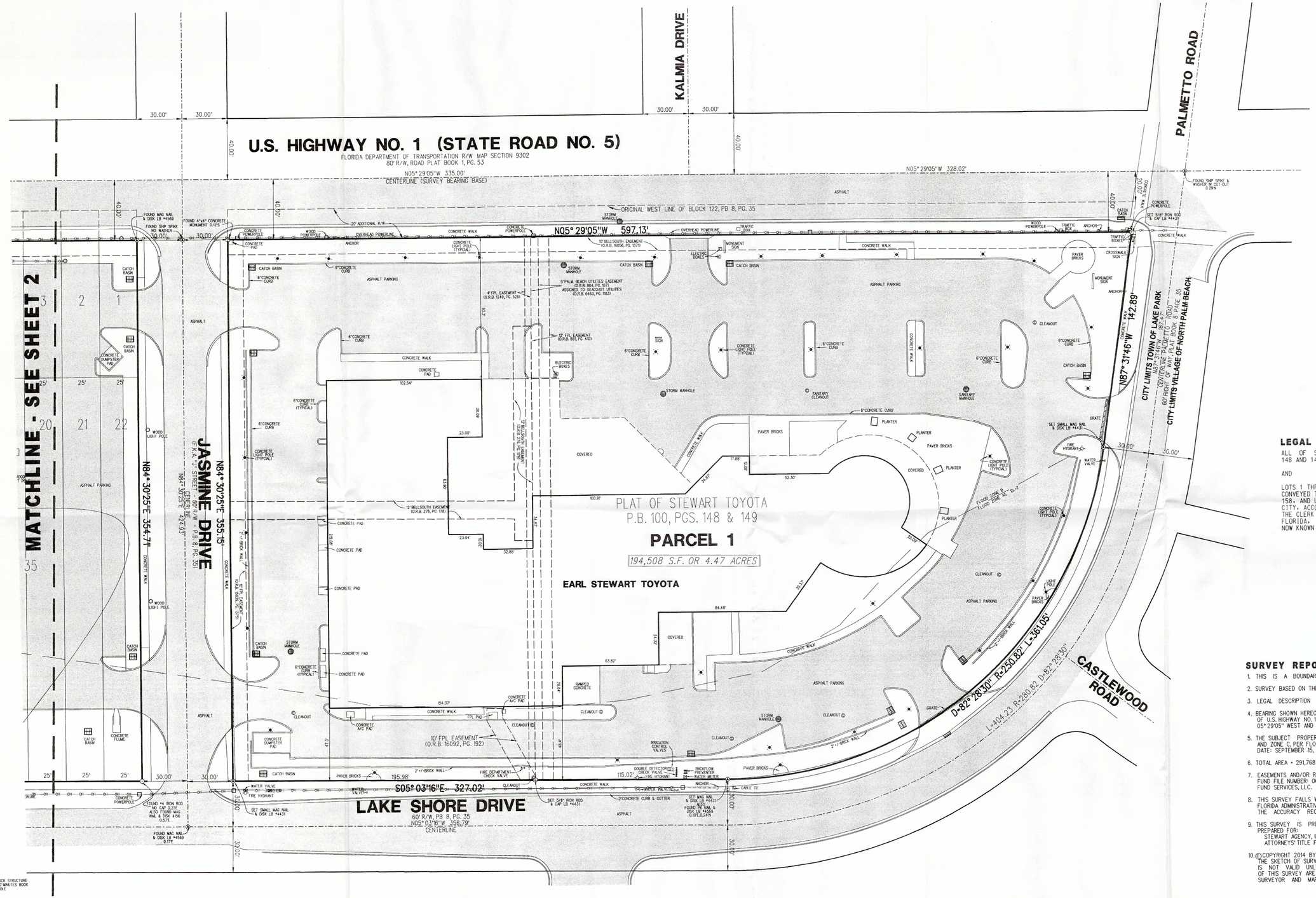


AFFECTS PROPERTY AS SHOWN	AFFECTS PROPERTY, NOT PLOTTABLE	DOES NOT AFFECT PROPERTY	TITLE SEARCH REPORT FUND FILE NO: 06-2014-003062A1 ATTORNEYS' TITLE FUND SERVICES, LLC
●			EX. 2) PLAT BOOK 8, PAGE 15
●			EX. 3) PLAT BOOK 8, PAGE 35
●			EX. 4) PLAT BOOK 100, PAGE 148
	●		EX. 5) O.R.B. 16222, PG. 270
●			EX. 6) O.R.B. 15639, PG. 1375
●			EX. 7) O.R.B. 16056, PG. 1371
●			EX. 8) O.R.B. 16092, PG. 192
	●		EX. 9) O.R.B. 16443, PG. 1379
	●		EX. 10) O.R.B. 22953, PG. 1631
●			EX. 11) O.R.B. 17257, PG. 609
	●		EX. 12) O.R.B. 17910, PG. 797; O.R.B. 17910, PG. 800
	●		EX. 13) O.R.B. 4669, PG. 1749

LEGAL DESCRIPTION:

ALL OF STEWART TOYOTA, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

AND

LOTS 1 THROUGH 11, INCLUSIVE, LESS THE WEST 20 FEET THEREOF, CONVEYED TO THE STATE OF FLORIDA IN DEED BOOK 803, AT PAGE 158, AND LOTS 12 THROUGH 22, INCLUSIVE, BLOCK 121, KELSEY CITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AT PLAT BOOK 8, PAGES 15 AND 35. (KELSEY CITY IS NOW KNOWN AS LAKE PARK)

SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF STEWART TOYOTA.
3. LEGAL DESCRIPTION WAS PREPARED BY LIDBERG LAND SURVEYING, INC.
4. BEARING SHOWN HEREON ARE BASED ON AND ARE RELATIVE TO THE CENTERLINE OF U.S. HIGHWAY NO. 1. THE CENTERLINE OF SAID ROAD IS ASSUMED TO BEAR NORTH 05° 29'05" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE A5 (BASE EL.=7.0), ZONE B AND ZONE C, PER FLOOD INSURANCE RATE MAP NO. 120212 0005B: EFFECTIVE DATE: SEPTEMBER 15, 1978
6. TOTAL AREA = 291,768 SQUARE FEET OR 6.70 ACRES.
7. EASEMENTS AND/OR RESTRICTIONS SHOWN ON THIS SURVEY PER A TITLE SEARCH REPORT FUND FILE NUMBER: 06-2014-003062A1 PREPARED MARCH 24, 2014 BY ATTORNEYS' TITLE FUND SERVICES, LLC.
8. 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.
9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR:
   STEWART AGENCY, INC. D/B/A EARL D. STEWART TOYOTA OF NORTH PALM BEACH
   ATTORNEYS' TITLE FUND SERVICES, INC.
10. © COPYRIGHT 2014 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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: MARCH 26, 2014

