



DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY HHM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DELRAY RESIDENCES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SM-COR ASSEMBLAGE DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DELRAY SWAN HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF LOTS 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23 OF "SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY BEACH), FLORIDA", (P.B.10, PG. 1, P.B.C.R.), IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23 OF "SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.361 ACRES (102,835 SQUARE FEET), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "DELRAY SWAN" AND FURTHER DEDICATE AS FOLLOWS:

- LOTS 1 THROUGH 36, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS, FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.
- TRACTS Z-1 AND Z-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.
- TRACT A-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- TRACTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, AND B-8, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, ROOF OVERHANG, AIR CONDITIONING, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- TRACTS P-1, P-2, P-3 AND P-4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, PUBLIC ACCESS AND USE DURING DAYLIGHT HOURS, ROOF OVERHANG, AIR CONDITIONING, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- TRACTS R-1, R-2 AND R-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY RESPONSE, PARKING, DRAINAGE, UTILITIES, INGRESS AND EGRESS AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- THE WATER & SEWER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.
- THE SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- THE GENERAL UTILITY EASEMENTS (G.U.E.'S), ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 25th DAY OF August, 2026.

DELRAY HHM, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* CLIFFORD ROSEN,
MANAGER

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF August, 2026, BY CLIFFORD ROSEN, AS MANAGER FOR DELRAY HHM, LLC, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/12/2027
COMMISSION # HH 342352
[Signature] NOTARY PUBLIC
ESTHER CASTRO

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 25th DAY OF August, 2026.

DELRAY RESIDENCES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* CLIFFORD ROSEN,
MANAGER

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

DELRAY SWAN
A REPLAT OF LOT 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23 OF
"SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY BEACH), FLORIDA", (P.B.10, PG. 1, P.B.C.R.)
IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF August, 2026, BY CLIFFORD ROSEN, AS MANAGER FOR DELRAY RESIDENCES, LLC, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/12/2027
COMMISSION # HH 342352
[Signature] NOTARY PUBLIC
ESTHER CASTRO

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 25th DAY OF August, 2026.

SM-COR ASSEMBLAGE DELRAY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* CLIFFORD ROSEN,
MANAGER

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF August, 2026, BY CLIFFORD ROSEN, AS MANAGER FOR SM-COR ASSEMBLAGE DELRAY, LLC, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/12/2027
COMMISSION # HH 342352
[Signature] NOTARY PUBLIC
ESTHER CASTRO

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 25th DAY OF August, 2026.

DELRAY SWAN HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* CLIFFORD ROSEN,
MANAGER

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF August, 2026, BY CLIFFORD ROSEN, AS MANAGER FOR DELRAY SWAN HOLDINGS, LLC, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/12/2027
COMMISSION # HH 342352
[Signature] NOTARY PUBLIC
ESTHER CASTRO

ACCEPTANCE OF DEDICATIONS

THE SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25th DAY OF August, 2026.

THE SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* CLIFFORD ROSEN,
PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF August, 2026, BY CLIFFORD ROSEN, AS PRESIDENT OF THE SWAN OF DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/12/2027
COMMISSION # HH 342352
[Signature] NOTARY PUBLIC
ESTHER CASTRO

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THIS PLAT OF "DELRAY SWAN", AS APPROVED ON THE 17th DAY OF September, 2026, BY THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] DEVELOPMENT SERVICES DIRECTOR
[Signature] WATER UTILITIES DIRECTOR
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL

REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 8-31-2026

[Signature]
DAVID PAUL LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

THE UNDERSIGNED 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 OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33145 AT PAGE 1372 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS SEAL TO BE AFFIXED, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF August, 2026.

CITY NATIONAL BANK OF FLORIDA

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* PRINT NAME: *[Name]*
TITLE: *[Title]*

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 26th DAY OF August, 2026, BY *[Signature]*, AS *[Title]* FOR CITY NATIONAL BANK OF FLORIDA, ON BEHALF OF THE BANK, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/12/2027
COMMISSION # HH 342352
[Signature] NOTARY PUBLIC
ESTHER CASTRO

THE SWAN OF
DELRAY HOMEOWNERS
ASSOCIATION, INC.

