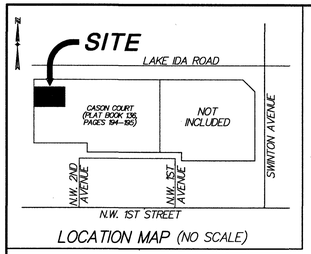
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CASON COURT REPLAT NO. 1

BEING A REPLAT OF LOT 1 AND TRACT "E" OF CASON COURT, PLAT BOOK 136, PAGES 194 AND 195 (P.R.P.B.CO.), BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



LOCATION MAP (NO SCALE)

32

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:49 P.M.
THIS 13 DAY OF October A.D. 2026
AND DULY RECORDED IN PLAT BOOK 142 ON PAGES 32 THROUGH 33.

SHANNON RAMSEY-CHESSMAN,
CLERK AD INTERIM,

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CASON COURT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS CASON COURT REPLAT NO. 1 BEING A REPLAT OF LOT 1 AND TRACT "E" OF CASON COURT, PLAT BOOK 136, PAGES 194 AND 195 (P.R.P.B.CO.), BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CASON COURT REPLAT NO. 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 OF CASON COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 136, PAGE 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

PARCEL 2:

TRACT E OF CASON COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 136, PAGE 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 9,831 SQUARE FEET OR 0.226 ACRE MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CASON COURT REPLAT NO. 1 AND FURTHER DEDICATES AS FOLLOWS:

LOT 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO GROVE ESTATES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS/ASSIGNS FOR INGRESS-EGRESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF September, 2026.

CASON COURT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY AZURE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: _____
PRINT NAME: Jason McCarthy

BY: _____
BRIAN GROSSBERG
MANAGER

WITNESS: _____
PRINT NAME: Nicholas Bieber

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

☑ THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF ☑ PYHSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 14th DAY OF September, 2026, BY BRIAN GROSSBERG WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF CASON COURT, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY AZURE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
NAME: Angela Stabile
COMMISSION NO.: 407442

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN C. PRIMEAU, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CASON COURT, LLC, A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW, ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: September 15, 2026

JOHN C. PRIMEAU, ESQUIRE
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 062390

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE GROVE ESTATES COMMUNITY ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF September, 2026.

GROVE ESTATES COMMUNITY ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: _____
PRINT NAME: Jason M'Carthy

BY: _____
BRIAN GROSSBERG
PRESIDENT

WITNESS: _____
PRINT NAME: Nicholas Bieber

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

☑ THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF ☑ PYHSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 14th DAY OF September, 2026, BY BRIAN GROSSBERG WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GROVE ESTATES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
NAME: Angela Stabile
COMMISSION NO.: 407442

CITY APPROVAL:

THIS PLAT OF "CASON COURT REPLAT NO. 1" AS APPROVED ON THE 12th DAY OF OCTOBER, 2026, A.D. 2026 BY THE CITY OF DELRAY BEACH.

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

_____
DEVELOPMENT SERVICES DIRECTOR

_____
CITY ENGINEER

_____
UTILITIES DEPARTMENT DIRECTOR

_____
FIRE MARSHALL

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "CASON COURT", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 9-16-2026

DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
LICENSE BUSINESS NO. L.B. 3591

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: SEPTEMBER 11, 2026

PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
ENGLE LAND SURVEYING LLC
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 8447

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34788, AT PAGE 1969 AND AMENDED BY MORTGAGE MODIFICATION AS RECORDED IN OFFICIAL RECORDS BOOK 35768, PAGE 1055 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF SEPTEMBER, 2026.

PARADISE BANK
A FLORIDA BANKING CORPORATION

WITNESS: _____
PRINT NAME: Chris Engler

BY: _____
PRINT NAME: William Ekbeck
TITLE: Vice President

WITNESS: _____
PRINT NAME: Collin Pawlina

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

☑ THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF ☑ PYHSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 14th DAY OF September, 2026, BY William Ekbeck WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (TITLE) OF PARADISE BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SUCH INSTRUMENT AS (TITLE) OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: 2-8-2028

NOTARY PUBLIC
NAME: Cyndi L Reilly
COMMISSION NO.: HH492609

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF S.89°05'30"W.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF ENGLE LAND SURVEYING LLC, 8033 STIRRUP CAY COURT, BOYNTON BEACH, FLORIDA 33436 (561) 441-4938

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

INSTRUMENTS OF RECORD AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS STATED OTHERWISE.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CITY OF DELRAY BEACH SEAL FLORIDA

CASON COURT, LLC (NO SEAL)

NOTARY SEAL

PARADISE BANK SEAL

NOTARY SEAL

CASON COURT HOMEOWNERS ASSOC. SEAL

NOTARY SEAL

SURVEYORS SEAL

REVIEWING SURVEYORS SEAL