BY: _____
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

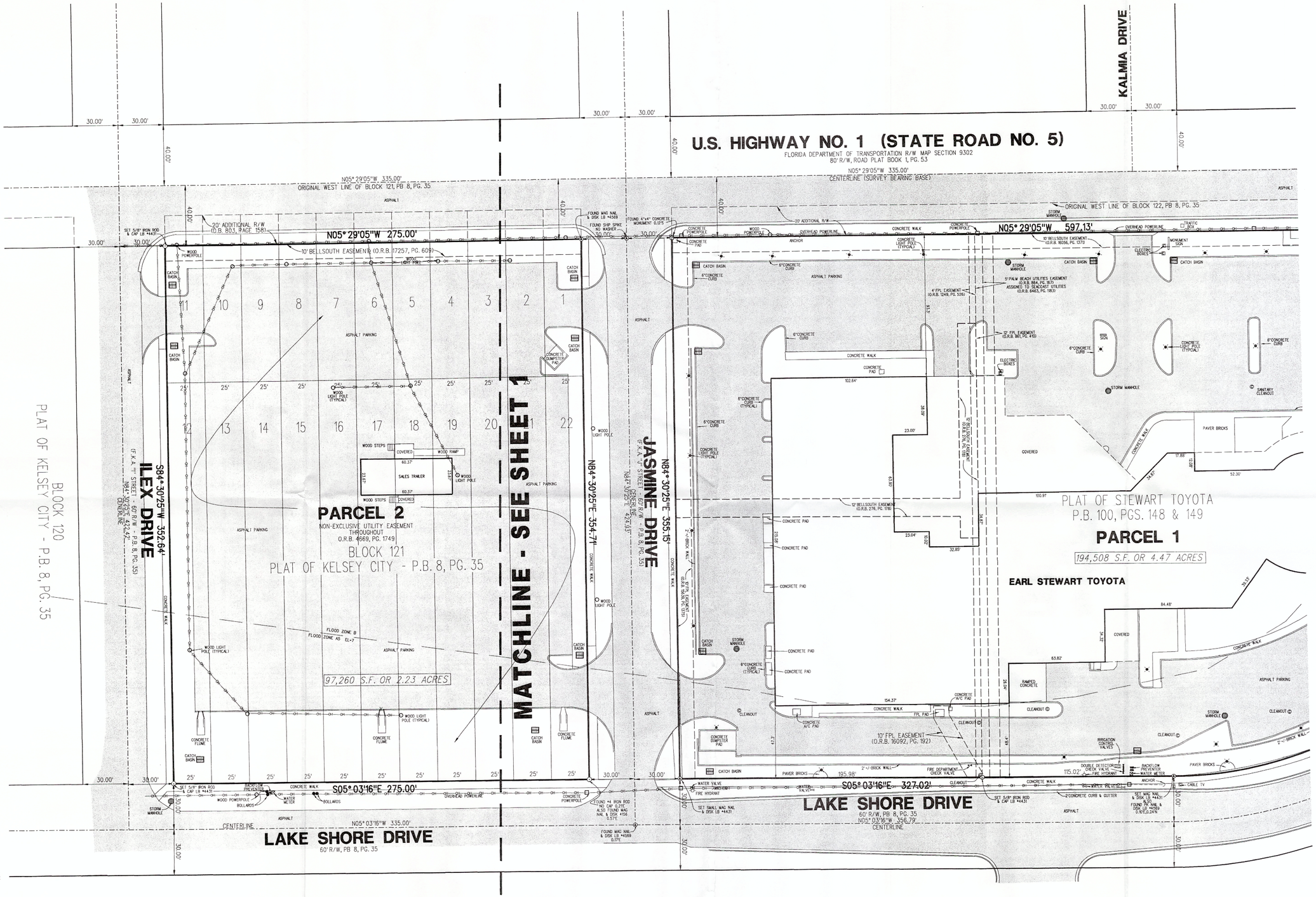
LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

DATE:	REVISIONS:	BY:

BOUNDARY SURVEY
EARL STEWART TOYOTA
PREPARED FOR:
STEWART AGENCY, INC. D/B/A
EARL D. STEWART TOYOTA
OF NORTH PALM BEACH

CAD. K:\UST \ 214243 \ 08-35 \ 14-032-104 \ 14-032-104.DGN			
REF.			
FLD. J.P.	FB.	PG.	JOB 14-032-104
OFF. L.J.C.	660	5-6	DATE 03/26/14
CKD. D.C.L.	SHEET 1 OF 2		DWG. D14-032

ABBREVIATIONS:
(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONER'S MINUTES BOOK
CM1 = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.D. = IDENTIFIER
INV = INVERT
I.R. = IRON ROD
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
L.S. = LICENSE SURVEY
(M) = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
PG. = PAGE
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
S.L.P. = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
T.B. = TRAFFIC BOX
T.L.P. = TRAFFIC LIGHT POLE
U.E. = UTILITY EASEMENT
U.E. = UTILITY EASEMENT
W.P. = WOOD POLE
W.U.P. = WOOD UTILITY POLE
W.V. = WATER VALVE



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LP = LIGHT POLE
L.S. = LICENSE SURVEY
MR = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
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SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WPP = WOOD UTILITY POLE
W.V. = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
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