



SHOWN HEREIN AFFECTS PROPERTY NOT FLOTTABLE DOES NOT AFFECT THE PROPERTY	NOT ADDRESSED BY THIS SURVEY
	<p>COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT ORDER NO.: 5130409 EFFECTIVE DATE JANUARY 23, 2015 AT 8:00 A.M.</p>
	<p>1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.</p> <p>2. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.</p> <p>3. Standard Exceptions:</p> <p>A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.</p> <p>B. Rights or claims of parties in possession not shown by the public records.</p> <p>C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.</p> <p>D. Taxes or assessments which are not shown as existing liens in the public records.</p> <p>4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.</p> <p>5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.</p> <p>6. Subject to the right of way of State Road No. 703 (Blue Heron Boulevard), as shown on the map of the same recorded in Road Map Book 1, Page 73, of the Public Records of Palm Beach County, Florida.</p> <p>7. City of Riviera Beach Ordinance No. 432, establishing the Bulkhead Line along the West side of Lake Worth, as approved by the Trustees of the Internal Improvement Fund of the State of Florida, by Certificate of Approval recorded March 22, 1962, in Official Records Book 779, Page 479, and according to the plat of Bulkhead Line, Riviera Beach, Florida, recorded in Plat Book 27, Page 142.</p> <p>8. Reservations by Trustees of the Internal Improvement Fund of the State of Florida for phosphate, minerals, metals, and petroleum, set forth in Deed No. 22842, (931-50) recorded January 24, 1961, in Official Records Book 657, Page 702. As to said reservations, the right of entry has been released pursuant to F.S. 270.11.</p> <p>9. Terms, conditions, provisions and obligations of the Utility Easement from Trustees of the Internal Improvement Fund of the State of Florida to the Florida Power & Light Company, recorded October 30, 2008, in Official Records Book 22930, Page 1474.</p> <p>10. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.</p> <p>11. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.</p> <p>12. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.</p> <p>13. The nature, extent or existence of riparian or littoral rights is not insured.</p>

PROPERTY DESCRIPTION

THE SOUTH 125 FEET OF THE NORTH 677.56 FEET OF GOVERNMENT LOT 3, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, LYING WEST OF THE HIGH WATER MARK OF LAKE WORTH AND EAST OF A LINE 486.5 FEET EAST OF AND PARALLEL TO THE EAST LINE OF LOT 33 OF INLET SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 8.

BEING THE SAME PROPERTY CONVEYED TO HARRY SIMMONS AND VESTA SIMMONS, HIS WIFE, FROM STAFFORD BACON BEACH AND JOHN BERNARD BEACH, INDIVIDUALLY AND AS CO-EXECUTORS OF THE ESTATE OF ANNIE B. BEACH, DECEASED, JOINED BY THEIR WIVES, CATHERINE B. BEACH AND HILDA MARY BEACH, RESPECTIVELY, BY DEED DATED DECEMBER 23, 1957, RECORDED IN OFFICIAL RECORD BOOK 148, PAGE 450, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

SUBJECT TO THE RIGHT OF WAY OF STATE ROAD NO. 703 AS SHOWN ON THE MAP OF THE SAME RECORDED IN ROAD MAP BOOK 1, PAGE 73, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH ALL OF THAT REAL PROPERTY CONVEYED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED DATED JULY 14, 1961, RECORDED IN OFFICIAL RECORD BOOK 657, AT PAGE 702, PALM BEACH COUNTY, PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF SUBMERGED LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE HIGH WATER LINE ON THE WEST SHORE OF LAKE WORTH, SAID POINT BEING IN A LINE 552.56 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 3, OF SAID SECTION 28, AT A DISTANCE OF 640.36 FEET EAST OF THE EAST LINE OF LOT 33, INLET SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 8, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ALSO IN THE CITY OF RIVIERA BEACH BULKHEAD LINE, ESTABLISHED BY ORDINANCE NO. 432, ON OCTOBER 1, 1957, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 14° 27' 23" EAST, ALONG SAID CITY OF RIVIERA BEACH BULKHEAD LINE, A DISTANCE OF 87.63 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 703, EXTENDED EASTERLY ACCORDING TO THE PLAT THEREOF RECORDED IN ROAD PLAT BOOK 1, AT PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 87° 41' 10" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 703, A DISTANCE OF 14 FEET TO A POINT IN THE SAID HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH, SAID POINT BEING THE FACE OF A TIMBER BULKHEAD, THENCE NORTH 7° 03' 50" WEST, ALONG SAID HIGH WATER LINE AND THE FACE OF SAID TIMBER BULKHEAD, A DISTANCE OF 41 FEET; THENCE NORTH 2° 22' 04" WEST, ALONG SAID HIGH WATER LINE, A DISTANCE OF 44.78 FEET TO THE P.O.B.

AND ALL OF THAT REAL PROPERTY CONVEYED IN TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED DATED JULY 14, 1961, RECORDED IN OFFICIAL RECORD BOOK 657, AT PAGE 700, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF SOVEREIGNTY LAND NOW FILLED, IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN A LINE 552.56 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 28, AT A DISTANCE OF 486.5 FEET EAST OF THE EAST LINE OF LOT 33, INLET SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 8, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 88° 02' 35" EAST, ALONG SAID PARALLEL LINE, 153.86 FEET TO A POINT IN THE HIGH WATER LINE ON THE WEST SHORE OF LAKE WORTH; THENCE SOUTH 2° 22' 04" EAST, ALONG SAID HIGH WATER LINE, 44.78 FEET TO AN EXISTING TIMBER BULKHEAD; THENCE SOUTH 7° 03' 50" EAST, ALONG THE FACE OF THE SAID TIMBER BULKHEAD, A DISTANCE OF 41 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 703, ACCORDING TO THE PLAT THEREOF, RECORDED IN ROAD PLAT BOOK 1, AT PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 87° 41' 10" WEST, 95.9 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 703, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, WHOSE RADIUS IS 5679.65 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 67.8 FEET TO A POINT IN A LINE PARALLEL TO AND 486.5 FEET EAST OF THE EAST LINE OF SAID LOT 33, INLET SHORES; THENCE NORTH 1° 07' 25" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 96.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.331 ACRES, MORE OR LESS.

