

Prepared by: RETURN:

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

PCN: 12-43-46-17-75-002-0020  
Address: 342 N. Swinton Avenue  
Delray Beach, FL 33444

**RIGHT-OF-WAY DEED**

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 2026, between **CASON COURT, LLC**, whose address is 290 SE 6<sup>th</sup> Avenue, Suite 5, Delray Beach, FL 33483, 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 of Witness #1

Rhonda Brami

Print Name of Witness #1

290 SE 6th Ave #5  
Delray Beach, FL 33483

Address of Witness #1

[Signature]

Signature of Witness #2

NICHOLAS BIEBER

Print Name of Witness #2

290 SE 6th Ave #5  
DELRAY BEACH FL 33483

Address of Witness #2

GRANTOR

By: [Signature]

Name: Brian Grossberg

Title: Manager  
for

Company: Cason Court, LLC

Date: 3/23/26

STATE OF FLORIDA

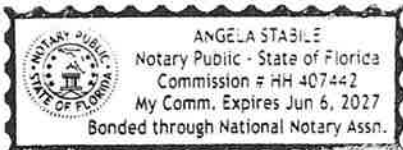
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of March, 2026, by Brian Grossberg (name of person), as Manager (type of authority) for Cason Court, LLC (name of party on behalf of whom instrument was executed).

Personally known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

[Signature]  
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"

**DESCRIPTION:**

A PORTION OF TRACT "B", CASON UNITED METHODIST CHURCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 35 AND 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "B", THENCE S89°13'03"W ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 274.44 FEET TO THE NORTHEAST CORNER OF N.W. 1ST AVENUE 50 FOOT PLATTED RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING. THENCE S89°13'03"W, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF A 25 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF DELRAY BEACH, ACCORDING TO THE OFFICIAL RECORD BOOK 936, PAGE 561 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N01°33'45"W ALONG THE EAST LINE OF SAID 25 FOOT RIGHT OF WAY, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF SAID 25 FOOT RIGHT OF WAY; THENCE N89°13'03"E, A DISTANCE OF 25.00 FEET; THENCE S01°33'45"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 625 SQUARE FEET (0.0143 ACRES), MORE OR LESS.


**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°13'03" EAST, BASED ON THE SOUTH LINE OF TRACT "B", CASON UNITED METHODIST CHURCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 06, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY  
SHEET 1 OF 3**



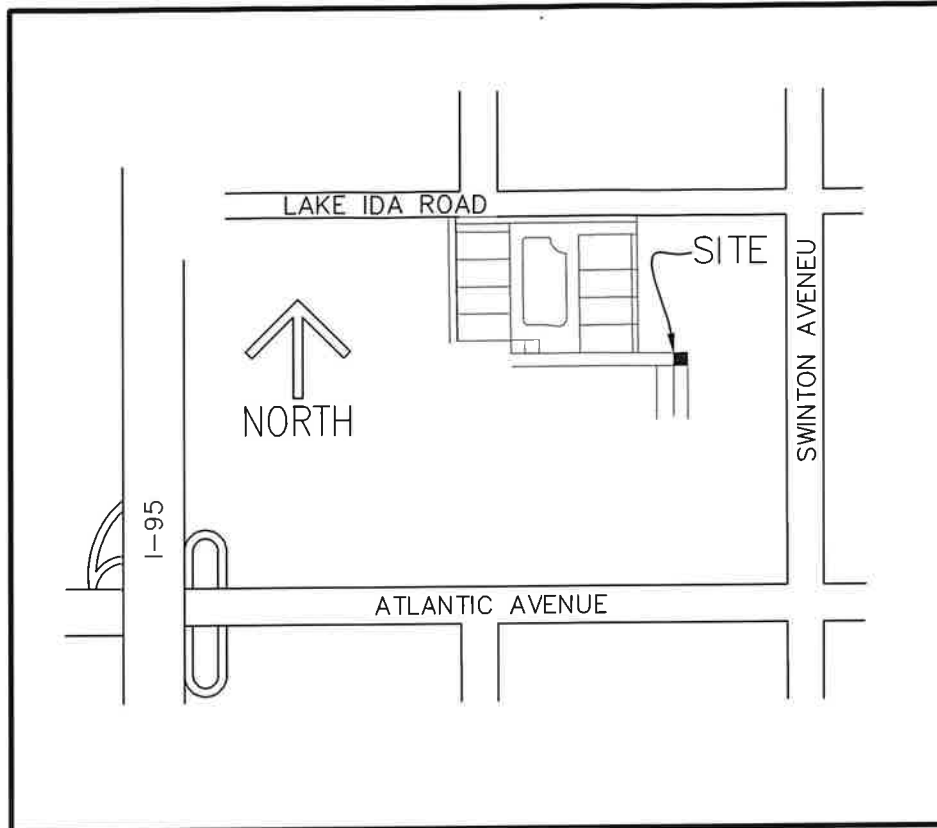
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF DELRAY  
RIGHT-OF-WAY DEDICATION  
SKETCH AND DESCRIPTION**



**OWEN M. RIGGS**  
 LICENSE  
 No. 6967  
 STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR & MAPPER  
 No. 6967 STATE OF FLORIDA  
 L.B. 3591


DATE	03/27/2026
DRAWN BY	BLB
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9572 ROWD

