

Prepared by: RETURN:

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

PCN: 12-43-46-16-01-032-0170

Address: 342 SW 4th Ave

RIGHT-OF-WAY DEED

THIS INDENTURE made this _ day of _____, 202_, between **Developers Contractors Group inc** .with a mailing address of 783 Shotgun Road, Sunrise, FL 33326 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
Clavio Gallerani
Print Name



Signature
Max Longo
Print Name

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of August, 2022, by David Israel Reyes Vindel (name of person), as vice-president (type of authority) for Developers Contractor Group Inc (name of party on behalf of whom instrument was executed).

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

GRANTOR

By: David Israel Reyes Vindel

Name: Developers Contractors Group Inc.

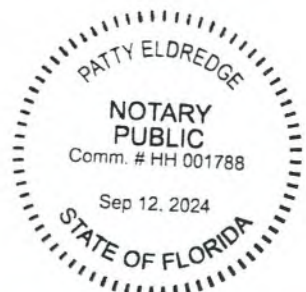
Its: Vice-President

Date: 8/29/22




Notary Public – State of Florida

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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”



947 Clint Moore Road
Boca Raton, Florida 33487

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 PARCEL

LEGAL DESCRIPTION

A PORTION OF LOT 17 AND 18 OF BLOCK 32, "DELRAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEMOVEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTH $89^{\circ}22'35''$ EAST, ALONG THE NORTH LINE OF LOT 18, A DISTANCE OF 2.00 FEET; THENCE SOUTH $01^{\circ}38'26''$ EAST, ALONG A LINE 2 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 17 AND 18, A DISTANCE OF 50.00 FEET; THENCE SOUTH $89^{\circ}22'35''$ WEST, ALONG THE SOUTH LINE OF LOT 17, A DISTANCE OF 2.00 FEET; THENCE NORTH $01^{\circ}38'26''$ WEST, ALONG THE WEST LINE OF SAID LOTS 17 AND 18, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 100 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF S.W. 4TH ST., HAVING A BEARING OF $N 89^{\circ}22'35'' W$, AS DETERMINED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 83 (NAD 83), FLORIDA EAST ZONE (0901).
6. PROPERTY ADDRESS: 342 SW 4TH AVE., DELRAY BEACH, FL. 33435

ABBREVIATIONS

Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
IP	=	IRON PIPE
IR	=	IRON ROD
IRC	=	IRON ROD & CAP
L	=	ARC LENGTH
MON	=	MONUMENT
NAVD	=	NORTH AMERICAN VERTICAL DATUM
N/D	=	NAIL AND DISC
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PG	=	PAGE
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 SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

