

Prepared by: RETURN:

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

PCN_12-43-46-16-01-103-0240
Address: UNADDRESSED

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between **CENTENNIAL INVESTMENTS DB, LLP, Florida limited liability partnership**, with a mailing address of 370 Camino Gardens Blvd., Suite 403, Boca Raton, FL 33432 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 and GRANTEE have executed this Right of Way Deed as of the day and year first above written.

WITNESSES:

Linda O. McLaren
Signature

Linda O. McLaren
Print Name

[Signature]
Signature

ROBERT I. MACLAREN II
Print Name

**GRANTOR/ CENTENNIAL
INVESTMENTS DB, LLP, a Florida limited
liability partnership**

By: CENTENNIAL INVESTMENTS, LLC, a
Florida limited liability company
Managing Partner

By: Tony Stern Consultancy, LLC, a Kansas
limited liability company
Manager

By: [Signature]
Anthony M. Stern
Sole Member

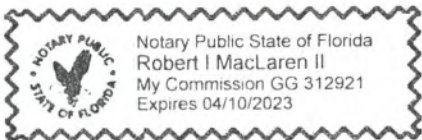
Date: October 20, 2022

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of October, 2022, by **Anthony M. Stern, as Sole Member of Tony Stern Consultancy, LLC, a Kansas limited liability company, the Manager of CENTENNIAL INVESTMENTS, LLC, a Florida limited liability company, as the Managing Partner of CENTENNIAL INVESTMENTS DB, LLP, a Florida limited liability partnership.**

Personally known ☒ OR Produced Identification
Type of Identification Produced _____



[Signature]
Notary Public – State of _____

GRANTEE/ CITY OF DELRAY BEACH

By: _____
Katerri Johnson, City Clerk

By: _____
Shelly Petrolia, Mayor

Approved as to Form and Legal Sufficiency:

By: _____
Lynn Gelin, City Attorney

EXHIBIT “A”

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SKETCH & DESCRIPTION FOR:

R/W DEDICATION

A PORTION OF LOT 24, ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY, FLORIDA
(PLAT BOOK 2/19, P.B.C.R.)
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Lot 24, of ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 2, Page 19 of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the southwest corner of said Lot 24; thence N01°32'34"W, along the west line of Lot 24, a distance of 80.63 feet to the POINT OF BEGINNING; thence continue N01°32'34"W, along said west line, 25.37 feet to the north line of said Lot 24; thence N89°18'26"E, along said north line, 25.37 feet to a point of cusp of a curve concave to the southeast, a radial line to said point bears N00°41'34"W; thence southerly along the arc of said curve, having a radius of 25.00 feet and a central angle of 90°51'00", an arc distance of 39.64 feet to the POINT OF BEGINNING.

Said lands situate in the City of Delray Beach, Palm Beach County, Florida and containing 139 square feet, more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the west line of Lot 24, Block 103, having a bearing of N01°32'34"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: Δ = Central Angle; CL = Centerline; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way.

CERTIFICATION:

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. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Digitally signed by
Marisha M. Kreitman,
PSM

Date: 2022.10.10
'17:35:35 -04'00



MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

REVISIONS



AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 11960-5

SCALE: N/A

DATE: 10/10/2022

BY: M.M.K.

CHECKED:

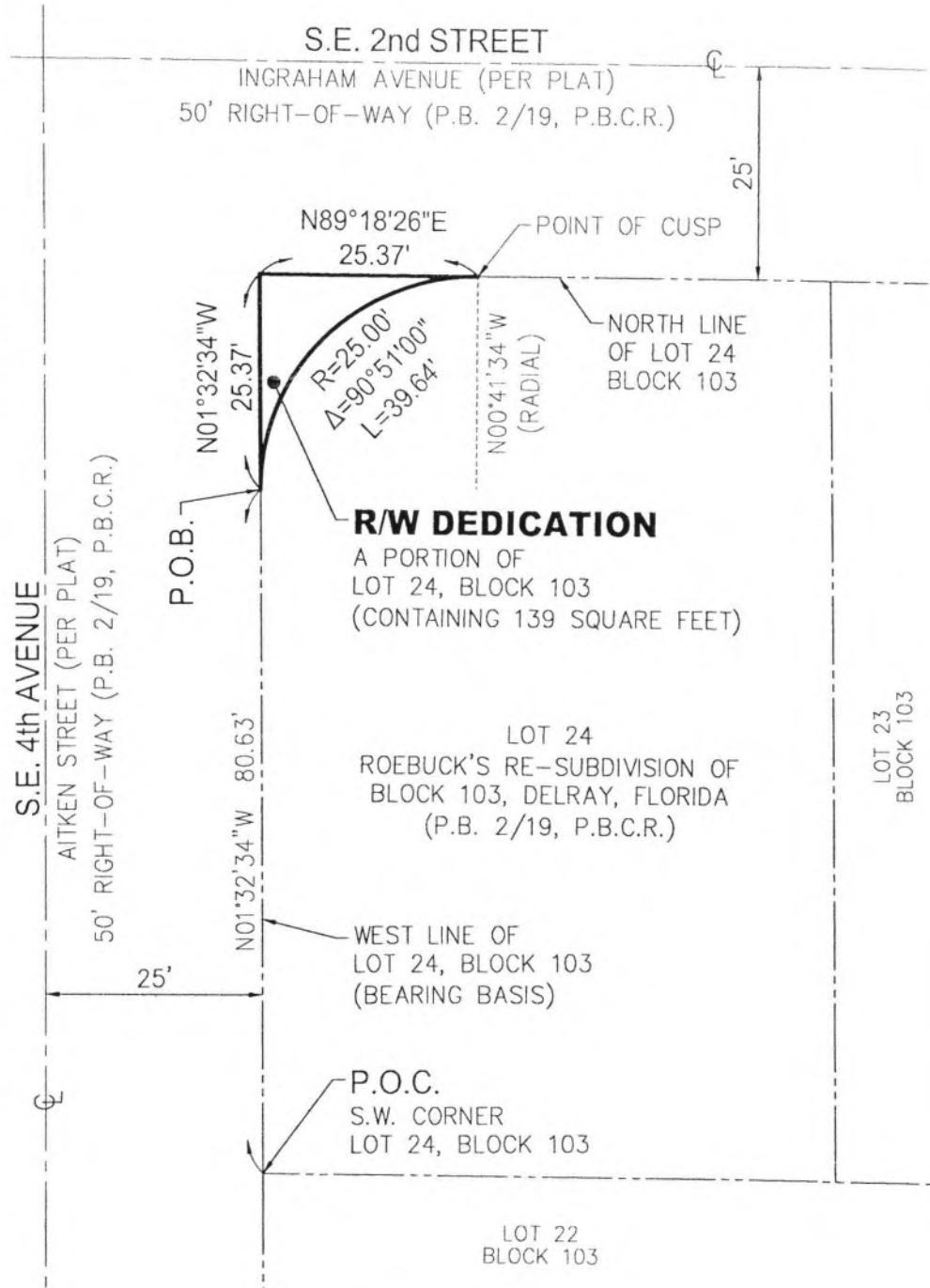
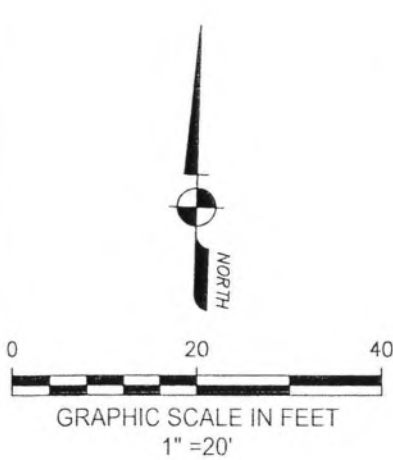
F.B. N/A PG. N/A

SHEET: 1 OF 2

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R/W DEDICATION

A PORTION OF LOT 24, ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY, FLORIDA
(PLAT BOOK 2/19, P.B.C.R.)
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



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JOB #: 11960-5

SCALE: 1" = 20'

DATE: 10/10/2022

BY: M.M.K.

CHECKED:

F.B. N/A PG. N/A

SHEET: 2 OF 2