LESS A 3 FOOT WIDE STRIP OF LAND OVER, THROUGH AND ACROSS A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID 3 FOOT WIDE STRIP OF LAND LYING WESTERLY OF AND ABUTTING THE TOWN OF RIVIERA BEACH BULKHEAD LINE AS RECORDED IN PLAT BOOK 27, AT PAGE 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF STATE ROAD A-1-A (BLUE HERON BOULEVARD) AND BOUNDED ON THE NORTH BY A LINE 552.56 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3.

SURVEY REPORT

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.
- LEGAL DESCRIPTION WAS FURNISHED BY CLIENT PER OFFICIAL RECORD BOOK 4849, PAGE 1152
- BEARING BASIS: N4° 27' 23" W ALONG THE PLATTED BULKHEAD LINE P.B. 27, PG. 142
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE A7, ELEV. 8, PER FLOOD INSURANCE RATE MAP NO. 125142 0003 D DATED SEPTEMBER 30, 1982
- TOTAL AREA - 14,819 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.
- EASEMENTS AND/OR RESTRICTIONS SHOWN ON THIS SURVEY PER COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT ORDER NO.: 5130409 EFFECTIVE DATE JANUARY 23, 2015 AT 8:00 A.M.
- THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
- ELEVATIONS SHOWN ARE BASED ON N.G.V.D. OF 1929.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SEVEN KINGS HOLDINGS, INC.
- ©COPYRIGHT 2015 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNED SEAL OF A LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: OCTOBER 28, 2015

BY: *David S. Lidberg*
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3613

ABBREVIATIONS

- CD - CALCULATED
- CS - CONCRETE BLOCK STRUCTURE
- C.M.S. - COMMISSIONER'S MINUTES BOOK
- CON - CONCRETE MANHOLE
- CONC - CONCRETE
- D.B. - DEED BOOK
- F.H. - FIRE HYDRANT
- F.L. - FLOOD
- F.P. - FLOOD POWER & LIGHT
- IP - IRON PIPE
- IR - IRON PIPE
- L.S. - LICENSE BUSINESS
- LP - LIGHT POLE
- LS - LICENSE SURVEY
- M - MEASURED
- MAN - MANHOLE
- M.H.W. - MEAN HIGH WATER
- M.W. - MOUND
- O.R.B. - OFFICIAL RECORD BOOK
- PL - PLAT
- P.B. - PLAT BOOK
- P.R. - PERMANENT REFERENCE MONUMENT
- R.O.W. - RIGHT OF WAY
- R.P.P. - REINFORCED CONCRETE PIPE
- R.P.B. - ROAD PLAT BOOK
- S - SURVEY
- S.P. - STOP LIGHT POLE
- S.M. - SOUTHERN BELL TELEPHONE MANHOLE
- S.M. - SOUTHERN BELL TELEPHONE MANHOLE
- T.P. - TRAFFIC POLE
- T.P. - TRAFFIC POLE
- T.V. - TELEVISION
- U. - UTILITY EASEMENT
- W.P. - WOOD POLE
- W.V. - WATER VALVE

DATE:	REVISIONS:	BY:	DATE:	REVISIONS:	BY:
			10/11/15	REVISE N. WATERMAN PER DATA FROM M. WILLIAMS '04-189-3024	R.J.W.
			09/08/16	ADD ELEVATIONS 04-189-1054, F.B. 700/38 & F.E. K.F.	L.J.C./R.J.W.
			10/20/16	NAVY TO NGVD -152	L.J.C.
			10/20/16	UPDATE SURVEY 04-189-3007 NOTES FILED F.B. 680/03 K.F.	L.J.C.
			10/20/16	UPDATE SURVEY 04-189-3044 NOTES FILED K.F.	L.J.C./R.J.W.
03/09/17	LOCATE 160P 04-189-1028 F.B. 700/72 K.F.	L.J.C.	02/28/15	UPDATE SURVEY 04-189-304 F.B. 674/2364 K.F.	L.J.C.
02/01/17	SHOW MORE LOCATIONS 04-189-1024 F.B. 700/25 K.F.	L.J.C.	06-24-05	ADDED ADDITIONAL TOPO - FB 474, PG. 70 - K.C.	E.C.
01/24/17	LOCATE FLAGGED UTILITIES 04-189-102 F.B. 700/36 J.F.	L.J.C.	06-09-05	ADDED ADDITIONAL TOPO - FB 455, PG. 22 - B.D.	E.C.

LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL: 561-746-8454

BOUNDARY SURVEY
386 EAST BLUE HERON BOULEVARD
 PREPARED FOR:
SEVEN KINGS HOLDINGS, INC.

CAD.	K:\UST \284243 \ 1694100 \ 1694100.DWG		
REF.			
F.L.D.	B.D.	F.B.	PG.
OFF.	L.J.C.	451	22
CKD.	D.C.L.	SHEET	1 OF 1
		JOB	04-169-100
		DATE	11/02/2004
		DWG.	D04-169