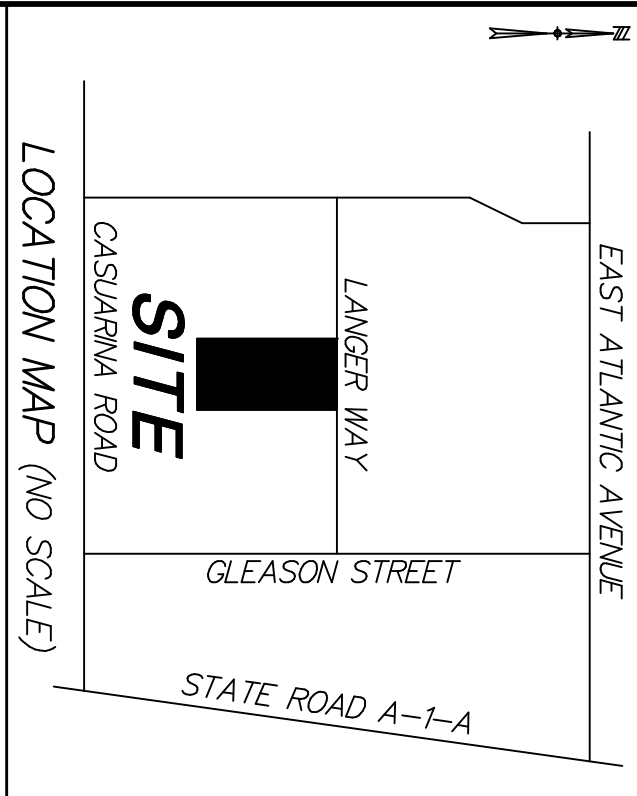


TEN TWENTY LANGER

BEING A REPLAT OF LOT 3, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 21, PAGE 95 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2017
SHEET 1 OF 2



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AZURE 1020 LANGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 3, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TEN TWENTY LANGER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SAD PARCEL CONTAINING 14,501 SQUARE FEET OR 0.333 ACRE MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1, 2 AND 3 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH:

ALL GENERAL UTILITY (GU) EASEMENTS 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 ANY ELECTRIC TELEVISION COMPANY. DAMAGES INCURRED BY THE EASY 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 DRAINAGE EASEMENT SHOWN HEREON IS RESERVED TO AZURE 1020 LANGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE ACCESS EASEMENT AS SHOWN HEREON IS FOR THE BENEFIT OF LOT 2, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF EXTERIOR ACCESS TO THE REAR OF SAID LOT 2, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF SAID LOT 1, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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 ____ DAY OF _____, 2017.

AZURE 1020 LANGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: AZURE DEVELOPMENT, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, AS MANAGER

WITNESS: _____ BY: RICHARD CASTER
PRINT NAME: MANAGER

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD CASTER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF AZURE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF AZURE 1020 LANGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 ME AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

CITY APPROVAL:

THIS PLAT OF "TEN TWENTY LANGER" AS APPROVED ON THE ____ DAY OF ____ AD, 2017 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: _____ ATTEST: CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DIRECTOR OF PLANNING, ZONING, AND BUILDING DIRECTOR OF ENVIRONMENTAL SERVICES

CITY ENGINEER FIRE MARSHAL

TITLE CERTIFICATION:

I, JOHN C. FOWLER, 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 AZURE 1020 LANGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE LANSER COMPANY DAMAGES INCURRED BY THE PROPERTY THAT THE LANSER COMPANY DAMAGES INCURRED BY THE PROPERTY ARE 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.

DATE: _____ JOHN C. FOWLER
ATTORNEY STATE OF FLORIDA
FLA BAR NO. 002380

REVIEWING SURVEYORS STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREON CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "TEN TWENTY LANGER" AS REQUIRED BY CHAPTER 172.001 (1) FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 172, PART 1, FLORIDA STATUTES.

DATE: _____ DAVID B. LINDLEY, PLS.
FLORIDA REGISTRATION NO. 5005
CALFIELD WHEELER INC.
LICENSE BUSINESS NO. LB-3591

SURVEYORS 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 (PRMS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 172, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
955 NW 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 3553

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF S75°32'27"E.

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 O'BRIEN, SUTER & O'BRIEN, INC., 955 NW 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 278-4501

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 MAINTENANCE 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.

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, DOES HEREBY JOIN IN AND CONSENT TO THE REPLATING OF THE PROPERTY DESCRIBED HEREON, AND TO THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28996, AT PAGE 1341 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS ____ DAY OF _____, 2017.

