

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Old Republic National Title Insurance Company, Title Commitment Number 24083529, with an effective date of July 26, 2024 at 8:00 am. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- The underground utilities shown have been located from field survey information as flagged by others. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
- Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the North line of the plat PLACE AU SOLEIL (Plat Book 27, Page 69) having a bearing of S89°17'59"W.
- The property described hereon lies within Flood Zones X, AE (EL 8) & AE (EL 9), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0981G, Community Number 125109, dated 12/20/2024.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Palm Beach County Benchmark "CLUBHOUSE", Palm Beach County Brass Disk set in concrete at the intersection of US-1 and Gulfstream Boulevard, Elevation = 11.288 feet (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1" = 30'.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Adjacent property owner information shown hereon was obtained from the Palm Beach County Property Appraiser's website.
- Abbreviation Legend: A/C = Air conditioner; A.F. = Aluminum Fence; ALTA = American Land Title Association; BDY. = Boundary; BLDG. = Building; C = Calculated; C.B. = Chord Bearing; Δ = Central Angle; C = Centerline; C.L.F. = Chain link Fence; C.M. = Concrete Monument; CONC. = Concrete; D = Per Deed; D.B. = Deed Book; D.I.P. = Ductile Iron Pipe; EL. = Elevation; F.B. = Field Book; FD. = Found; FDOT = Florida Department of Transportation; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; G.U.E. = General Utility Easement; HDPE = High-Density Polyethylene; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L. = Arc Length; LB. = Licensed Business; MS = Measured; N/D = Nail & Disk; NSPS = National Society of Professional Surveyors; N/TT = Nail & Tin Tab; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PK = Parker-Kalon; R = Property Line; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; P.S.M. = Professional Surveyor & Mapper; P.V.C. = Polyvinyl Chloride; R = Radius; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet; S.R. = State Road; T.O.P. = Top of Pipe; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyors Cap.

CERTIFICATION:

To: 2900 Soleil LLC, a Florida limited liability company; David A. Willens; Old Republic National Title Insurance Company; Nason Yeager Gerson Harris & Fumero PA; Bank of America, N.A., ISOA, ATIMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 07/22/2025.

Marisha M. Kreitman, P.S.M.

Florida Registration No. 6555
AVIOM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviomsurvey.com

Date: 10/06/2025

LAND DESCRIPTION:

FEE INTEREST:

The north 100.00 feet of the North 3/4 of the Southeast 1/4 of Section 4, Township 46 South, Range 43 East, Town of Gulf Stream, Palm Beach County, Florida, lying east of the easterly right-of-way line of U.S. Highway No. 1, (State Road No. 5) and west of the westerly right-of-way line of the Intracoastal Waterway as shown on the plat thereof recorded in Plat Book 17, Page 14B, Public Records of Palm Beach County, Florida.

LESS AND NOT INCLUDING THE FOLLOWING:

BEGIN at the Northwest corner of Lot 93 as shown on the plat of PLACE AU SOLEIL recorded in Plat Book 27, Page 69, Public Records of Palm Beach County, Florida; thence westerly along the north line of the aforesaid plat, a distance of 157.58 feet to a point in the easterly right-of-way line of U.S. Highway No. 1; thence northeasterly along said right-of-way line, a distance of 104.85 feet; thence southeasterly at right angles a distance of 71.22 feet to a point of curvature concave to the southwest having a radius of 83.12 feet and a central angle of 71°17'20"; thence southeasterly along the arc of said curve, a distance of 103.42 feet to the point of tangency of said curve, a distance of 1.06 feet to the POINT OF BEGINNING, and;

LESS AND NOT INCLUDING THE FOLLOWING:

COMMENCING at the Northwest corner of Lot 93 as shown on the plat of PLACE AU SOLEIL recorded in Plat Book 27, Page 69, Public Records of Palm Beach County, Florida; thence easterly, along the north line of the aforesaid plat, a distance of 5.00 feet to the POINT OF BEGINNING; thence northerly at right angles, a distance of 50.00 feet to a point of curvature of a curve to the right; thence northeasterly a distance of 31.42 feet along the arc of said curve having a radius of 20.00 feet and a central angle of 90°; thence easterly at right angles a distance of 90.00 feet; thence southerly at right angles, a distance of 70.00 feet; thence westerly, along the north line of the aforesaid plat, a distance of 110.00 feet to the POINT OF BEGINNING, and;

LESS AND NOT INCLUDING THE FOLLOWING:

BEGIN at the Northeast corner of Lot 92, PLACE AU SOLEIL, according to the plat thereof recorded in Plat Book 27, Page 69, Public Records of Palm Beach County, Florida; thence easterly along the north boundary line of Lot 91, PLACE AU SOLEIL, a distance of 5 feet; thence northerly at a right angle to the north boundary line of Lot 91, a distance of 70 feet; thence westerly along a line parallel to the north boundary lines of Lots 91 and 92, a distance of approximately 120 feet to a point intersecting a line drawn from the Northwest corner of Lot 92 at a right angle to the north boundary line of said Lot 92; thence southerly, at right angle, a distance of 70 feet to the Northwest (N.W.) corner of said Lot 92; thence easterly, along the north boundary line of said Lot 92, a distance of approximately 115 feet to the POINT OF BEGINNING, and;

LESS AND NOT INCLUDING THE FOLLOWING:

BEGIN at the Northwest corner of Lot 89, PLACE AU SOLEIL, according to the plat thereof recorded in Plat Book 27, Page 69, Public Records of Palm Beach County, Florida; thence easterly along the north boundary lines of Lots 89 and 88 of said PLACE AU SOLEIL, a distance of 120 feet; thence northerly at right angle to the north boundary line of Lot 88, a distance of 70 feet; thence westerly, along a line parallel to the North boundary lines of said Lots 89 and 88, a distance of approximately 120 feet to a point intersecting a line drawn from the Northwest corner of said Lot 89 at a right angle to the North boundary line thereof; thence southerly, at a right angle, a distance of 70 feet to the POINT OF BEGINNING.

LESS AND NOT INCLUDING THE FOLLOWING:

That portion of the north 100.00 feet of the North Three-Quarters (N. 3/4) of the Southeast Quarter (S.E. 1/4) of Section 4, Township 46 South, Range 43 East, Town of Gulf Stream, Palm Beach County, Florida, lying east of the easterly right-of-way line of U.S. Highway No. 1, (State Road No. 5) and west of the westerly right-of-way line of the Intracoastal Waterway as shown on the plat thereof recorded in Plat Book 17, Page 14B, Public Records of Palm Beach County, Florida, described as follows:

BEGINNING at the intersection of the east right of way line of State Road No. 5 (North Federal Highway) and the north line of the Southeast Quarter (S.E. 1/4) of said Section 4; thence S73°15'02"E, along the north right-of-way line of AVENUE AU SOLEIL as recorded in Plat Book 30, Page 164, Public Records of Palm Beach County, Florida, a distance of 71.22 feet to a point on a curve concave to the southwest having a central angle of 71°17'20" and a radius of 83.12 feet; thence southeasterly along said curve whose chord bears S37°36'22"E, a distance of 103.42 feet; thence S01°57'42"E, a distance of 1.06 feet to a point on the south line of the north 100.00 feet of the North Three-Quarters (N. 3/4) of the Southeast Quarter (S.E. 1/4) of said Section 4; thence N89°14'58"E, along said south line, a distance of 5.00 feet; thence N00°45'02"W, a distance of 100.00 feet to a point on the north line of the Southeast Quarter (S.E. 1/4) of said Section 4; thence S89°14'58"W, along said north line, a distance of 131.03 feet to the POINT OF BEGINNING.

Said lands situate in the Town of Gulf Stream, Palm Beach County, Florida and containing 84,370 square feet (1.937 acres) more or less.