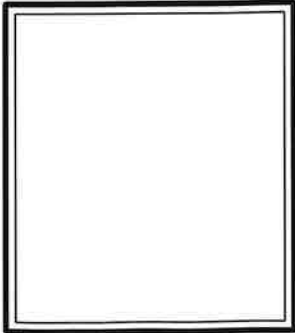


**LEGEND/ABBREVIATIONS:**

- FPL - FLORIDA POWER AND LIGHT
- G.U.E - GENERAL UTILITY EASEMENT
- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORD BOOK
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PB - PLAT BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- (P) - DENOTES CASON COURT,  
PLAT BOOK 136, PAGE 194 PALM  
BEACH COUNTY PUBLIC RECORDS

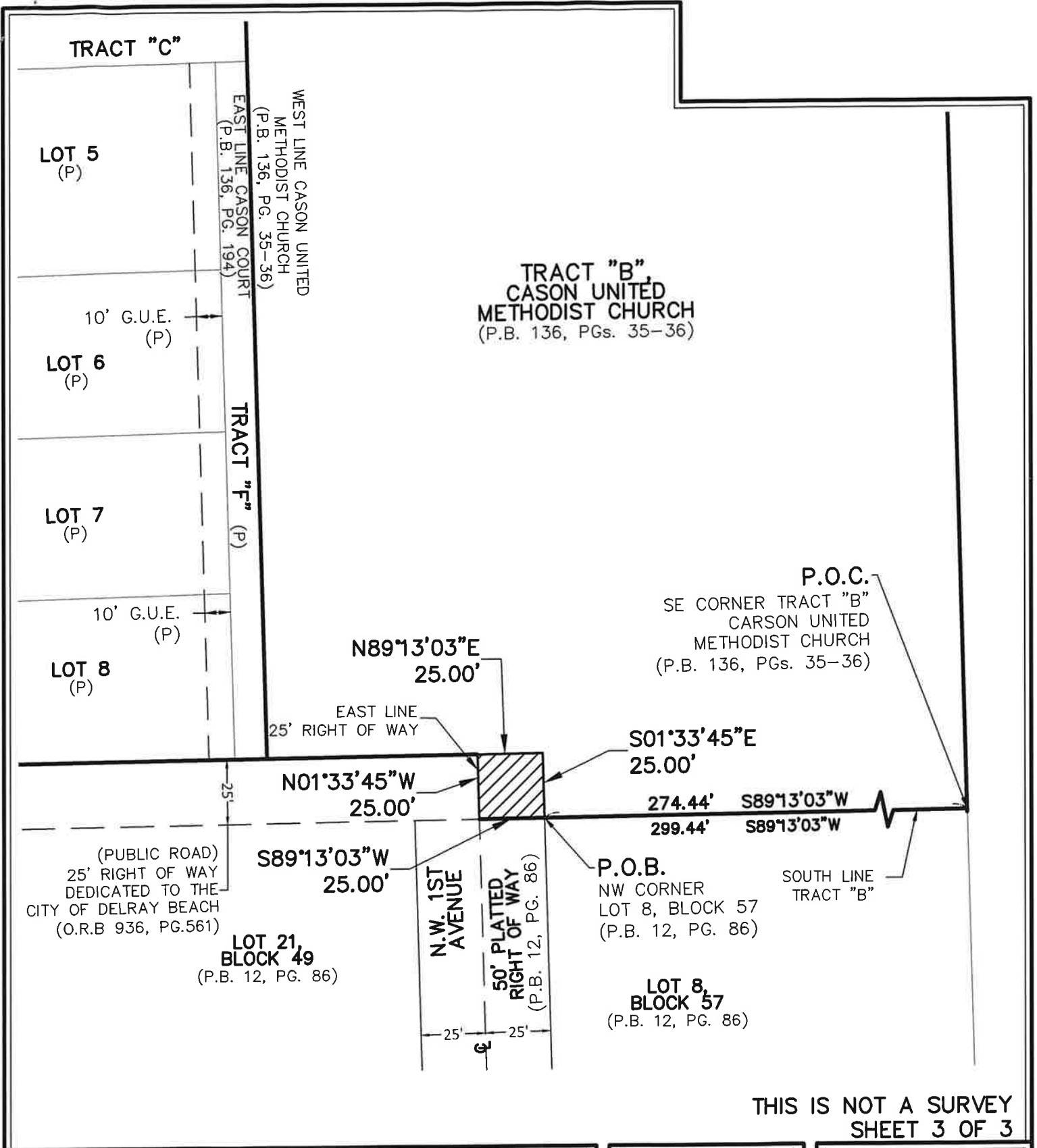
**THIS IS NOT A SURVEY  
SHEET 2 OF 3**

**CAULFIELD & WHEELER, INC.**  
  
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DATE	03/27/2026
DRAWN BY	BLB
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9572 ROWD

**CITY OF DELRAY  
RIGHT-OF-WAY DEDICATION  
SKETCH AND DESCRIPTION**

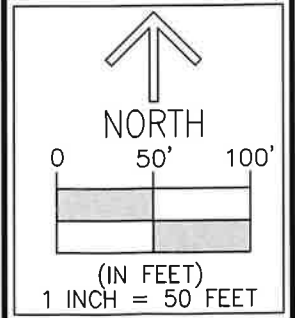


**THIS IS NOT A SURVEY SHEET 3 OF 3**

**CAULFIELD & WHEELER, INC.**



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DATE	03/27/2026
DRAWN BY	BLB
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	9572 ROWD

**CITY OF DELRAY  
RIGHT-OF-WAY DEDICATION  
SKETCH AND DESCRIPTION**