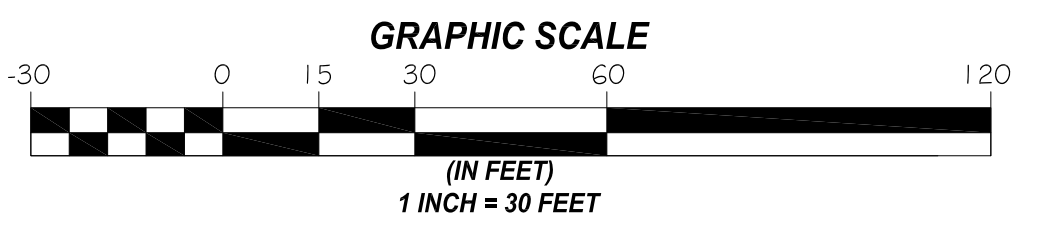


*ALTA/NSPS Land Title Survey*



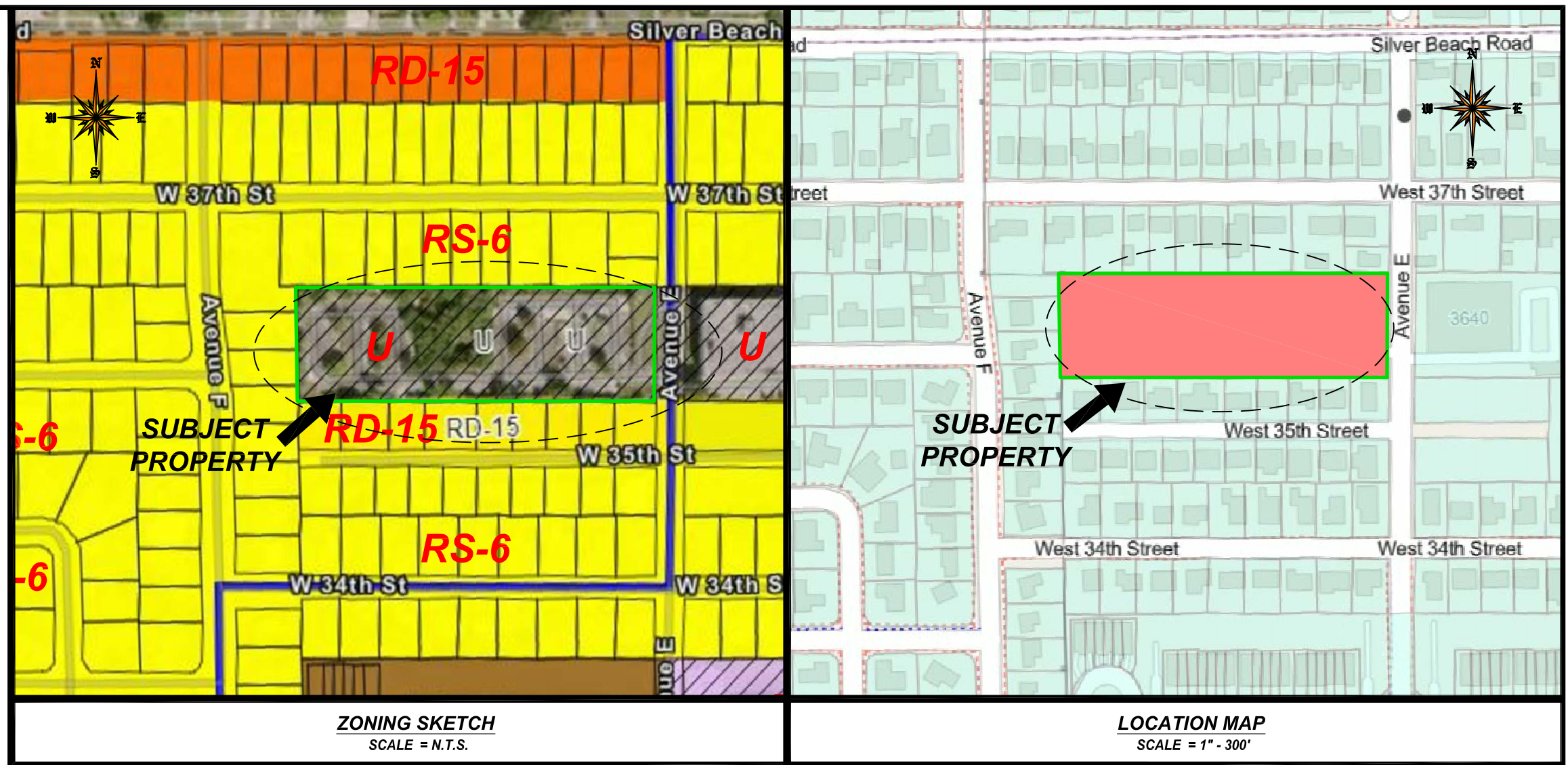
**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

**TITLE COMMITMENT NOTES:**  
THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11498902, DATED DECEMBER 07, 2023, AT 8:00 A.M.  
ITEM #1: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HELDON COURT, RECORDED IN PLAT BOOK 28, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
DOES AFFECTS THE PROPERTY, LOT LINES & ROAD LINES AS SHOWN ON PLAT.