WITNESS: _____ BY: DOUGLAS L. HARMON
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

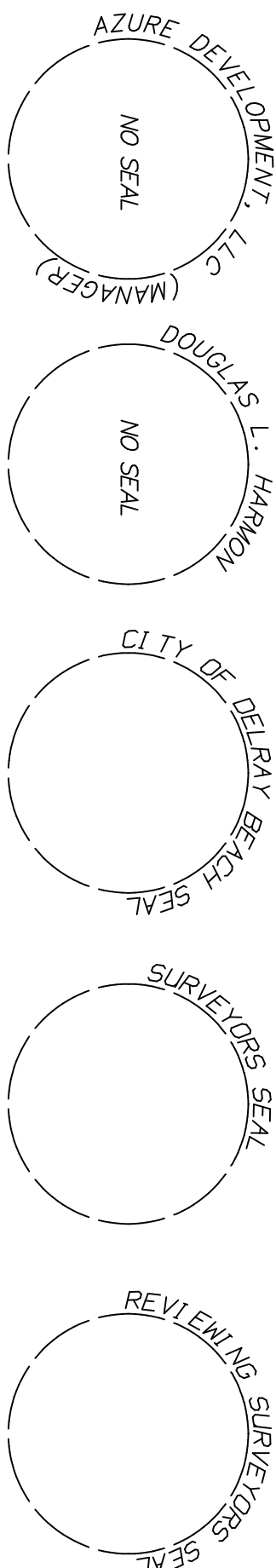
STATE OF NEW YORK
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED DOUGLAS L. HARMON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES:

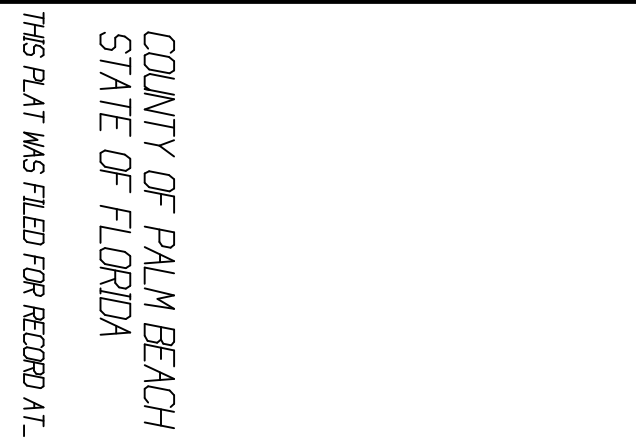
NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____



COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____
THIS ____ DAY OF _____
2017, AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
SHAWN R. BOCK, CLERK AND COMPTROLLER
BY: _____, CLC