[Signature]
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

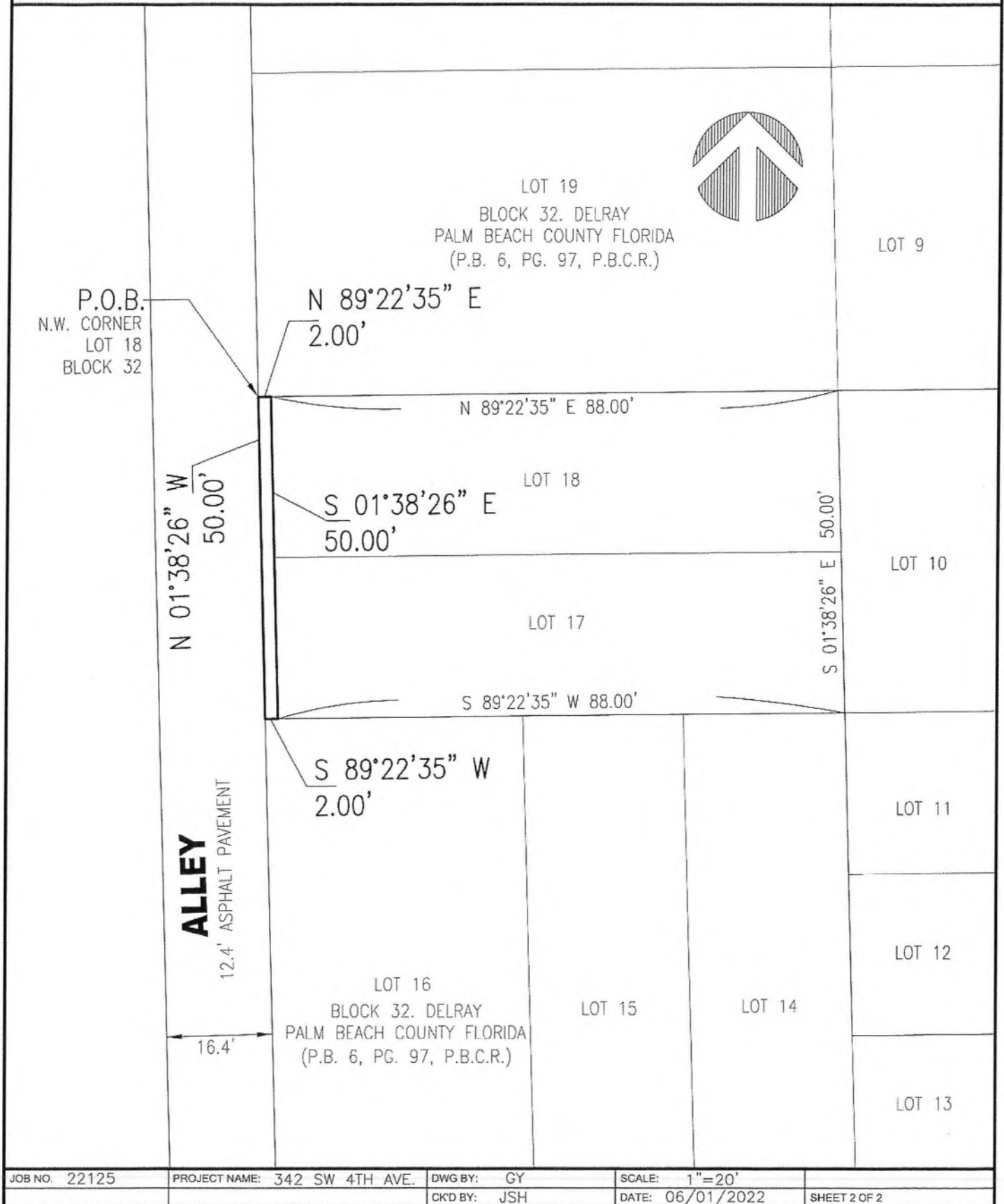
PROJECT NAME: 342 SW 4TH AVE.	DATE: 06/01/2022
JOB NO. 22125	DWG BY: GY
CK'D BY: JSH	SHEET 1 OF 2

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

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



JOB NO. 22125

PROJECT NAME: 342 SW 4TH AVE.


DWG BY: GY

SCALE: 1"=20'

CK'D BY: JSH

DATE: 06/01/2022


SHEET 2 OF 2



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser
We Value What You Value

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Search by Owner, Address or Parcel



[View Property Record](#)

Owners

DEVELOPERS CONTRACTORS GROUP INC

Property Detail

Location 342 SW 4TH AVE

Municipality DELRAY BEACH

Parcel No. 12434616010320170

Subdivision DELRAY TOWN OF

Book 31996 Page 1177

Sale Date NOV-2020

Mailing Address 783 SHOTGUN RD
FORT LAUDERDALE FL 33326
1940

Use Type 0000 - VACANT

Total Square Feet 0

Sales Information

Sales Date	Price
NOV-2020	186000
JUL-2016	10
MAR-2000	10
DEC-1980	100
JAN-1980	5000


1 2

Appraisals

Tax Year	2022 P
Improvement Value	\$0
Land Value	\$77,000
Total Market Value	\$77,000

P = Preliminary

All values are as of January 1st each year



https://maps.co.palm-beach.fl.us/cwgis/papa.html?qvalue=12434616010320170

1/1

ADJUST FONT SIZE: **+** **-** RESET

Website Search



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser
We Value What You Value



Real Property



Search by Owner Name(Last Name first) or Address or PCN

Search

Classic PAPA MyPAPA Print This Page Save as PDF Print Property Summary 2022 Proposed Notice

Property Detail • Owner Information • Sales Information • Exemption Information • Property Information • Appraisals • Assessed and Taxable Values • Taxes

