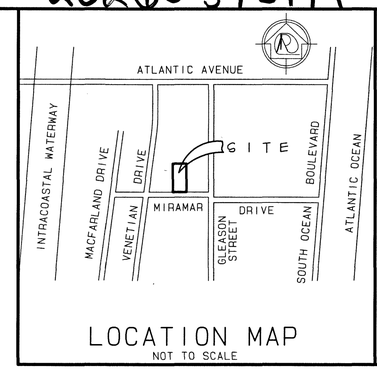
CFN 20260372994 PL BK 142 PG 34

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DELRAY MODERN BEACH

BEING A REPLAT OF
A PORTION OF LOT 3, BLOCK C, JOHN B. REID'S VILLAGE
PLAT BOOK 21, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

34

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:55 P.M.
THIS 15 DAY OF October, 2026,
AND DULY RECORDED IN PLAT BOOK 142, PAGES 34 AND 35

SHANNON RAMSEY-CHESSMAN,
CLERK AD INTERIM
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____ DEPUTY CLERK

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT AZURE 1015 MIRAMAR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS DELRAY MODERN BEACH, BEING A REPLAT OF A PORTION OF LOT 3, BLOCK C, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16 TOWNSHIP 46 SOUTH, RANGE 43 EAST EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 85 FEET OF LOT 3, BLOCK C, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY MODERN BEACH, AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1 AND 2 ARE HEREBY PLATTED FOR A DUPLEX DEVELOPMENT FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL PREVIOUS PLATS OF THE LAND PLATTED HEREON ARE CANCELLED AND SUPERSEDED.

IN WITNESS WHEREOF, AZURE 1015 MIRAMAR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF September, 2026.

AZURE 1015 MIRAMAR, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY:

AZURE DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
AS MANAGER

WITNESS: _____
PRINT NAME: Patrick Kelly
WITNESS: _____
PRINT NAME: Robert Van Loar Funk II

BY: _____
BRIAN T. GROSSBERG, AS MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS 24th DAY OF September, 2026, BY BRIAN T. GROSSBERG, AS MANAGER OF AZURE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF AZURE 1015 MIRAMAR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ✓ PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: June 6, 2027

SIGNATURE

Angela Stabile
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

MORTGAGEE'S CONSENT

COMMONWEALTH OF VIRGINIA
CITY OF ALEXANDRIA

OLD DOMINION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 36365, PAGE 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OLD DOMINION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF September, 2026.

OLD DOMINION NATIONAL BANK,
A NATIONAL BANKING ASSOCIATION

WITNESS: _____
PRINT NAME: MARIAN ALEGADO
WITNESS: _____
PRINT NAME: Vishal Gandhi

BY: _____
RICHARD SOBONYA
SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

COMMONWEALTH OF VIRGINIA
COUNTY OF Fairfax

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS 23 DAY OF September, 2026, BY RICHARD SOBONYA, AS SENIOR VICE PRESIDENT OF OLD DOMINION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE BANKING ASSOCIATION, WHO IS X PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL)

NOTARY PUBLIC - STATE OF VIRGINIA
Abeba Ghebremedhin
PRINTED NAME - NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/31/2029

1/31/2029

TITLE CERTIFICATION

I, JOHN C. PRIMEAU, ATTORNEY AT LAW, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED IN AZURE 1015 MIRAMAR, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT 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 THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: September 15, 2026 BY: _____

JOHN C. PRIMEAU, ESQ.
PRIMEAU LAW, P.A.
ATTORNEY AT LAW
FLORIDA BAR NO. 62390

CITY APPROVALS

THIS PLAT OF DELRAY MODERN BEACH, AS APPROVED ON THE 12th DAY OF October, 2026, BY THE CITY OF DELRAY BEACH, FLORIDA AND REVIEWED AND CERTIFIED BY:

CITY ENGINEER

FIRE MARSHAL

UTILITIES DIRECTOR

DEVELOPMENT SERVICES DIRECTOR

REVIEWING SURVEYOR'S STATEMENT

IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

DATE: 9/17/2026 BY: _____

DAVID A. BOWER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 5888

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 THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET; AND, FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 9/17/2026 BY: _____

RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 5239

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF SOUTH 89°17'01" WEST ALONG THE NORTH RIGHT OF WAY LINE OF MIRAMAR DRIVE.
2. 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.
3. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
4. 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 MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
5. 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
6. 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 THIS COUNTY.

AZURE 1015 MIRAMAR, LLC — SEAL

OLD DOMINION NATIONAL BANK — 1/31/2029

CITY OF DELRAY BEACH — SEAL — FLORIDA

REVIEWING SURVEYOR — DAVID A. BOWER — LICENSED — 5888 — STATE OF FLORIDA

SURVEYOR — RICHARD H. SMITH — LICENSED — 5239 — STATE OF FLORIDA

DELRAY MODERN BEACH

THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 5239
IN AND FOR THE OFFICE OF:

RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey1@gmail.com
10633 FALLS STREET
WELLINGTON, FL 33414
(561) 536-8191

AB4P1
PROJECT NUMBER
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