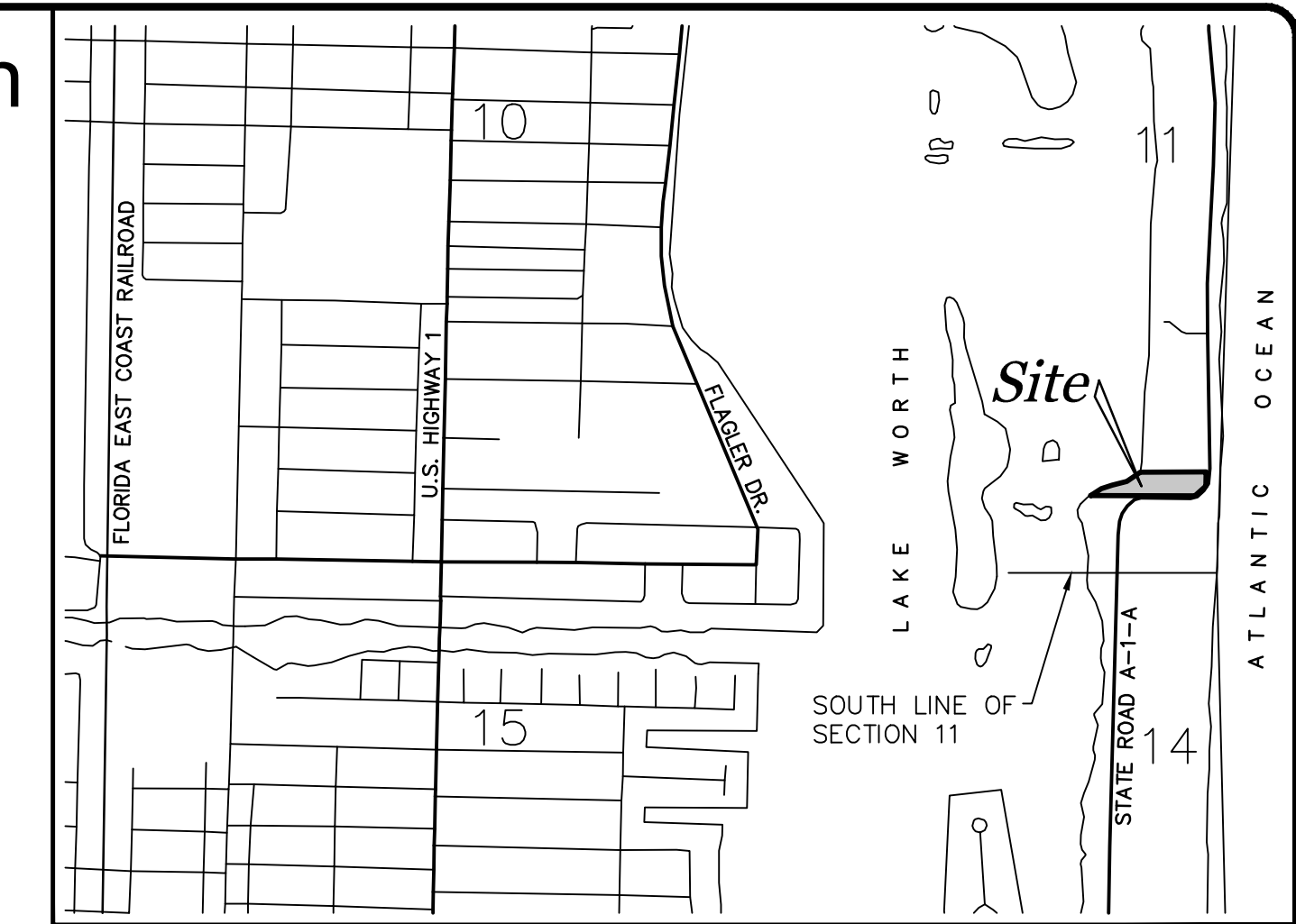
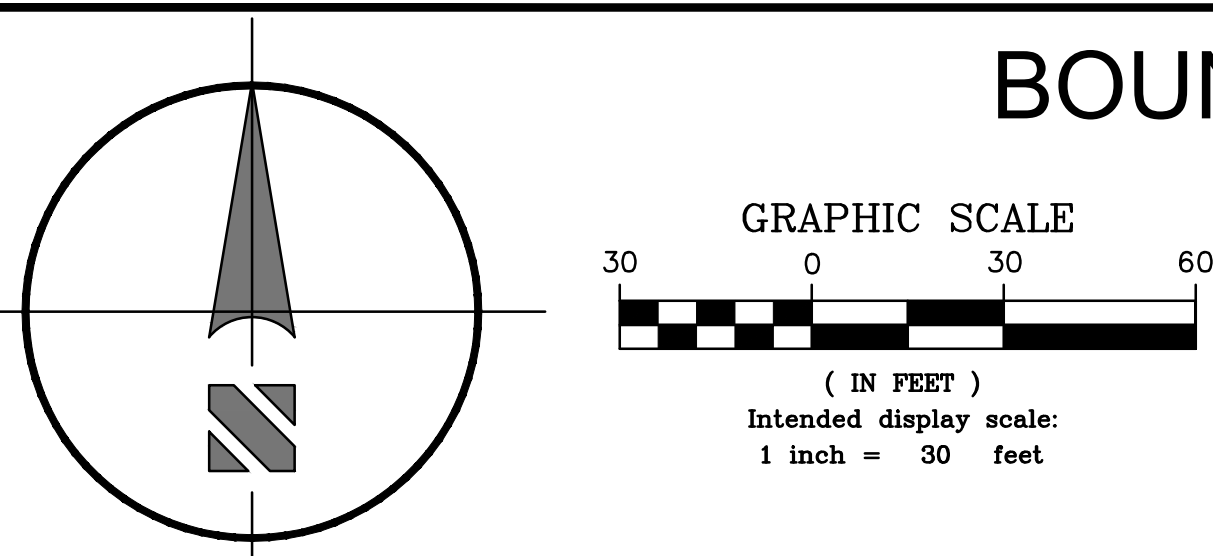


BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY FOR: Nathan Silverstein Palm Beach Estates, Town of Palm Beach, Palm Beach County, Florida in Section 11, Township 44 South, Range 43 East

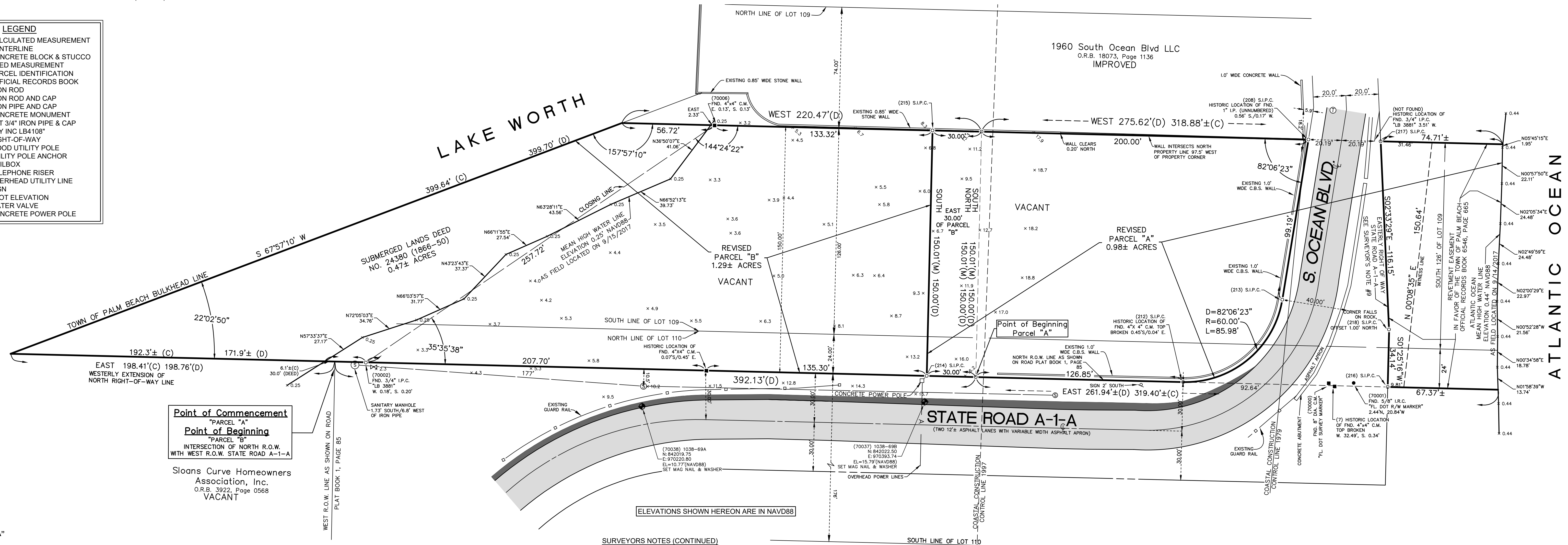


LOCATION MAP (NOT TO SCALE)
(A PORTION OF TOWNSHIP 44 SOUTH, RANGE 43 EAST)

SURVEYORS NOTES

1. THERE MAY BE UNDERGROUND UTILITIES ON OR NEAR EAST BOUNDARY LINE NOT LOCATED ON THIS SURVEY. NO SEARCH WAS MADE FOR UNDERGROUND UTILITIES, OR FOUNDATIONS.
2. THE 1979 COASTAL CONSTRUCTION CONTROL LINE POSITION WAS CALCULATED BASED ON A TRAVERSE AND BOUNDARY SURVEY OF ADJACENT PARCEL BY ROBERT E. OWEN AND ASSOCIATES, INC., OF WEST PALM BEACH, FLORIDA, DATED MARCH, 1982, FILE AND DRAWING NO. D-4013-001, DATE OF LAST REVISION, IS 9-27-88.
3. THE 1997 COASTAL CONSTRUCTION CONTROL LINE POSITION WAS CALCULATED BASED UPON COORDINATE GEOMETRY AND COORDINATES LISTED ON THE PALM BEACH COUNTY COASTAL CONSTRUCTION CONTROL LINE MAP OF RECORD AS RECORDED IN PLAT BOOK 80, PAGES 137-155. A COPY OF THE RECORDED MAP WAS OBTAINED FROM THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM WEBSITE AT WWW.LABINS.ORG.
4. THE ELEVATIONS SHOWN ON THIS MAP ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE IN FEET. ELEVATIONS ARE BASED ON A CLOSED BENCH RUN ORIGINATING FROM NATIONAL GEODETIC SURVEY BENCHMARK 06 78 E 07 (PID AD7887), HAVING A PUBLISHED ELEVATION OF 14.99 FEET (NAVD88).
5. THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN WAS LOCATED AT ELEVATION 0.44 FEET NAVD 1988 BASED UPON INFORMATION FURNISHED ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION INTERACTIVE MEAN HIGH WATER MAP AT WWW.LABINS.ORG AND BASED ON MEAN HIGH WATER DATA POINT 100840 LOCATED APPROXIMATELY 2400 FEET SOUTH OF THE PROJECT SITE. THE MEAN HIGH WATER LINE ON THE ATLANTIC OCEAN WAS FIELD LOCATED ON 9/14/17. THE MEAN HIGH WATER LINE ON LAKE WORTH WAS FIELD LOCATED ON 9/15/17. THE PROCEDURE USED FOR BOTH WATER BODIES WAS TO EXTEND THE PUBLISHED MEAN HIGH WATER ELEVATION TO THE PROJECT SITE. THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
6. THE MEAN HIGH WATER LINE OF THE WATER BODY KNOWN AS LAKE WORTH WAS LOCATED AT ELEVATION 0.25 FEET NAVD 1988 BASED UPON INFORMATION FURNISHED ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION INTERACTIVE MEAN HIGH WATER MAP AT WWW.LABINS.ORG AND BASED ON MEAN HIGH WATER DATA POINT 45 LOCATED APPROXIMATELY 5,800 FEET NORTH OF THE PROJECT SITE.
7. LEGAL DESCRIPTIONS FOR PARCELS A AND B SHOWN HEREON HAVE BEEN REWRITTEN AT THE REQUEST OF NATHAN SILVERSTEIN AND ARE NOT BASED UPON A RECENT TITLE EXAMINATION OR CURRENT TITLE OPINION. THE WEST LINE OF TRACT A WAS MOVED 30.00 FEET WEST OF THE PREVIOUS LOCATION OF THE WEST LINE OF PARCEL A.

