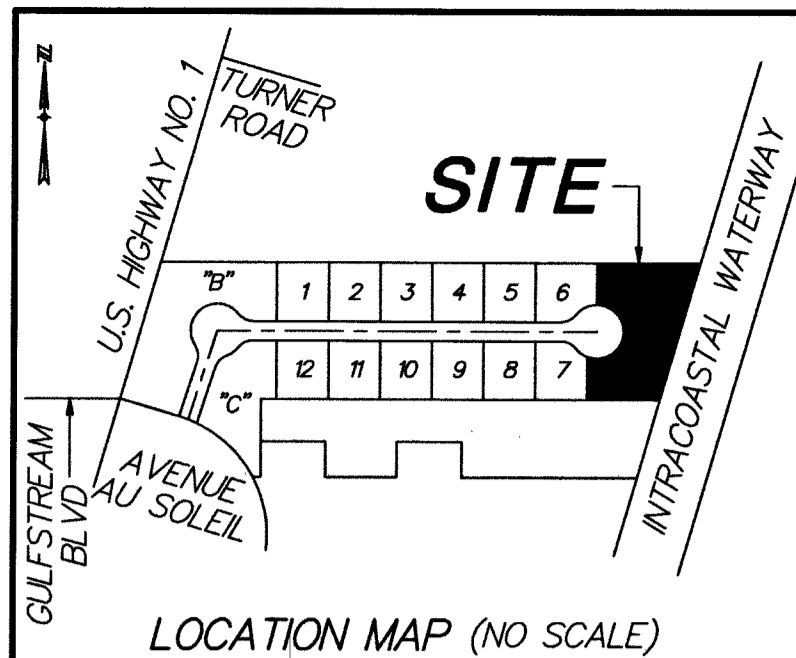


CFN 20230138078 PL BK 135 PG 157



PLACE AU SOLEIL ADDITION NO. 3

BEING A REPLAT OF LOTS 7, 8 AND TRACT "D", PLACE AU SOLEIL ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGES 40 AND 41 (P.R.P.B.CO.) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, TOWN OF GULF STREAM, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 12:38 PM
THIS 26 DAY OF April

2023 AND DULY RECORDED IN PLAT BOOK NO.

135 ON PAGE 157

Joseph Abruzzo Clerk of Circuit Court

SHARON R. BOOK CLERK AND COMPTROLLER

BY *Joseph Abruzzo* DC



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BLUEWATER COVE - GULFSTREAM LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 7, 8 AND TRACT "D", PLACE AU SOLEIL ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGES 40 AND 41 (P.R.P.B.CO.) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, TOWN OF GULF STREAM, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "PLACE AU SOLEIL ADDITION NO. 3", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7, 8 AND TRACT "D", PLACE AU SOLEIL ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGES 40 AND 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 50,906 SQUARE FEET OR 1.1686 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PLACE AU SOLEIL ADDITION NO. 3 AND FURTHER DEDICATES AS FOLLOWS:

LOTS 7 AND 8, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE TOWN OF GULF STREAM.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS DEDICATED FOR ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATIONS FOR DRAINAGE FACILITIES.

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.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 13th DAY OF April, 2023.

BLUEWATER COVE - GULFSTREAM LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY:

IRONWOOD BLUEWATER LLC - A FLORIDA
LIMITED LIABILITY COMPANY, MANAGER

WITNESS: *Paulina Martinyago*
PRINT NAME: Paulina Martinyago

WITNESS: *Nicole Egenmoser*
PRINT NAME: Nicole Egenmoser

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13th DAY OF April, 2023, BY CARY GLICKSTEIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF IRONWOOD BLUEWATER LLC, A FLORIDA LIMITED LIABILITY COMPANY AS MANAGER FOR BLUEWATER COVE - GULFSTREAM 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 DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
NAME: *Nicole Egenmoser*
COMMISSION NO: *HH160850*



