

Prepared by: RETURN:

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

PCN 12-43-46-08-15-007-0010

Address: 102 NW 7th Street, Delray Beach FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Melissa L. Cohn

with a mailing address of 801 NW 4th Ave, Delray Beach FL 33444,

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
Garnick Kelly
Print Name

[Signature]
Signature
Marie Rose Sun
Print Name

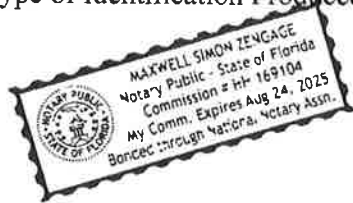
GRANTOR

By: [Signature]
Name: Melissa L. Cohn
Its: owner
Date: 10/12/23

STATE OF FLORIDA _____
COUNTY OF PALM BEACH _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of Oct, 2023, by Melissa L. Cohn (name of person acknowledging).

Personally known OR Produced Identification _____
Type of Identification Produced _____



[Signature]
Notary Public – State of Florida

[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

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EXHIBIT "A"

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

EXHIBIT A SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) RIGHT OF WAY PARCELS

LEGAL DESCRIPTION

PARCEL-1

A PORTION OF LOT 2, BLOCK 2A OF LAKE VIEW HEIGHT UNIT-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 2A OF LAKE VIEW HEIGHT UNIT-1, PLAT BOOK 4, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE NORTH 89°10'54" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 2.00 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT A; THENCE SOUTH 00°34'12" EAST ALONG A LINE 2 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 140.00 FEET; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°34'12" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 280 SQUARE FEET, MORE OR LESS.

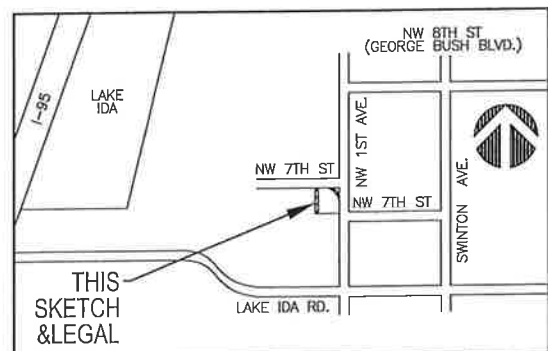
CONTINUE ON SHEET 2

NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ON THE S. R/W LINE OF N.W. 7TH STREET, HAVING A BEARING OF N 89°10'54" E.

ABBREVIATIONS

Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L	=	ARC LENGTH
LME	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCING
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT



LOCATION MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

Jeff S. Bodapp
JEFF S. BODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

PROJECT NAME: 102 NW 7TH ST.	DATE: 10/05/2023
JOB NO. 23160	DWG BY: GY
CKD BY: JSH	SHEET 1 OF 3

PERIMETER

SURVEYING & MAPPING

Certificate of Authorization No. LB7264

947 Clint Moore Road
Boca Raton, Florida 33487

Tel: (561) 241-9988

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TOGETHER WITH

PARCEL-2

A PORTION OF LOT 1, BLOCK 2A OF LAKE VIEW HEIGHT UNIT-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT A; THENCE NORTH 89°10'54" EAST ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 106.32 FEET TO THE POINT OF BEGINNING (2); THENCE CONTINUE NORTH 89°10'54" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°04'50", A DISTANCE OF 31.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°31'00" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 5.06 FEET TO THE POINT OF CUSP OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°18'05", A DISTANCE OF 39.40 FEET TO THE POINT OF BEGINNING (2);

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 49 SQUARE FEET, MORE OR LESS.