LAND DESCRIPTION continue:

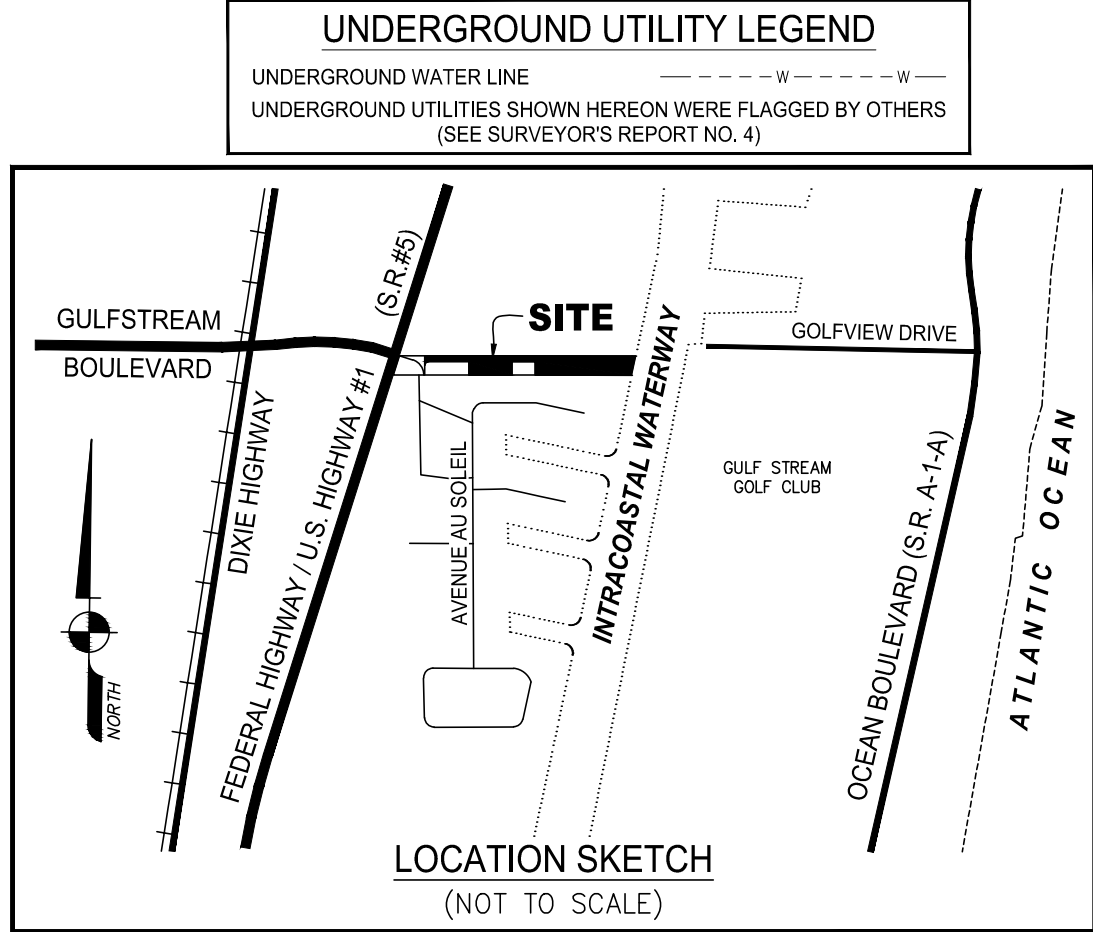
EASEMENT INTEREST:

That portion of the north 100.00 feet of the North three-quarters (N. 3/4) of the Southeast Quarter (S.E. 1/4) of Section 4, Township 46 South, Range 43 East, Town of Gulfstream, Palm Beach County, Florida, lying east of the easterly right-of-way line of U.S. Highway No. 1, (State Road No. 5) and west of the westerly right-of-way line of the Intracoastal Waterway as shown on the plat thereof recorded in Plat Book 17, Page 14B, Public Records of Palm Beach County, Florida, described as follows:

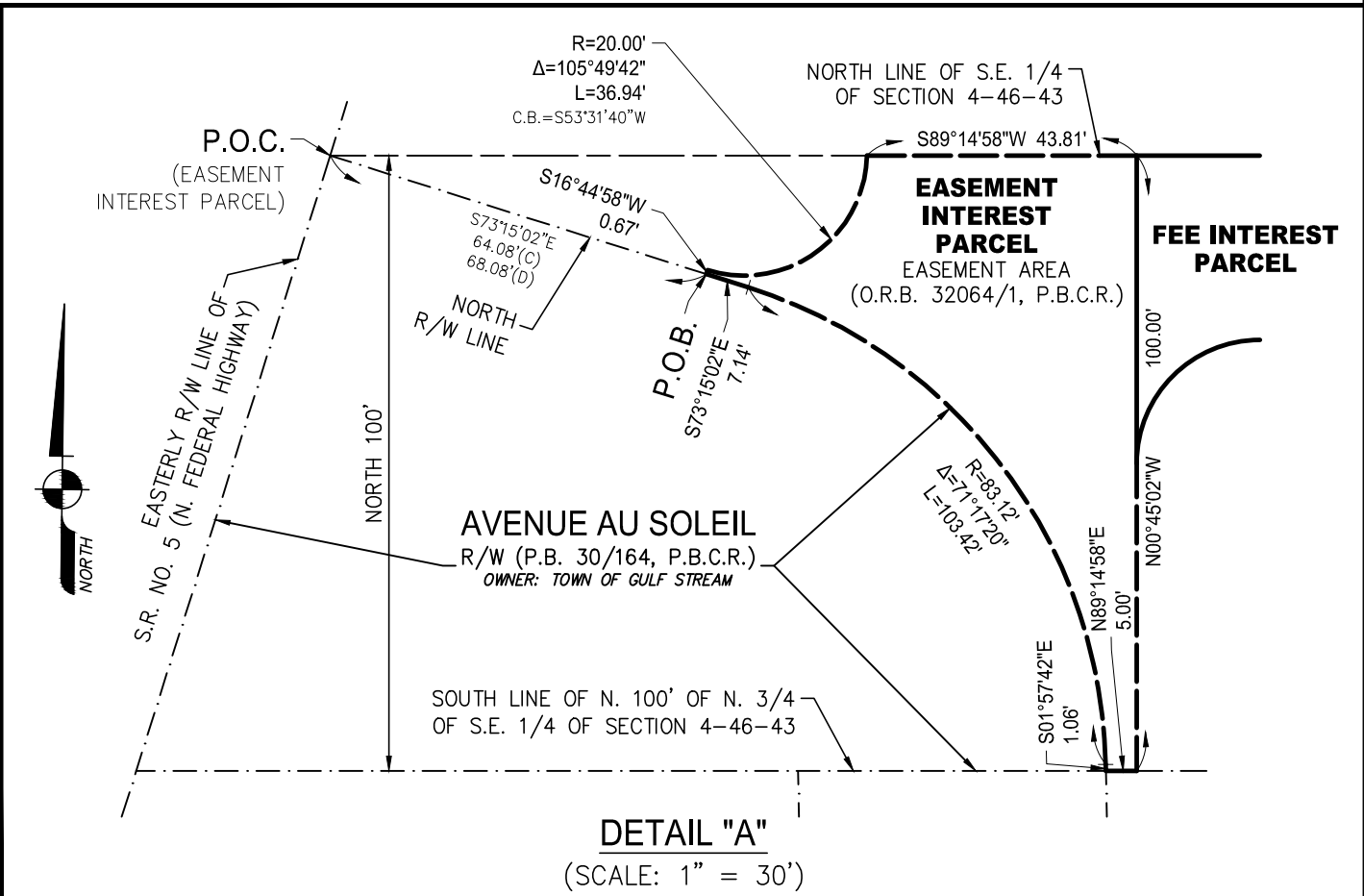
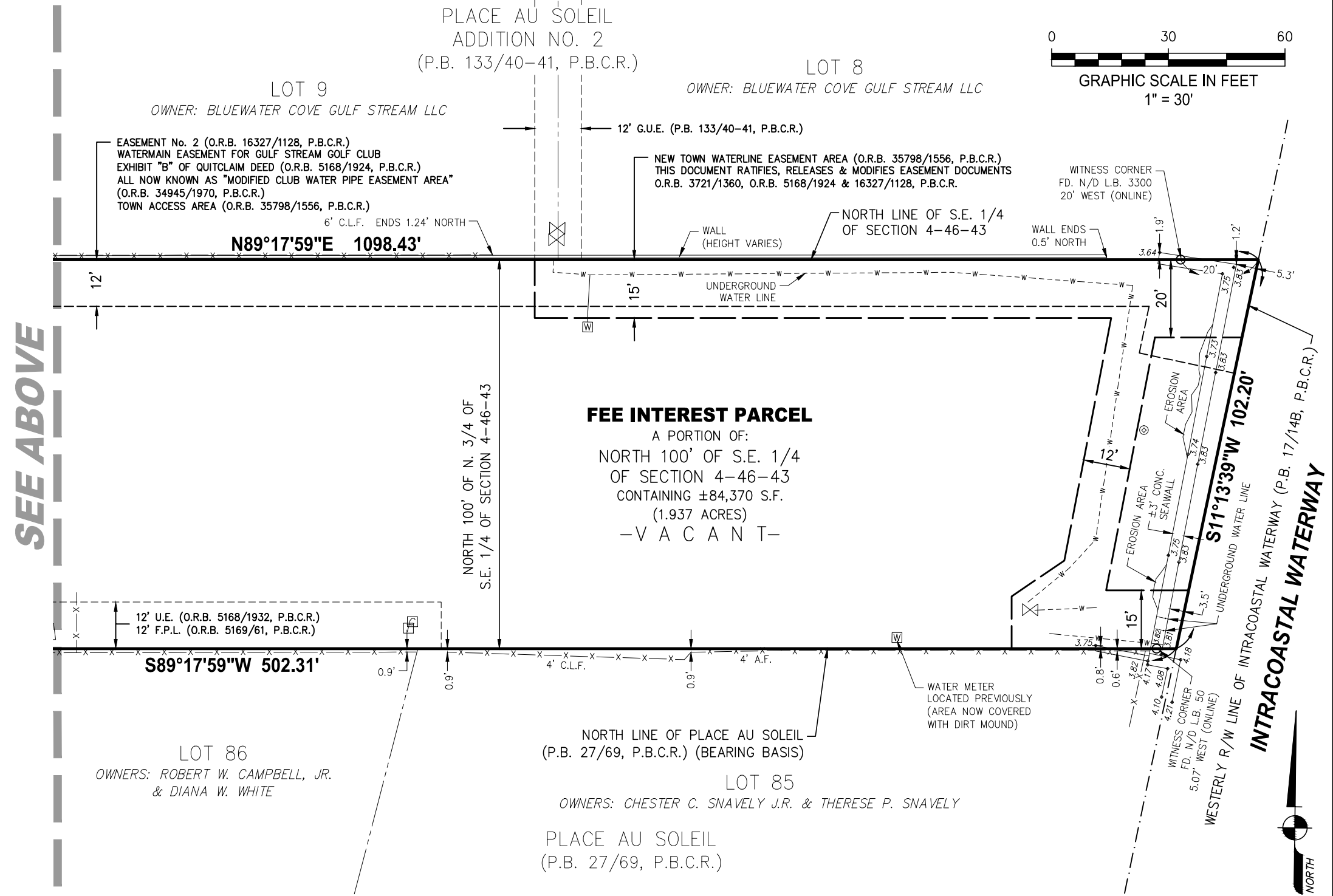
COMMENCING at the intersection of the east right of way line of State Road No. 5 (North Federal Highway) and the north line of the Southeast Quarter (S.E. 1/4) of said Section 4; thence S73°15'02"E, along the north right of way line of Avenue Au Soleil as recorded in Plat book 30, Page 164, Public Records of Palm Beach County, Florida, a distance of 68.08 feet to the POINT OF BEGINNING; thence continue S73°15'02"E, a distance of 7.14 feet to a point on a curve concave to the southwest having a central angle of 71°17'20" and a radius of 83.12 feet; thence southeasterly along said curve whose chord bears S37°36'22"E, a distance of 103.42 feet; thence S01°57'42"E, a distance of 1.06 feet to a point on the south line of the north 100.00 feet of the North three-quarters (N. 3/4) of the Southeast Quarter (S.E. 1/4) of said Section 4; thence N89°14'58"E, along said south line, a distance of 5.00 feet; thence N00°45'02"W, a distance of 100.00 feet to a point on the north line of the Southeast Quarter (S.E. 1/4) of said Section 4; thence S89°14'58"W, along said north line, a distance of 43.81 feet to a point on a non tangent curve concave to the northwest having a central angle of 105°49'42" and a radius of 20.00 feet; thence southwesterly, along the arc of said curve whose chord bears S53°31'40"W, a distance of 36.94 feet; thence S16°44'58"W, a distance of 0.67 feet to the POINT OF BEGINNING.

