

Prepared By: RETURN TO:  
Lynn Gelin, Esq.  
City Attorney's Office  
200 N.W. 1st Avenue  
Delray Beach, Florida 33444

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**DECLARATION OF UNITY OF TITLE**

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Delray Beach pertaining to the issuance of building permits and regulating building construction activities, the undersigned, being the fee owner(s) of the following described real property situated in the City of Delray Beach, County of Palm Beach, State of Florida, to-wit:

**See Exhibit "A"**

do(es) hereby make the following declarations of condition, limitation and restriction on said lands, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

1.     Parcels 1 and 2, as described in Exhibit "A", is solely owned by the Delray Beach Community Redevelopment Agency.
2.     That the aforesaid plot of combination of separate lots, plots, parcels, acreage or portions thereof, shall hereinafter be regarded and is hereby declared to be unified under one title as an indivisible building site.
3.     That the said property shall henceforth be considered as one plat or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.

The undersigned further agree(s) that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their heirs, successors and assigns, and all parties claiming under until such time as the same may be released in writing under the order of the Chief Building Official of the City of Delray Beach as provided in Section 7.1.3 of the Land Development Regulations of the Code of Ordinances of the City of Delray Beach, Florida. If the release is not given by the Chief Building Official, an appeal from such determination may be taken to the Board of Adjustment. The undersigned also agree(s) that this instrument shall be placed of record in the office of the Clerk of the Circuit Court of Palm Beach County, Florida.

Signed, sealed, witnessed and acknowledged this \_\_\_\_ day of \_\_\_\_\_, 2021,  
at \_\_\_\_\_, Florida.

Witness #1:

Owner:

DELRAY BEACH COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_

\_\_\_\_\_  
Shirley E. Johnson, Chair

\_\_\_\_\_  
(name printed or type written)

Address: 20 N Swinton Ave. Delray  
Beach, Florida 33445

Witness #2:

\_\_\_\_\_

\_\_\_\_\_  
(name printed or type written)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐  
online notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_(name  
of person), as \_\_\_\_\_ (type of authority) for \_\_\_\_\_  
\_\_\_\_\_ (name of party on behalf of whom instrument was executed).

Personally known \_\_\_\_ OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Notary Public – State of Florida

**EXHIBIT "A"**  
**LEGAL DESCRIPTION:**

PARCEL 1 - THE EAST 130 FEET OF THE NORTH 100 FEET OF THE SOUTH 302.1 FEET OF THE SOUTH ONE-HALF OF BLOCK 12 OF THE CITY OF DELRAY BEACH (FORMERLY LINTON) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST TWO (2') THEREOF;

TOGETHER WITH

PARCEL 2 - LOT 17, LESS THE WEST TWO (2') FEET THEREOF, BLOCK 12, MONROE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 67, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.