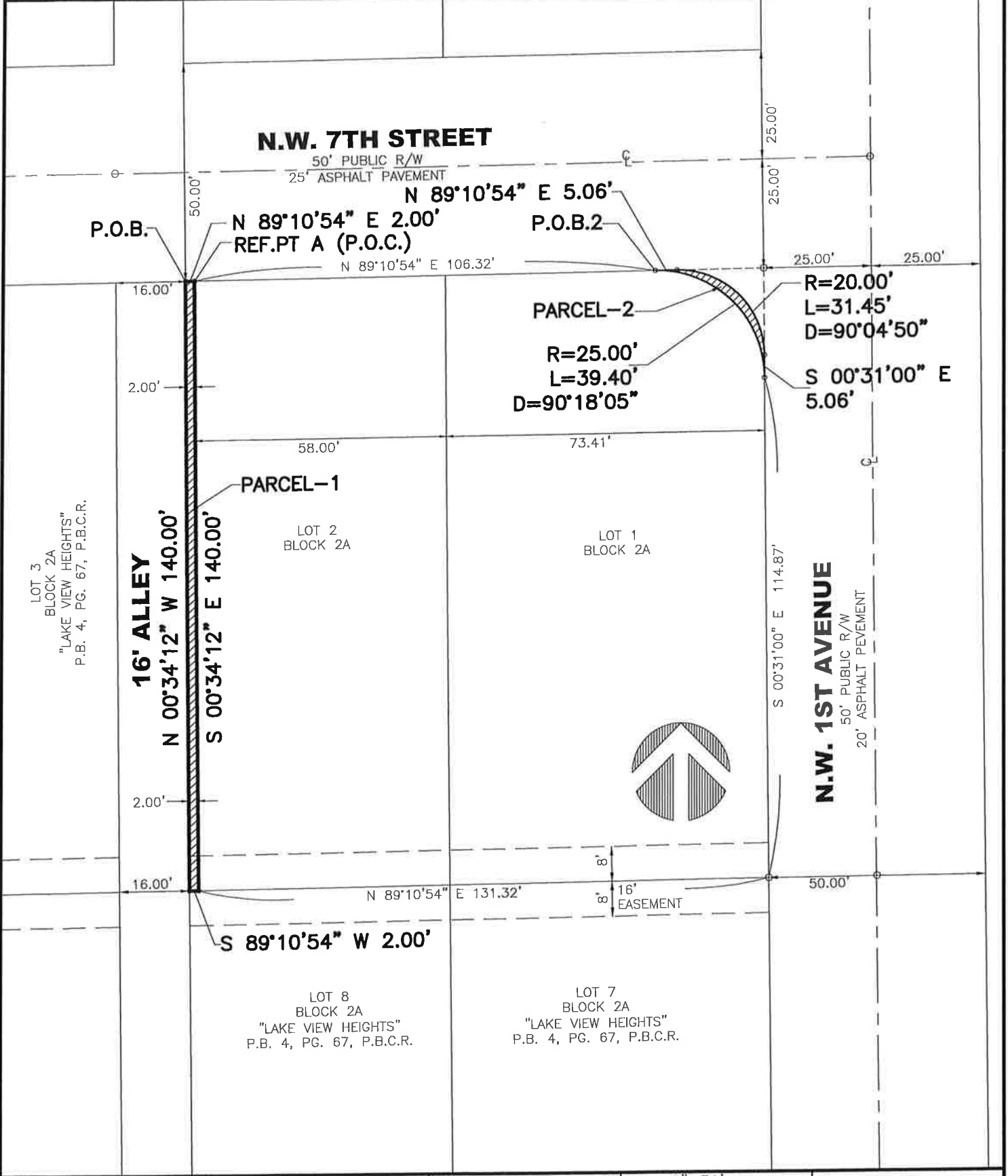
JOB NO. 23160	PROJECT NAME: 102 NW 7TH ST.	DWG BY: GY	SCALE: N/A	
		CK'D BY: JSH	DATE: 10/05/2023	SHEET 2 OF 3

PERIMETER

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JOB NO. 23160	PROJECT NAME: 102 NW 7TH ST.	DWG BY: GY	SCALE: 1"=30'	
		CK'D BY: JSH	DATE: 10/05/2023	SHEET 3 OF 3