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST DESCRIBED: ALL THAT PART OF SAID GOVERNMENT LOT 1, LYING WEST OF AVENUE "E" IN RIVERIA BEACH, AS SAID AVENUE "E" AS SHOWN IN DEED BOOK 1001, PAGE 606 BOUNDED ON THE NORTH BY A LINE PARALLEL TO AND 435 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 28; AND ON SOUTH BY A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 28.

ALSO DESCRIBED AS HELDON COURT AS RECORDED IN PLAT BOOK 28, PAGE 63, OFFICIAL RECORDS OF PALM BEACH COUNTY, DESCRIBED IN SAID PLAT AS: THE SOUTH 200 FEET OF THE NORTH 635 FEET OF GOVERNMENT LOT 1, LYING WEST OF AVENUE "E" AS NOW LAID OUT AND IN USE, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO BEING DESCRIBED AS: LOTS A, B, C AND D OF HELDON SUBDIVISION ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 28 PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



**ZONING SKETCH**  
SCALE = 1"=30'

**LOCATION MAP**  
SCALE = 1"=300'

**SURVEYOR'S CERTIFICATE:**

1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
2. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR
3. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;"
4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 123456 PANEL NO. 0391, SURFY "X", AND HAVING A BASE FLOOD OF 1/8 FEET, BEARING AN EFFECTIVE DATE OF 10/05/2017.
5. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 126,004 SQUARE FEET OR 2.89 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
6. ELEVATIONS ARE REFERRED TO COUNTY OF PALM BEACH BENCHMARK ID 2778, ELEVATION 8.01 FEET OF N.A.D.V. OF 1988.
7. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE U, UTILITIES DISTRICT. SETBACKS ARE AS PER CITY OF RIVERIA BEACH.
8. ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF RIVERIA BEACH BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
9. THE U UTILITIES DISTRICT IS INTENDED TO SET ASIDE AN AREA RESTRICTED TO THE PROVISION OF UTILITIES. THIS DISTRICT IS PROVIDED FOR LARGE SCALE UTILITY OPERATIONS, WHICH SHOULD NOT BE COMPATIBLE WITH USES IN OTHER ZONING DISTRICTS, AND RESTRICTS FROM THE DISTRICT UNRELATED USES. (Code No. 2155, § 3B)(25AA-21.5), § 3-171-60)
10. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS N/A SQUARE FEET. FLOOR ELEVATION OF EXISTING BUILDING IS N/A. THE HIGHEST PART OF ROOF HAS AN ELEVATION IS N/A.
11. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.
12. THERE ARE 204 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
13. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
14. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. MUNICIPAL WATER, MUNICIPAL SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
15. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G. HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE. NOT APPLICABLE.
16. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.
17. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.
18. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY, NOT APPLICABLE.
19. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
20. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



**ENCROACHMENT NOTES:**  
ENCROACHMENT OF THE SUBJECT PROPERTY, ASPHALT DRIVEWAY IS ENCROACHING INTO THE 12 FOOT EASEMENT FOR MUNICIPAL OWNED UTILITIES AND ASPHALT RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF AVENUE E.  
ENCROACHMENT OF THE SUBJECT PROPERTY, SIDEWALK IS ENCROACHING INTO THE SUBJECT PROPERTY.

