

Prepared by: RETURN:

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

PCN 12-43-46-21-01-014-0070  
Address 814 SE 2nd Ave

## RIGHT-OF-WAY DEED

THIS INDENTURE made this \_\_ day of \_\_\_\_\_, 202\_, between KM One LLC

with a mailing address of 755 NW 17th Ave, Apt 107 Delray Beach, FL 33445, 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

Sabrina Plouffe  
Signature  
Sabrina Plouffe  
Printed or Typed Name

755 NW 17th Ave, Ste 107  
Delray Beach FL 33445  
Address

GRANTOR  
By: Robert Julien

Name: Robert Julien

Title: The Kolter Group, LLC, as Manager for KM One, LLC  
for  
Company: \_\_\_\_\_

Date: 04/28/2026

WITNESS #2:

Carlynn Runager  
Signature  
Carlynn Runager  
Printed or Typed Name

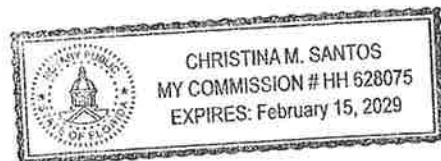
755 NW 17th Ave, Ste 107  
Delray Beach FL 33445  
Address

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of April, 2026, by Robert Julien (name of person), as Manager (type of authority) for The Kolter Group LLC (name of party on behalf of whom instrument was executed).

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

Christina M Santos  
Notary Public – State of Florida



ATTEST:

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

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
City Mayor

Approved as to Form:

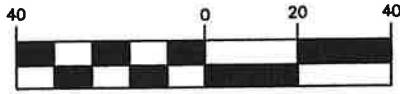
By: \_\_\_\_\_  
City Attorney

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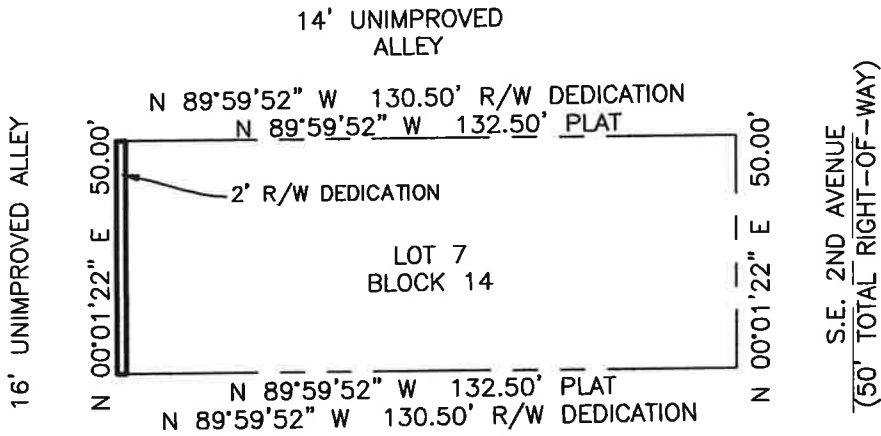
# SKETCH OF DESCRIPTION

GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.



## PAUL A. DAVIS, INC.

LB #0007219

Land Surveyors • Land Development • Consultants • Planners

4710 N .E. 17TH AVE. POMPANO BEACH, FLA. 33084-5837  
(954) 263-3102 CELL (954) 698-9101

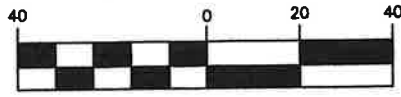
Subdivisions & Condominiums Land & Site Planning  
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

DATE	REVISIONS
	SCALE: 1" = 40'
	DRAWN BY: A.M.D.
	DATE: 04/27/2026
	JOB NO: 06426
	F.B./PG. N/A
	FILE
	SHEET NO. 2 OF 2



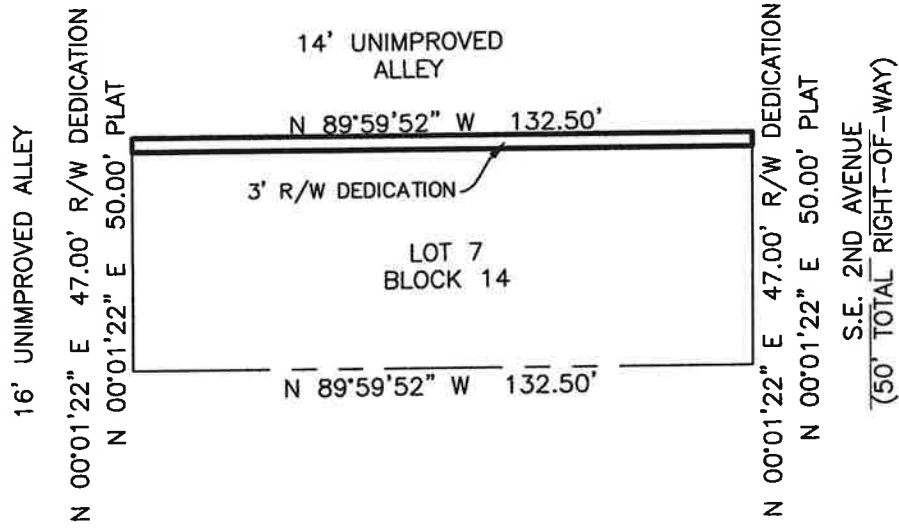
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