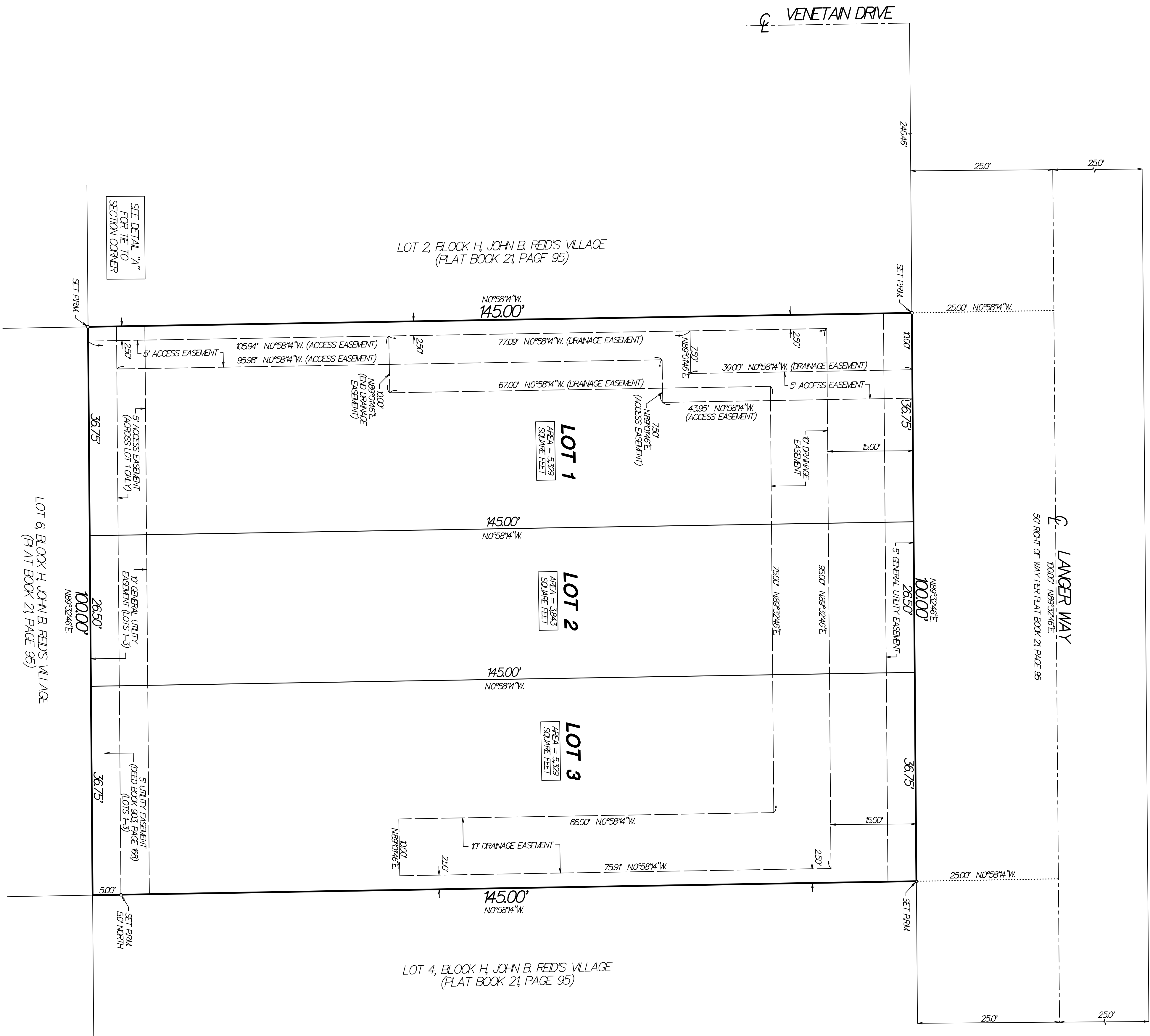
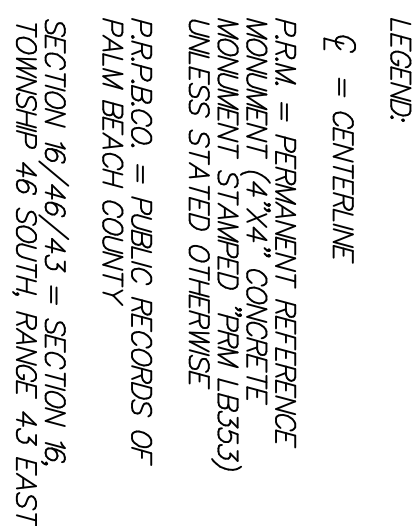
BEING A REPLAT OF LOT 3, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95 (P.R.P.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

