

Prepared by: RETURN:

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

PCN: 12-43-46-09-32-000-0230
Address: 712 N.E. 8th Avenue
Delray Beach, FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between **JOE LYNN**, with a mailing address of 712 N.E. 8th Avenue, Delray Beach, FL 33483, 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.

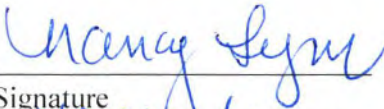
GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described right-of-way and that the same is unencumbered. Where the context 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.

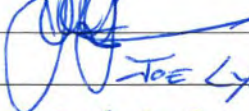
IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:


Signature
Jeffrey A. Costello
Print Name


Signature
Nancy Lynn
Print Name

GRANTOR

By: 
Name: Joe Lynn
Its: OWNER
Date: 9/14/21

STATE OF FLORIDA _____

COUNTY OF PALM BEACH _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2021, by Joe Lynn (name of person acknowledging).

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



NANCY LYNN
Commission # GG 912972
Expires October 28, 2023
Bonded Thru Budget Notary Services


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

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EXHIBIT “A”

SKETCH AND LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION

EXHIBIT "A" / LEGAL DESCRIPTION:

A RIGHT-OF-WAY DEDICATION, BEING A PORTION OF LOT 23, "MCGINLEY & GOSMAN SUBDIVISION" ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID RIGHT-OF-WAY DEDICATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 23 OF "MCGINLEY & GOSMAN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°18'26" EAST, ON THE EAST LINE OF SAID LOT 23, A DISTANCE OF 100.00 FEET; THENCE SOUTH 88°41'34" WEST ON THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 5.00 FEET; THENCE NORTH 01°18'26" WEST ON A LINE 5 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF LOT 23, A DISTANCE OF 75.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ON THE ARC OF SAID CIRCULAR CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP; THENCE NORTH 88°41'34" EAST ON THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 634 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.

SUBJECT LANDS ARE LOCATED WITHIN PALM BEACH COUNTY, FLORIDA AND ARE RECORDED IN THE PLAT OF "MCGINLEY & GOSMAN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NE 7th COURT HAVING AN ASSUMED BEARING OF NORTH 88°41'34" EAST.

THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

THIS INSTRUMENT WAS CONDUCTED FOR THE PURPOSE OF A "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. THIS DOCUMENT DOES NOT REFLECT OR DETERMINE OWNERSHIP.

THIS SURVEY IS INTENDED FOR THE USE OF THE PARTIES TO WHOM THIS SURVEY IS CERTIFIED TO AND FOR. ANY REPRODUCTION IS NOT AN ORIGINAL. THE SURVEYOR RETAINS AN ORIGINAL TO VERIFY THESE DATED CONTENTS FOR VALIDITY. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE FLORIDA SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 1 of 2

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

Date: 09/13/2021

JOHN E. KUHAR, PSM, State of Florida
Professional Surveyor & Mapper NO. 6711

NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: AS SHOWN

CHECKED BY: JEK

DRAWN BY: ELF



BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

JOB: 21-02-005-SK.LG.D.

LB 8229