**ABBREVIATIONS AND MEANINGS**

A = ARC	CONC = CONCRETE	F.I.P. = FEDERAL NATIONAL INSURANCE	PROP. COR. = PROPERTY CORNER
AC = AIR CONDITIONER PAD	C.F. = CONC. FURCH	F.L. = FOUND NAIL	RT = RIGHT-OF-WAY
AN = ANCHOR EASEMENT	C.S. = CONCRETE SLAB	H = HIGH (BESTFIT)	R.P. = RADIUS POINT
AL = ALUMINUM ROOF	C.U.P. = CONC. UTILITY POLE	I.B.F. = IRON BAND FENCE	RS = RAIN
AS = ALUMINUM SHEET	C.W. = CONCRETE WALK	IB = IRON BAND FENCE	SEC = SECTION
ASPH = ASPHALT	C.P. = CONC. POINT	IB = IRON BAND FENCE	STY = STORY
BC = BLOCK CORNER	D.E. = DRAINAGE EASEMENT	IB = IRON BAND FENCE	SWK = SIDEWALK
B.C. = BROWARD COUNTY RECORDS	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	IB = IRON BAND FENCE	S.U.P. = SET NON P.V. L.B. #7906
B.M. = BENCH MARK	D.R. = DRIVEWAY	IB = IRON BAND FENCE	S.V. = SIGNATURE POINT
B.O.B. = BASIS OF BEARINGS	D.S. = DEGREES	IB = IRON BAND FENCE	S = SOUTH
B.S.L. = BUILDING SETBACK LINE	E = EAST	IB = IRON BAND FENCE	S+ = SECONDS
C = CALCULATED	E.T.F. = ELECTRIC TRANSFORMER PAD	IB = IRON BAND FENCE	T = TANGENT
C.B. = CATCH BASIN	E.T.P. = ELECTRIC TRANSFORMER PAD	IB = IRON BAND FENCE	T.B. = TELEPHONE BOOTH
C.C.S. = CONCRETE BLOCK STRUCTURE	E.H. = ELEVATION	IB = IRON BAND FENCE	T.U.E. = TECHNOLOGY UTILITY EASEMENT
CM = CONCRETE	E.M. = EASEMENT	IB = IRON BAND FENCE	T.S.R. = TRAFFIC SIGNAL BOX
CM = CONCRETE	E.N. = ENCROACHMENT	IB = IRON BAND FENCE	T.S.P. = TRAFFIC SIGNAL POLE
CM = CONCRETE	F.H. = FENCE HOIST	IB = IRON BAND FENCE	T.M.P. = TOWNSHIP
CM = CONCRETE	F.I. = FOUND IRON PIPE	IB = IRON BAND FENCE	UTL = UTILITY
CM = CONCRETE	F.F.E. = FOUND IRON ELEVATION	IB = IRON BAND FENCE	UTL = UTILITY
CM = CONCRETE	F.N.D. = FOUND NAIL & DISK	IB = IRON BAND FENCE	UTL = UTILITY
CM = CONCRETE	F.N.D. = FOUND NAIL & DISK	IB = IRON BAND FENCE	UTL = UTILITY
CM = CONCRETE	F.N.D. = FOUND NAIL & DISK	IB = IRON BAND FENCE	UTL = UTILITY
CM = CONCRETE	F.N.D. = FOUND NAIL & DISK	IB = IRON BAND FENCE	UTL = UTILITY

**LEGEND**

- O-H — OVERHEAD UTILITY LINES
- C-C — CONCRETE BLOCK WALL
- C-L — CHAIN LINK FENCE
- W-W — WOOD FENCE
- U-E — UTILITY EASEMENT
- L-L — LIMITED ACCESS RAW
- N-V — NON-VEHICULAR ACCESS RAW
- E-E — EXISTING ELEVATIONS

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
3640 AVENUE E, FL 33404  
COMMITMENT NUMBER: 11498902  
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF DECEMBER 07, 2023 AT 8:00 AM

**SURVEYOR'S CERTIFICATION**

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, BELLSOUTH TELECOMMUNICATIONS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, AS SUCCESSOR BY MERGER FROM BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION (FKA SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, A GEORGIA CORPORATION FKA SBT1 CO., A GEORGIA CORPORATION, AS SUCCESSOR BY MERGER FROM SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION AND, AS DISCLOSED IN THE PUBLIC RECORDS, HAS BEEN SINCE OCTOBER 19, 1979, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR.

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, 5, 7(A), 7(B), 8, 13, 16, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 07, 2024.

01/07/2024

**JOHN IBARRA** (DATE OF SURVEY)  
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)  
REVISED SURVEY

I HEREBY CERTIFY THAT THIS ALTA/NSPS SURVEY OF THE PROPERTY DESCRIBED HEREON HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLETES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-F, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 47C.027, FLORIDA STATUTES.

**Project Address:**  
3640 AVENUE E RIVERIA BEACH, FL 33404

**Project Location:** PALM BEACH COUNTY

SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
Folio No.: 56-43-42-28-40-000-0010

**DRAWN BY:** LK  
**Job Number:** 23-001915-1

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www.ibarralandsurveyors.com

**John Ibarra**  
**And Assor., Inc.**  
LAND SURVEYORS  
L.B.# 7806

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.