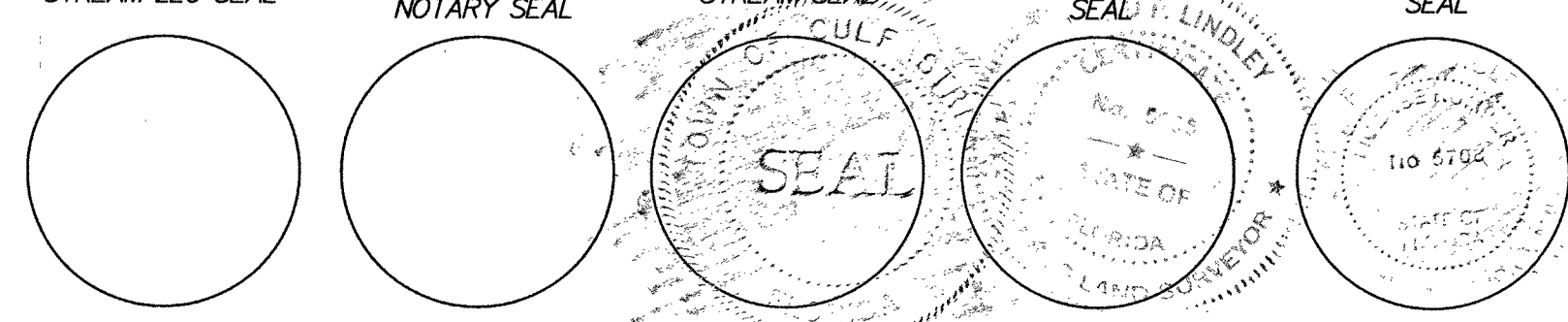
BLUEWATER COVE-GULF
STREAM LLC SEAL

NOTARY SEAL

TOWN OF GULF
STREAM SEAL

REVIEWING
SURVEYORS
SEAL

SURVEYORS
SEAL



TOWN APPROVAL:

THIS PLAT OF "PLACE AU SOLEIL ADDITION NO. 3" AS APPROVED ON THE 14th DAY OF April, A.D. 2023 BY THE TOWN COMMISSION OF THE TOWN OF GULF STREAM.

MAYOR: *John T. Metzger* ATTEST: *Dani Basel*
CITY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN T. METZGER, 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 BLUEWATER COVE - GULFSTREAM LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: 4/14/2023

John T. Metzger
JOHN T. METZGER, ESQUIRE
ATTORNEY STATE OF FLORIDA
FLA. BAR NO.

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE TOWN OF GULFSTREAM, FLORIDA, HAS REVIEWED THIS PLAT OF "PLACE AU SOLEIL ADDITION NO. 3", 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: 4-12-23

David P. Lindley
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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED SET UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR REQUIRED IMPROVEMENTS; 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: 4/11/23

Paul D. Engle
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

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF N89°14'58"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 TOWN OF GULF STREAM 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, 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

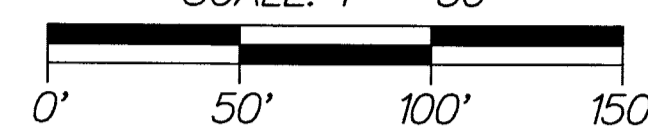
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

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 TOWN OF GULF STREAM 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 TOWN OF GULF STREAM.

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.

SCALE: 1" = 50'



LEGEND:

☉ = CENTERLINE

P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LBB447") UNLESS STATED OTHERWISE

P.R.M. (NAIL) = PERMANENT REFERENCE MARKER (NAIL AND DISK STAMPED "PRM LBB447")