TITLE COMMITMENT NO. 24083529		
EXCEPTION NUMBER AND RECORDING INFORMATION		ACTION TAKEN
No. 7	P.B. 30/164	As shown
No. 8	D.B. 738/425 O.R.B. 3721/1360 O.R.B. 5168/1924 O.R.B. 16327/1128 O.R.B. 34945/1970	All of subject property, now shown as modified by ORB 34945/1970 Shown as modified by ORB 34945/1970 Shown as modified by ORB 34945/1970 Shown as modified by ORB 34945/1970 As shown
No. 9	O.R.B. 5168/1932	As shown
No. 10	O.R.B. 5169/61	As shown
No. 11	O.R.B. 16609/781	Not plottable
No. 12	O.R.B. 32064/1	As shown
No. 13	O.R.B. 33095/767	Notice that affects subject property

LEGEND	
	BACK FLOW PREVENTOR VALVE
	CABLE TELEVISION RISER
	CATCH BASIN
	CLEAN OUT
	CONCRETE UTILITY POLE
	CROSSWALK SIGNAL POLE
	ELECTRIC METER
	ELECTRIC SERVICE BOX
	EXISTING ELEVATION
	FIRE HYDRANT
	FLAG POLE
	GUY ANCHOR
	IRRIGATION CONTROL BOX
	IRRIGATION CONTROL VALVE
	OVERHEAD WIRES
	SIGN (UNLESS NOTED)
	TELEPHONE RISER
	TRAFFIC LIGHT SUPPORT POLE
	TRAFFIC SIGNAL SERVICE BOX
	WATER METER
	WATER VALVE
	WOOD UTILITY POLE



UNDERGROUND UTILITY LEGEND	
	UNDERGROUND WATER LINE
	UNDERGROUND UTILITIES SHOWN HEREON WERE FLAGGED BY OTHERS (SEE SURVEYOR'S REPORT NO. 4)



ALTA / NSPS LAND TITLE SURVEY
2900 AVENUE AU SOLEIL, DELRAY BEACH
A PORTION OF S.E. 1/4 OF SECTION 4
TOWNSHIP 46 SOUTH, RANGE 43 EAST
TOWN OF GULF STREAM
PALM BEACH COUNTY, FLORIDA

JOB #: 12056-1
SCALE: 1" = 30'
DATE: 10/15/2021
BY: M.M.K.
CHECKED: M.D.A.
F.B. 2101 PG. 01-07
SHEET: 1 OF 1