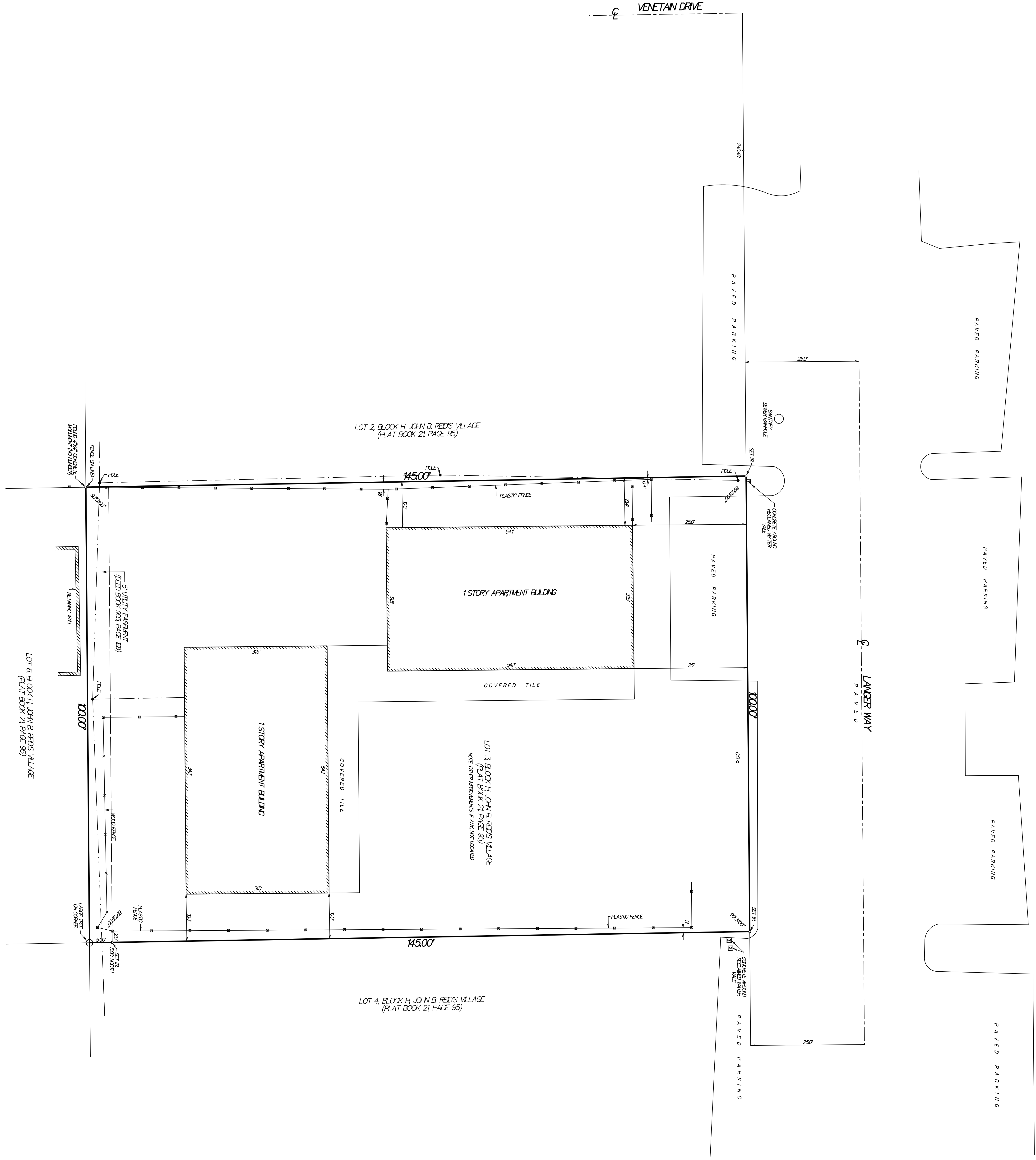


COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____
THIS _____ DAY OF _____
2017, AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
SHARON R. BOCK, CLERK AND COMPTROLLER
BY _____ DC.

MARCH 2017
SHEET 2 OF 2





LEGEND:

- ⊕ = CENTERLINE
1/4" = 5/8" IRON ROD WITH CAP #LB 353
--- = OVERHEAD UTILITY LINES
FLOOD ZONE X
BASED ON FEMA FLOOD MAP COMMUNITY
PAVEL NO 25012 0004 SFRX 01
REVISED JAN 5, 889
C.O. = SANITARY SEWER CLEAN OUT
NOTE: ALL BOUNDARY LINES AND ANGULAR
DIMENSIONS ARE PLAT AND SURVEY UNLESS
STATED OTHERWISE.
ALL DIMENSIONS SHOWN HEREON ARE BASED
ON THE STANDARD US FOOT.
THIS SURVEY HAS ACQUIRED A MINIMUM LEVEL
OF CLOSURE OF 1 FOOT IN 1000 FEET AS
RECOMMENDED BY THE NATIONAL BOARD OF
PROPERTY CLOSURE WAS ACQUIRED BASED ON
A REDUNDANCY OF MEASUREMENTS FOR VERTICAL,
HORIZONTAL, AND ANGULAR DIMENSIONS
NO SPREADSHEET SEARCH WAS MADE FOR UTILITIES
OR UNDERGROUND FOOTERS
NO TITLE REVIEWED OR SEARCH OF THE PUBLIC
RECORDS WAS MADE FOR EASEMENT THAT MAY
AFFECT SUBJECT PARCEL.

DESCRIPTION:

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

MAP OF BOUNDARY SURVEY
SITE ADDRESS: 1020 LANGER WAY
DELRAY BEACH, FLORIDA 33483
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
BOARD OF PROFESSIONAL SURVEYORS AND MAPERS IN CHAPTER 54-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND
LICENSED SURVEYOR AND MAPER
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

O'BRIEN, SUTER & O'BRIEN, INC.

LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #18333
SURVEYOR AND MAPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
953 N.W. 17th AVE., SUITE 100, DELRAY BEACH, FLORIDA 33483
(954) 276-4501 FAX 276-2390

| DATE OF SURVEY | PAGE NO. | SCALE | FIG. NO. |
|----------------|----------|----------|----------|
| DEC. 6, 2017 | 61 | 1" = 10' | 16-16db |
| FIELD BOOK | | | |
| D. 313 | | | |