DELRAY HHM
LLC

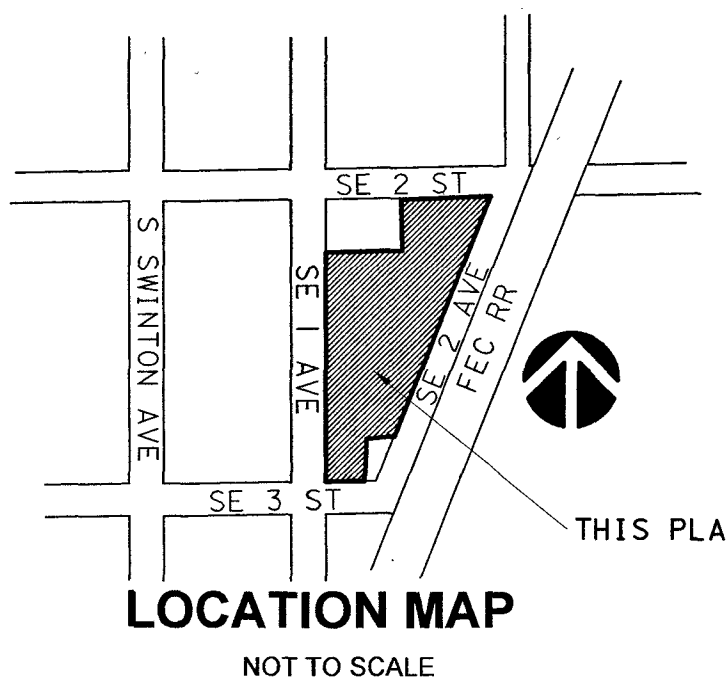
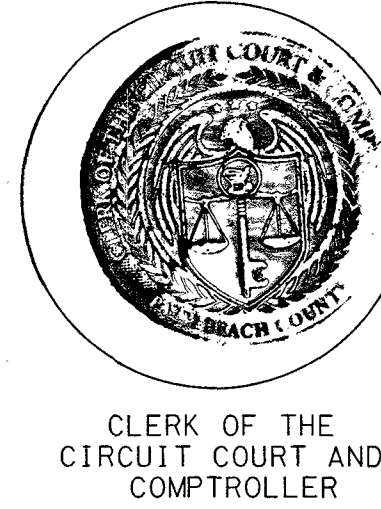
DELRAY
RESIDENCES, LLC

SM-COR ASSEMBLAGE
DELRAY, LLC

DELRAY SWAN
HOLDINGS, LLC

REVIEWING SURVEYOR CITY OF DELRAY BEACH

SURVEYOR



24

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:58 A.M.
THIS 22 DAY OF September,
2026, AND DULY RECORDED
IN PLAT BOOK 142 ON PAGES
24 THROUGH 25
SHANNY RAMSEY-CHESSMAN
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER

BY: *[Signature]* DC

SHEET 1 OF 2

SITE DATA

LOTS 1-36	48,255 SQUARE FEET
TRACT A-1	3,980 SQUARE FEET
TRACTS B-1 - B-8	5,152 SQUARE FEET
TRACTS P-1 - P-4	21,018 SQUARE FEET
TRACTS R-1 - R-3	16,712 SQUARE FEET
TRACTS Z-1, Z-2	7,717 SQUARE FEET
TOTAL	102,835 SQUARE FEET

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

I, ELIOT ABBOTT, ESQ., 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 DELRAY HHM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DELRAY RESIDENCES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SM-COR ASSEMBLAGE DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DELRAY SWAN HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2025; 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.

DATE: August 25, 2026 BY: *[Signature]*
ELIOT ABBOTT, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
NUMBER 171580

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SE 2ND STREET HAVING AN ASSUMED BEARING OF SOUTH 07°46'12" WEST. 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.
- 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- NOTICED: 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.
- PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDED OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY: JEFF S. HODAPP,
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487

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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COMMISSION OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: August 24, 2026
JEFF S. HODAPP,
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. L.S.5111

REVIEWING SURVEYOR CITY OF DELRAY BEACH

SURVEYOR