Full Property Detail

Property Detail



8/24/22, 1:34 PM

PAPA-Property Detail

Location Address 342 SW 4TH AVE
Municipality DELRAY BEACH
Parcel Control Number 12-43-46-16-01-032-0170
Subdivision DELRAY TOWN OF
Official Records Book/Page 31996 / 1177
Sale Date NOV-2020
Legal Description TOWN OF DELRAY LTS 17 & 18 BLK 32

Show Full Map

Nearby Sales Search



Owner Information

Owner(s)
DEVELOPERS CONTRACTORS
GROUP INC

Mailing Address
783 SHOTGUN RD
FORT LAUDERDALE FL 33326 1940

Change of Address

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2020	\$186,000	31996 / 01177	WARRANTY DEED	DEVELOPERS CONTRACTORS
JUL-2016	\$10	28462 / 00167	QUIT CLAIM	WILLIAMS ROSE M TR
MAR-2000	\$10	11684 / 01906	REP DEED	WILLIAMS LENA MCKINNEY TR
DEC-1980	\$100	03427 / 00757	REP DEED	
JAN-1980	\$5,000	03260 / 00552		
JAN-1978	\$100	02899 / 00229		

NOTE: Sales do not generally appear in the PAPA database until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Exemption Information

Portability Calculator

No Exemption Information Available.

Property Information

Subarea and Sq. Footage for Building 0		Structural Element for Building 0	Sketch for Building 0
Code Description	Sq. Footage		
No Data Found.			No Image Found
Number of Units	0	<div>View Building Details</div>	
Total Square Feet*	0		
Acres	0.1039		
Property Use Code	0000 - VACANT		
Zoning	R-1-A - R-1-A-SINGLE FAMILY (12-DELRAY BEACH)		
* May indicate living area in residential properties.			
<div>Request Structural Details Change</div>			

Appraisals

Tax Year	Show 5 year Show 10 year				
	2022 P	2021	2020	2019	2018
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$77,000	\$50,000	\$46,400	\$42,400	\$43,386
Total Market Value	\$77,000	\$50,000	\$46,400	\$42,400	\$43,386
P = Preliminary			All values are as of January 1st each year		
					<div>^</div>

Assessed and Taxable Values

Show 5 year | Show 10 year

Tax Year	2022 P	2021	2020	2019	2018
Assessed Value	\$55,000	\$50,000	\$38,498	\$34,998	\$31,816
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$55,000	\$50,000	\$38,498	\$34,998	\$31,816

Taxes

Show 5 year | Show 10 year

Tax Year	2022 P	2021	2020	2019	2018
Ad Valorem	\$1,214	\$1,008	\$839	\$773	\$717
Non Ad Valorem	\$8	\$8	\$8	\$8	\$8
Total tax	\$1,222	\$1,016	\$847	\$781	\$725

***Buyers take note:** Taxes will change and often increase substantially when a property sells. The seller’s exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.

Property Tax Calculator

Property Tax DetailTax Collector





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
DEVELOPERS CONTRACTORS GROUP INC.

Filing Information

Document Number	P20000069989
FEI/EIN Number	85-3306946
Date Filed	09/01/2020
Effective Date	09/02/2020
State	FL
Status	ACTIVE

Principal Address

783 SHOTGUN ROAD
SUNRISE, FL 33326

Mailing Address

783 SHOTGUN ROAD
SUNRISE, FL 33326

Registered Agent Name & Address

REYES, DAVID, SR.
542 STONEMONT DR
WESTON, FL 33326

Officer/Director Detail

Name & Address

Title P

REYES, DAVID I, SR.
542 STONEMONT DR
WESTON, FL 33326

Title VP

REYES VINDEL, DAVID I
542 STONEMONT DR
WESTON, FL 33326

Title VP

VINDEL REYES, HILDA PATRICIA
542 STONEMONT DR
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2021	04/16/2021
2022	04/13/2022

Document Images

04/13/2022 -- ANNUAL REPORT	View image in PDF format
04/16/2021 -- ANNUAL REPORT	View image in PDF format
09/01/2020 -- Domestic Profit	View image in PDF format

