

Prepared by: RETURN:

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

PCN 12-43-46-08-12-002-0091
Address 101 NW 17Th St, Delray Beach, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between 101Elite LLC

with a mailing address of 101 NW 17th St, 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.

WITNESS #1

[Signature]
Signature
Ang Maria Joost
Printed or Typed Name

5205 Congress Ave, Boca Raton FL 33487
Address

WITNESS #2:

[Signature]
Signature
Rebecca Salvin
Printed or Typed Name

1550 Highland LN, Delray Beach, FL 33444
Address

GRANTOR

By: [Signature]
Name: Carl Joost

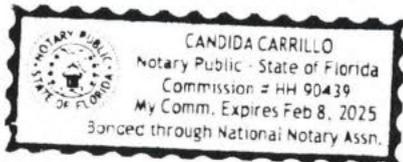
Title: Owner/Manager
for
Company: 101 Elite LLC

Date: 1/16/25

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of January, 2025 by Carl Joost (name of person), as owner/manager (type of authority) for 101 Elite LLC (name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification
Type of Identification Produced [Redacted]



[Signature]
Notary Public – State of Florida
Candida Carrillo

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"

PHILLIPS

SURVEYING & MAPPING

233 Goolsby Blvd
Deerfield Beach, Florida 33442

Certificate of Authorization LB8240

Tel: (561) 757-5111
www.psmsurvey.com

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) 5' RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION

A PORTION OF THE EAST 35.00 FEET OF LOT 9 AND THE WEST 35.00 FEET OF LOT 10, BLOCK B, "PLAT OF THIRD ADDITION OF HIGH ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH $89^{\circ}26'32''$ EAST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}43'26''$ WEST, ALONG A LINE 45.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 9, A DISTANCE OF 5.00 FEET; THENCE NORTH $89^{\circ}26'32''$ EAST, ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 70.00 FEET; THENCE SOUTH $00^{\circ}43'26''$ EAST, ALONG A LINE 45.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 10, A DISTANCE OF 5.00 FEET; THENCE SOUTH $89^{\circ}26'32''$ WEST, ALONG THE SOUTH LINE OF SAID LOTS 9 AND 10 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 350 SQUARE FEET, MORE OR LESS.

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 THE CENTERLINE OF NW 17TH STREET HAVING AN ASSUMED BEARING OF SOUTH $89^{\circ}26'32''$ WEST.

ABBREVIATIONS

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



TODD M. PHILLIPS
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS7077

PROJECT NAME: 101 NW 17TH ST	DATE: 12/3/2024
JOB NO. 24-403	DWG BY: AJR
	CK'D BY: JSH
	SHEET 1 OF 2

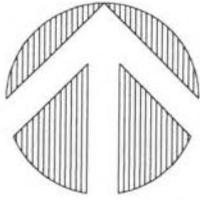
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SURVEYING & MAPPING

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BLOCK B
"PLAT OF THIRD ADDITION OF HIGH ACRES"
(P.B. 24, PG. 19)

LOT 6

LOT 5

5' EASEMENT
(P.B. 24, PG. 19)

5' EASEMENT
(P.B. 24, PG. 19)

N89°29'31"E 70.00'

LOT 9

LOT 10

45.00'

E 35' OF LOT 9

W 35' OF LOT 10

45.00'

BLOCK B
"PLAT OF THIRD ADDITION OF HIGH ACRES"
(P.B. 24, PG. 19)

N00°43'26"W 126.41'
121.41'

121.35'
S00°43'26"E 126.35'

N89°26'32"E
45.00'

P.O.B.

N00°43'26"W 5.00'

N89°26'32"E 70.00'

S89°26'32"W 70.00'

NW 17TH ST

S00°43'26"E 5.00'

P.O.C.
SW CORNER
LOT 9 BLOCK B

40' RIGHT-OF-WAY

20.00'

20.00'

JOB NO. 24-403

PROJECT NAME: 101 NW 17TH ST

DWG BY: AJR

SCALE: 1" = 30'

CK'D BY: JSH

DATE: 12/3/2024

SHEET 2 OF 2