

Prepared by: RETURN:

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

PCN 12-43-46-09-08-002-0141

Address: 800 Bond Way

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between _____
1212 NE 8th Ave LLC

with a mailing address of 1835 Market St Suite 625, Philadelphia, PA 19103
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.

WITNESSES:

[Signature]
Signature
Sean M. Allister
Print Name

[Signature]
Signature
Annaliese Moore
Print Name

GRANTOR

By: [Signature]
Name: Michael Stamm
Its: Managing Member of 1212 NE 8th Ave LLC
Date: 12/12/2023

STATE OF Philadelphia
COUNTY OF Pennsylvania

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of December, 2023 by Michael STAMM (name of person), as managing member (type of authority) for 1212 NE 8th Ave LLC (name of party on behalf of whom instrument was executed).

Personally known ☒ OR Produced Identification ☐
Type of Identification Produced _____

Commonwealth of Pennsylvania - Notary Seal
Nina Pollutri, Notary Public
Philadelphia County
My commission expires April 17, 2027
Commission number 1433221
Member, Pennsylvania Association of Notaries

[Signature]
Notary Public - State of ~~Florida~~ Pennsylvania

[Remainder of Page Intentionally Left Blank]

[Remainder of Page Intentionally Left Blank]

ATTEST:

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

By: _____
City Clerk

By: _____
Shelly Petrolia, Mayor

Approved as to Form:

By: _____
City Attorney

[Remainder of Page Intentionally Left Blank]

EXHIBIT “A”

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. LEGAL DESCRIPTION PROVIDED BY SURVEYOR
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 14 BLOCK TWO, KENMONT, PLAT BOOK 20, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. GRID BEARING SOUTH 89°20'11" WEST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
4. THIS IS NOT A BOUNDARY SURVEY.

DESCRIPTION:

A PORTION OF THE WEST 66 FEET OF LOT 14, BLOCK 2, KENMONT, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 20, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK TWO; THENCE SOUTH 00°39'49" EAST ALONG THE WEST LINE OF SAID LOT 14, BLOCK TWO, A DISTANCE OF 25.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 89°20'11" EAST, A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE ALSO BEING THE NORTH LINE OF SAID LOT 14, BLOCK TWO, NORTH 89°20'11" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

TOTAL CONTAINING 134 SQUARE FEET, OR 0.0065 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 14, 2023. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

**RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION**



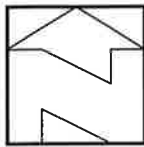
SHEET 1 OF 2

DATE	6/14/2023
DRAWN BY	dl
F.B. / PG.	N/A
SCALE	1"=20'
JOB NO.	9980 ROW

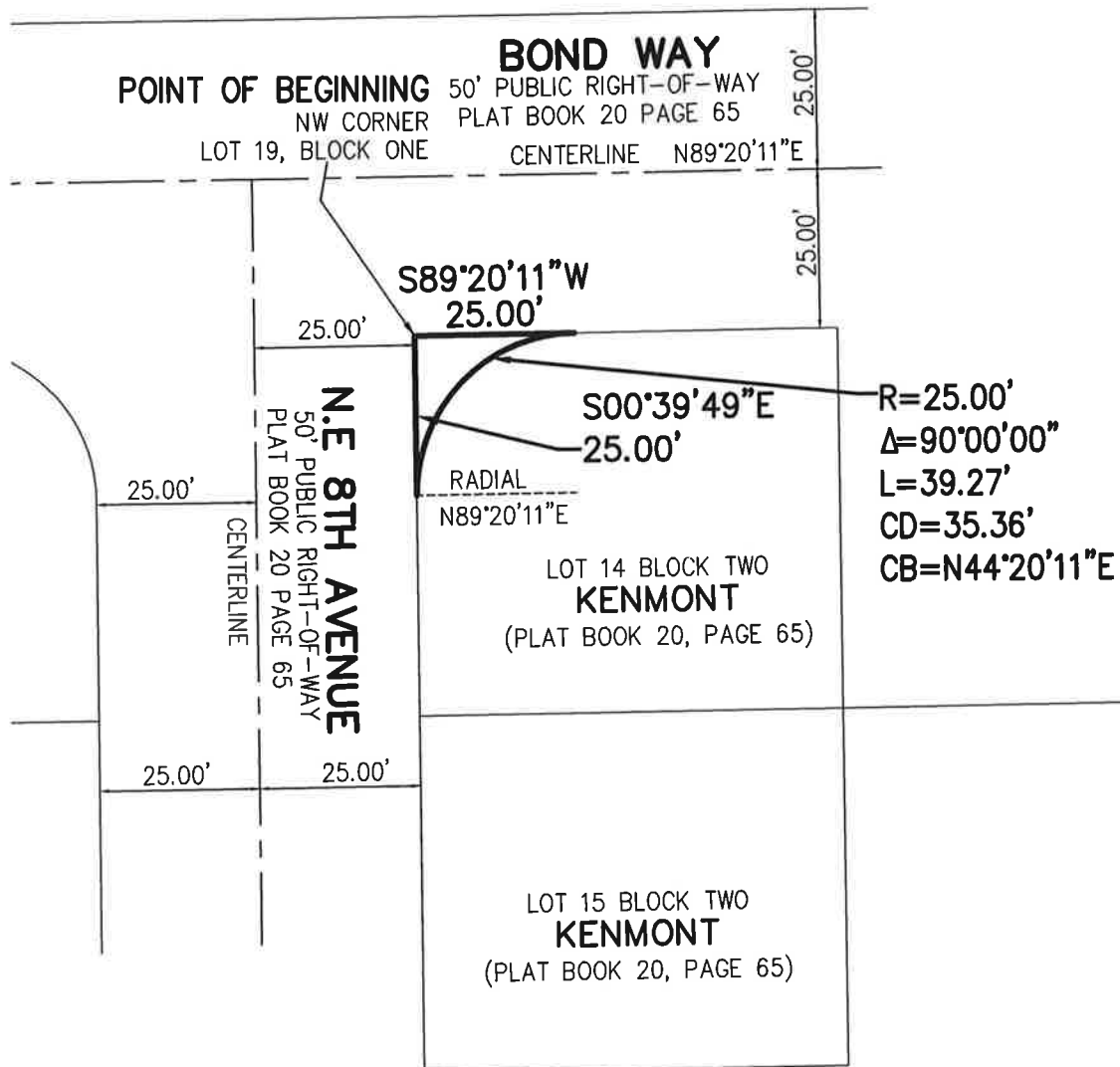
EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

GRAPHIC SCALE



0 15 30
 (IN FEET)
 1 INCH = 30 FT.



LEGEND

FPL—FLORIDA POWER & LIGHT
 O.R.B.—OFFICIAL RECORD BOOK
 CB—CHORD BEARING
 CD—CHORD DISTANCE

SHEET 2 OF 2



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