LEGEND	
(C)	= CALCULATED MEASUREMENT
C	= CENTERLINE
C.B.S.	= CONCRETE BLOCK & STUCCO
(D)	= DEED MEASUREMENT
P.I.	= PARCEL IDENTIFICATION
O.R.B.	= OFFICIAL RECORDS BOOK
I.R.	= IRON ROD
I.R.C.	= IRON ROD AND CAP
I.P.C.	= IRON PIPE AND CAP
C.M.	= CONCRETE MONUMENT
S.I.P.C.	= SET 3/4" IRON PIPE & CAP
	GCY INC LB4108
R.O.W.	= RIGHT-OF-WAY
∅	= WOOD UTILITY POLE
⊙	= UTILITY POLE ANCHOR
⊙	= MAILBOX
⊙	= TELEPHONE RISER
⊙	= OVERHEAD UTILITY LINE
⊙	= SIGN
⊙	= SPOT ELEVATION
⊙	= WATER VALVE
⊙	= CONCRETE POWER POLE



PARCEL "A"

Being a parcel of land lying within the South 126 feet of Lot 109 and the North 24 feet of Lot 110, Palm Beach Estates, Town of Palm Beach, Palm Beach County, Florida, as recorded in Plat Book 8, Page 3, Palm Beach County Public Records. Commence at the intersection of the Westerly Right-of-Way line with the Northerly Right-of-Way line of State Road A-1-A as recorded in Road Plat Book 1, Page 85, Palm Beach County Public Records; thence run East, (bearing assumed and all other bearings relative thereto), along the Northerly Right-of-Way line of State Road A-1-A, a distance of 392.13 feet to the Point of Beginning of the following described parcel; thence continue East along said Northerly Right-of-Way line of State Road A-1-A, and its Easterly extension, a distance of 261.94 feet more or less to the waters of the Atlantic Ocean; thence North, (witness line bears North 00°08'35" East, a distance of 150.64 feet) along the waters of the Atlantic Ocean 150.6 feet more or less to the intersection with the North line of the South 126 feet of said Lot 109; thence West along the North line of the South 126 feet of said Lot 109, a distance of 275.62 feet; thence South a distance of 150.00 feet to the Point of Beginning.

Less and not including the Right-of-Way for State Road A-1-A. Together with the east 30.00 feet of the following described parcel:

Being a parcel of land lying within the South 126 feet of Lot 109 and the North 24 feet of Lot 110, Palm Beach Estates, Town of Palm Beach, Palm Beach County, Florida, as recorded in Plat Book 8, Page 3, Palm Beach County Public Records. Begin at the intersection of the Westerly Right-of-Way line with the Northerly Right-of-Way line of State Road A-1-A as recorded in Road Plat Book 1, Page 85, Palm Beach County Public Records; thence Run East (bearing assumed and all other bearings relative thereto) along the Northerly Right-of-Way line of State Road A-1-A, a distance of 392.13 feet; thence North, a distance of 150.00 feet to the North line of the South 126 feet of said Lot 109; thence West along the North line of the South 126 feet of said Lot 109, a distance of 220.47 feet to the Town of Palm Beach bulkhead line; thence South 67°57'10" West along the Town of Palm Beach Bulkhead line, a distance of 399.70 feet to the intersection with the Westerly extension of the Northerly Right-of-Way line of said State Road A-1-A, thence East along the Westerly extension of the Northerly Right-of-Way line of said State Road A-1-A a distance of 198.76 feet to the Point of Beginning.