P.C.P. = PERMANENT CONTROL POINT (NAIL AND DISK STAMPED "PCP LB 8447") UNLESS STATED OTHERWISE

P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY

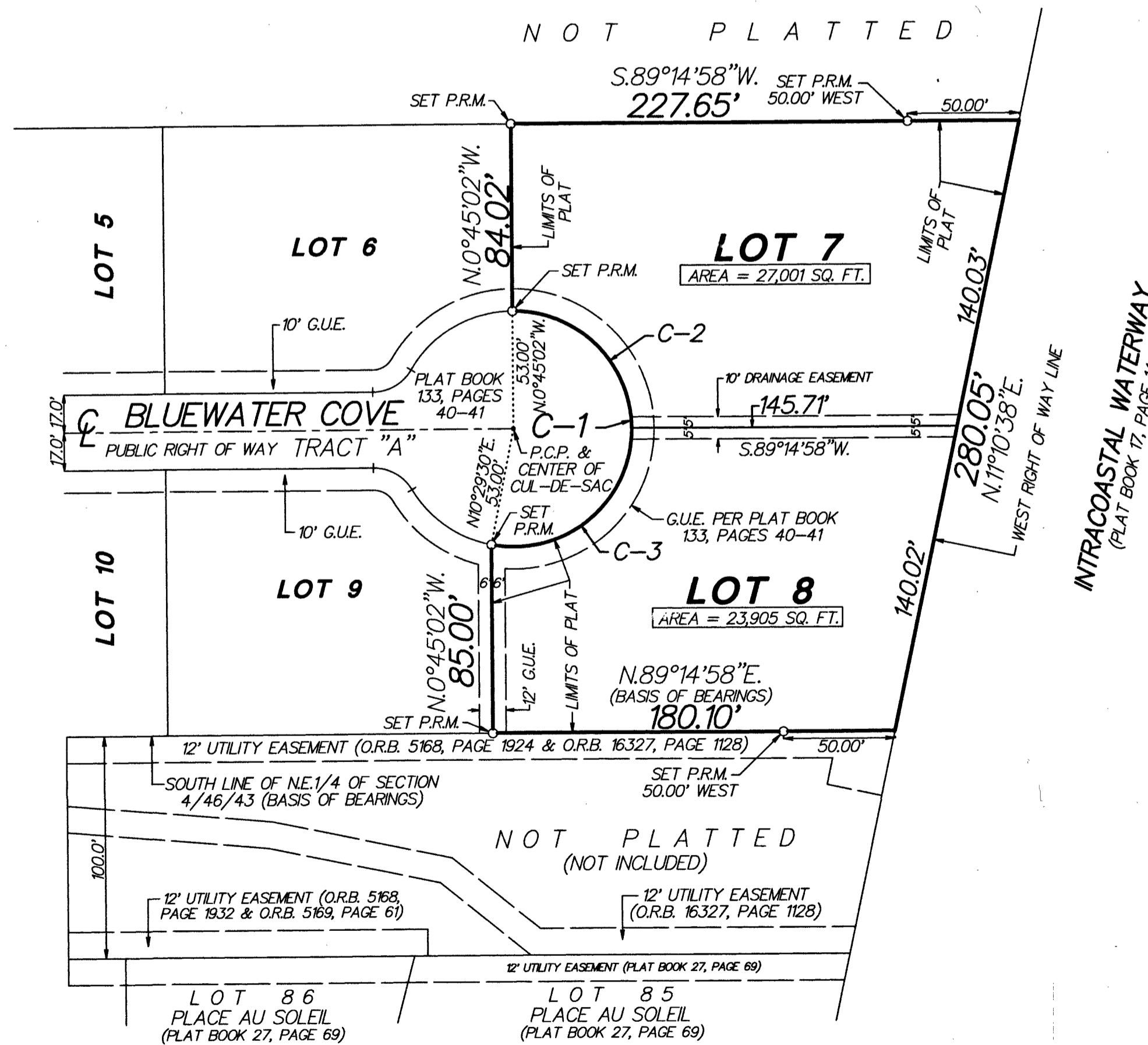
SECTION 4/46/43 = SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST

G.U.E. = GENERAL UTILITY EASEMENT

SQ. FT. = SQUARE FOOT

O.R.B. = OFFICIAL RECORDS BOOK

L.B. = LICENSED BUSINESS



CURVE NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C-1	191°14'41"	53.00'	176.90'	N.04°20'09"E.
C-2	89°58'51"	53.00'	83.23'	N.45°45'46"W.
C-3	101°15'50"	53.00'	93.67'	N.49°51'34"E.