 68. 64 68 CENTRAL ANGLE OF 90°51'00" FOR AN ARC DISTANCE OF 39.64 FEET TO A 20 1, BLOCK 1, BLOCK ELRAY BEACH 20, PAGE 3 POINT OF TANGENCY; THENCE S01°32'42"E FOR A DISTANCE OF 42.63 L = 39.64LOT 20 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20, THENCE COPPERFORGE PRIVATE ACCESS I, BLC " LINE O AVE) $\Delta = 090^{\circ}51'00'$ ST BLOCK 64 39 39 S89°18'18"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 5.00 FEET TO SPECIFIC PURPOSE SURVEY //ISION OF BLOCK 64 DELRAY /, TOWNSHIP 46 SOUTH, RAN R THE POINT OF BEGINNING. 32, SAID LANDS CONTAINING 389.98 SQUARE FEET MORE OR LESS. 42 SOUTHWEST 501 **LEGAL DESCRIPTION FOR PARCEL 2:** NO1°32" (EAST 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: SOUTHWEST 25.00' 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 S89°18'18"W 124.60' SUBDIVIS SECTION 17, POB S89°18'18"W S89°18'18"W FOOT ALLEY AS PER PLAT, FOR A DISTANCE OF 68.00 FEET TO A POINT PARCEL 1 5.00' ON A SOUTH LINE OF LOT 20: THENCE S89°18'18"W ALONG FOR THE 2.00' LOT 19, BLOCK 64 SOUTH PROPERTY LINE FOR A DISTANCE OF 2.00 FEET; THENCE DELRAY BEACH N01°32'39:W FOR A DISTANCE OF 68.00 FEET TO A POINT ON THE SOUTH PLAT BOOK 20, PAGE 39, P.B.C.R. ALLEY 20-PG BLOCK OF BEACH PAGE 3 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. 16' PB NOT VALID UNLESS (PER SURVEYORS NOTES: SEALED WITH AN EMBOSSED THIS IS NOT A BOUNDARY SURVEY. SURVEYOR'S NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER 11 09/15/2025 NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF **CERTIFIED TO:** ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE. GRAPHIC SCALE COPPERFORGE PRIVATE ACCESS I, LLC NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SCALE: SURVEY. SURVEYOR'S CERTIFICATE: BEARINGS ARE REFERENCED TO THE CENTERLINE OF SW 3rd 1" = 20' (IN FEET) HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY SHOWN HEREON IS STREET. WITH AN ASSUMED BEARING OF N89°18'18"E; SAID LINE TO 1 inch = 20 ftACCURATE TO THE BEST OF MY KNOWLEDGE. BE CONSIDERED A WELL - MONUMENTED LINE. **LEGEND** I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE ALL DIMENSIONS AS SHOWN ARE BASED IN US FOOT. JOB NO: STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL E = CENTERLINE FLOODPLAIN INFORMATION" SURVEYORS AND MAPPERS IN CHAPTER 5j-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472 D27 FLORIDA STATUTES. L = ARC LENGHT CAG - 317567 - TASK #2 FLOOD ZONE: "X" COMMUNITY NUMBER: 125102 (CITY OF DELRAY PB = PLAT BOOK BEACH) PANEL: 12099C0979 PG = PAGE SUFFIX: G BASE FLOOD ELEVATION: N/A FIRM DATE: 12/20/2024 SHEET NO: P.B.C.R. = PALM BEACH COUNTY RECORDS POB = POINT OF BEGINNING Professional Surveyor & Mapper No. 6453 R = RADIUS of State of Florida Δ = TOTAL ANGLE OF CURVE CORE Action Group, LLC. L.B. 8464