Containing 0.98 acres more or less.

PARCEL "B"

Being a parcel of land lying within the South 126 feet of Lot 109 and the North 24 feet of Lot 110, Palm Beach Estates, Town of Palm Beach, Palm Beach County, Florida, as recorded in Plat Book 8, Page 3, Palm Beach County Public Records. Begin at the intersection of the Westerly Right-of-Way line with the Northerly Right-of-Way line of State Road A-1-A as recorded in Road Plat Book 1, Page 85, Palm Beach County Public Records; thence Run East (bearing assumed and all other bearings relative thereto) along the Northerly Right-of-Way line of State Road A-1-A, a distance of 392.13 feet; thence North, a distance of 150.00 feet to the North line of the South 126 feet of said Lot 109; thence West along the North line of the South 126 feet of said Lot 109, a distance of 220.47 feet to the Town of Palm Beach bulkhead line; thence South 67°57'10" West along the Town of Palm Beach Bulkhead line, a distance of 399.70 feet to the intersection with the Westerly extension of the Northerly Right-of-Way line of said State Road A-1-A, thence East along the Westerly extension of the Northerly Right-of-Way line of said State Road A-1-A a distance of 198.76 feet to the Point of Beginning.

Containing 1.29 acres more or less.

SURVEYORS NOTES (CONTINUED)

8. COORDINATES SHOWN HEREON ARE IN UNITS OF US SURVEY FEET AND HEREBY REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. COORDINATES ARE BASED UPON THE TRIMBLE VRSNOW REAL-TIME NETWORK, AND VERIFIED BY REPEATED TIES TO HORIZONTAL CONTROL POINTS.
9. THE RIGHT OF WAY LINES SHOWN FOR STATE ROAD A-1-A ARE BASED ON INFORMATION SHOWN ON THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP FOR STATE ROAD A-1-A, SECTION 93060-2525, APPROVED BY THE DISTRICT RIGHT OF WAY SURVEYOR ON 04/07/2010.
10. NO TITLE COMMITMENT, OR TITLE REPORT HAS BEEN FURNISHED TO THE SIGNING SURVEYOR. NO SEARCH OF THE PUBLIC RECORDS WAS BEEN MADE BY THE SIGNING SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, AND OTHER ENCUMBRANCES OF RECORD WHICH EFFECT THE SUBJECT PROPERTY WHICH HAVE NOT BEEN SHOWN OR NOTED HEREON WHICH MAY BE REVEALED BY A TITLE SEARCH OR TITLE REPORT.
11. NAMES OF ADJACENT PROPERTY OWNERS AND RECORDING INFORMATION FOR ADJACENT PROPERTIES WAS DETERMINED BASED UPON INFORMATION SHOWN ON THE PALM BEACH COUNTY PROPERTY APPRAISER'S WEBSITE: <http://pbcgov.com/papa>

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Mean High Water Lines shown on this Survey comply with Chapter 177, Part II, Florida Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

9/29/2017
Date of Survey

Mark R. Wendt
Mark R. Wendt
Professional Surveyor and Mapper
Florida Certificate No. 6163

GCY
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

BOUNDARY & TOPOGRAPHIC SURVEY FOR:			
Nathan Silverstein			
PALM BEACH COUNTY		FLORIDA	
Scale:	Date:	File & Drawing No:	
1"=30'	SEPT. 2017	17-1059-01-01	
Drawn By:	Checked By:	Sheet	
M.F.M.	M.R.W.	1 of 1	

REVISED SURVEYORS NOTES			
No.	Revisions	Date	By
1		12/16/17	MRW