NEW SEARCH

Plan Review

Application Permit Number: 22-00203233

Address: 342 SW 4TH AVE

Status: In Plan Check

Plan Step	Date to Agency	Reviewer	Status	Comments
FINAL PROCESSING A01			REVIEW PENDING	
PUBLIC UTILITIES B01	4/13/2022	PAUL DE CAROLIS	APPROVED	
ENGINEERING C01	4/20/2022	ROBERT LION	DISAPPROVED	<p>1) Per LDR Section 5.3.1(A) for Right of Ways: The current 16' Alleyway Right of Way was reviewed by the City. We request a 2' right of way dedication for the ultimate right of way of 20 ft for the alleyway in the front of the property. The documentation with the sketch and legal description are required for permit issuance. Please contact Engineering Plan Reviewer for legal documents related to the request. ROW deed must be turned into PUBLIC WORKS with a transmittal letter stating they are for Permit number. Please do not stamp, write on or damage these documents.</p> <p>2) Per LDR 6.1.3 "Sidewalks" : New residential dwellings are required to either construct a 5' concrete sidewalk or pay the sidewalk in-lieu fee. If desired, an In-Lieu Fee payment of \$2737.00 for (50) feet of sidewalk length (from property line to property line per survey) @ \$54.74 LF can be made.</p>
ELECTRICAL REVIEW D01	4/25/2022	GREGORY S BANKS	APPROVED	
MECHANICAL REVIEW E01	4/25/2022	CARL VIRGILIO	APPROVED	
PLUMBING REVIEW F01	4/22/2022	GENE GARRISON	APPROVED	
PLAN REVIEW G01	5/27/2028	ELIZABETH PEREZ	DOCUMENT NEEDED	<p>Provide detailed scope of work with total cost of construction breakdown. This total is to include labor, material, equipment, and project related costs such as surveys, roll-off, etc. provide irrigation sub app. emailed to: building@mydelraybeach.com. Permit number must be included on the application. please check reference material edition: for ex. ACI 318-14 instead of ACI 318-11.</p>
IRRIGATION REVIEW H01	4/26/2022	DAVID GLOVER	DISAPPROVED	Provide plans
LANDSCAPE REVIEW I01	4/23/2022	DAVID GLOVER	APPROVED	
TREE REMOVAL REVIEW J01	4/26/2022	DAVID GLOVER	APPROVED	
PLANNING AND ZONING K01	6/8/2022	RACHAEL FALCONE	HOLD - DOCUMENTS/RESPONSE	<p>NON-CITY ISSUED UNITY OF TITLE. UNITY OF TITLE DOES NOT MEET THE CITY STANDARDS AND THE LOT DOES NOT MEET MIN. LOT REQUIREMENTS. CONTACT RACHEL FALCONE, FALCONER@MYDELRAYBEACH.COM</p>
PLUMBING - GAS L01	4/22/2022	GENE GARRISON	NO REVIEW NECESSARY	
ENVIRONMENTAL SERVICES M01			REVIEW PENDING	
UTILITIES - BLDG N01	4/29/2022	PAUL DE CAROLIS	NO REVIEW NECESSARY	

2022 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P20000069989

Entity Name: DEVELOPERS CONTRACTORS GROUP INC.

Current Principal Place of Business:

783 SHOTGUN ROAD
SUNRISE, FL 33326

Current Mailing Address:

783 SHOTGUN ROAD
SUNRISE, FL 33326 US

FEI Number: 85-3306946

Name and Address of Current Registered Agent:

REYES, DAVID SR.
542 STONEMONT DR
WESTON, FL 33326 US

FILED
Apr 13, 2022
Secretary of State
0254927743CC

Certificate of Status Desired: No

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title	P	Title	VP
Name	REYES, DAVID I SR.	Name	REYES VINDEL, DAVID I
Address	542 STONEMONT DR	Address	542 STONEMONT DR
City-State-Zip:	WESTON FL 33326	City-State-Zip:	WESTON FL 33326
Title	VP		
Name	VINDEL REYES, HILDA PATRICIA		
Address	542 STONEMONT DR		
City-State-Zip:	WESTON FL 33326		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DAVID REYES

PRESIDENT

04/13/2022

Electronic Signature of Signing Officer/Director Detail

Date