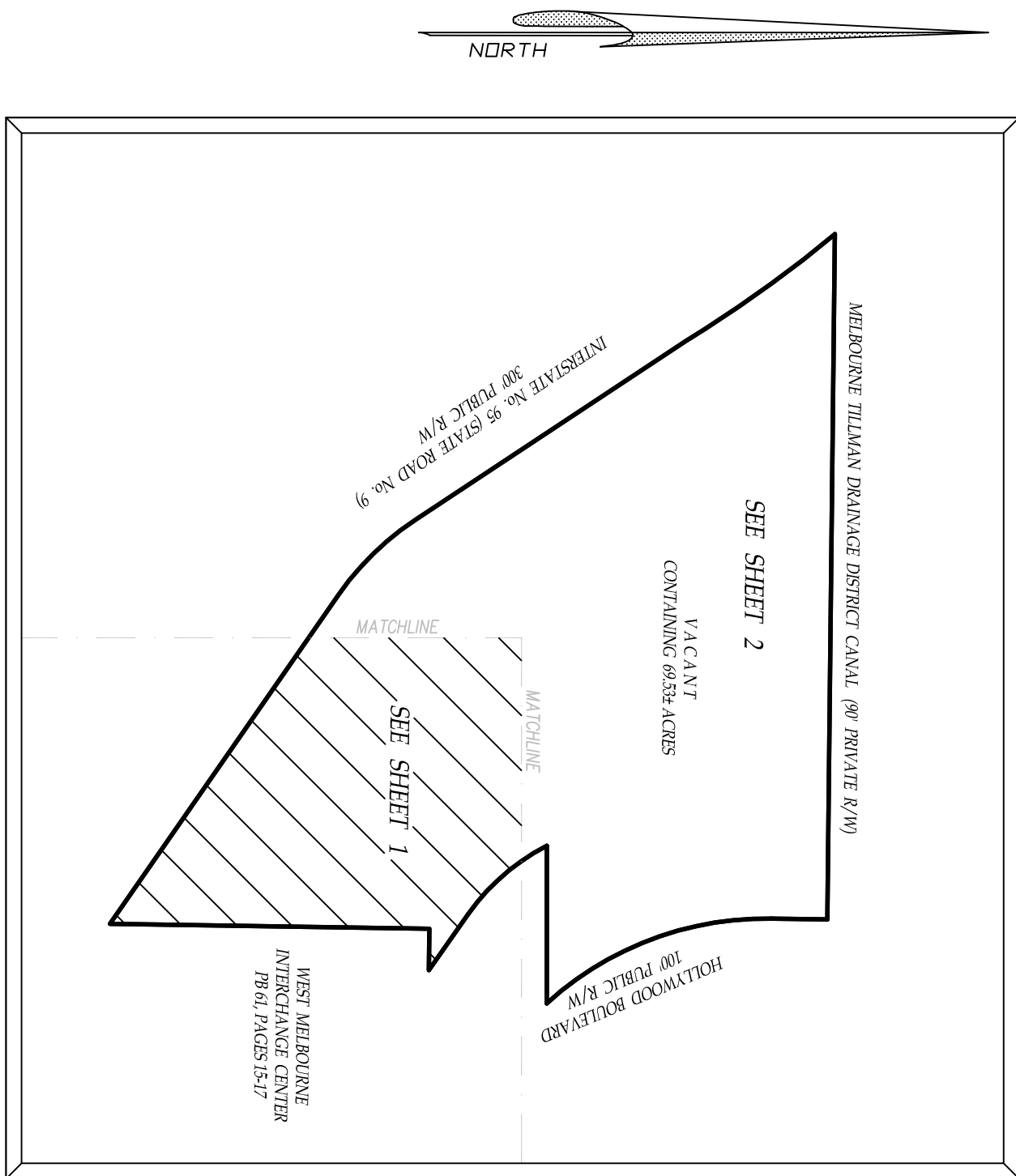


# MAP OF BOUNDARY SURVEY

## LEGEND



**LEGAL DESCRIPTION:**

ORB 5800, PAGE 6344:

This portion of Lot 25, 29<sup>th</sup> Street of Hollywood Boulevard as now established and used, fronts upon New Land Company, according to the Map of Pitt River as recorded in Plat Book 1, Page 164, Public Records of Beaver County, Florida, in Section 20, Township 28<sup>N</sup>, Range 37<sup>E</sup>, Tenth Meridian, and according to the description of said portion of Lot 25 as so included in the description below, contains portions of Lots 17, 18, 19, 20, 21, 22, and 23, 29<sup>th</sup> Street of Hollywood Boulevard as now established and used, and East of E-495, as now established and used; Beaver County, Florida, according to the Map of Pitt River as recorded in Plat Book 1, Page 164, Public Records of Beaver County, Florida, in Section 19, Township 28<sup>N</sup>, Range 37<sup>E</sup>, Tenth Meridian, all less and Except E-495 right-of-way, and less and Except any portion thereof lying with the Midwestern Title Guaranty and Trust Company, also described as follows:

Commence of the North-west corner of Section 19, then N 89°21'38" W along the North line of said Section 19, a distance of 50.00 feet, to the Point of Beginning; then S 89°21'38" W along said South line of said Section 19, a distance of 50.00 feet, to the Western right-of-way line of said Southland Boulevard; thence S 0°05'52" E, along said Western right-of-way line of said Southland Boulevard, a distance of 100.00 feet, to the Point of Beginning; then S 0°05'52" E, along said Western right-of-way line of Hollywood Boulevard, a distance of 173.81 feet, to the beginning of a curve commencing at the Northwest, and having a radius of 1050.00 feet; thence Southwesterly, and Southeasterly, 790.41 feet, along the arc of said curve and along said Western right-of-way line, through a central angle of 43°07'51", to a point on a line (not subject to the last described curve, thence N 90°00'00" W, easterly along said Western right-of-way line, a distance of 100.00 feet, to the Point of Beginning; then S 89°21'38" W along the North line of said Section 19, a distance of 50.00 feet, to the Western corner of said Lot 25, through a central angle of 12°28'07"; thence S 45°34'42" E, a distance of 220.84 feet, to a point on the South line of said Lot 25, then N 89°21'38" W along said South line of said Lot 25, a distance of 13.27 feet, to the Northwest corner of said Lot 17, a distance of 50.05 feet W, along the East line of said Lot 17, a distance of 1026.37 feet, to a point on the Northwestern right-of-way line of the State Road 95, or said right-of-way is described in Official Map of the County of Los Angeles, California, and is shown as the Northwestern right-of-way line of the State Road 95, a distance of 132.88 feet, to the Point of Beginning of a curve commencing at the Northwest, and having a radius of 910.01 feet, thence Northwesterly, 345.45 feet, along the arc of said curve and continuing along said Northwestern right-of-way line, through a central angle of 21°47'22", to a point of tangency; thence S 32°27'38" W, continuing along said Northwestern right-of-way line of the State Road 95, a distance of 1042.31 feet, to a point of tangency; thence N 32°45'45" W, along the Northwestern right-of-way line of State Road 95, a distance of 10.53 feet, to the beginning of a curve commencing at the Southwest, and having a radius of 358.83 feet, thence Northwesterly, 345.45 feet, along the arc of said curve and continuing along said Northwestern right-of-way line, through a central angle of 22°09'07", to a point on said Southwesterly right-of-way line of the Malibu Canyon Canal, said point being on a line (not subject to the last described curve, thence S 89°21'38" E, along said South line of said Malibu Canyon Canal, a distance of 200.55 feet, to the Point of Beginning.

LESS AND EXCEPT THE NORTH AND SOUTH BILLBOARD PARCELS.

NORTH BILLBOARD PARCEL:

A portion of the boundary between the State of Maryland and the District of Columbia was established by the following survey:

The said Survey begun at a point in the Potomac River, being more particularly described as follows:

Commence of the Northwest corner of said Section 19, where N 78° 36' W, along the North line of said Section 19, a distance of 50.00 feet; to a true S 0.00° East of and parallel with the East line of said Section 19, and along the Westery half-of-way line a distance of 45.00 feet; to a true E 45° South of and parallel with the North line of said Section 19, also being the Southerly right-of-way line of the Midwayne Tract and Parcel, as recorded in Official Records Book 151, Page 4487 of Federal Public Records; thence N 78° 36' W, along said parcel and line and Southerly right-of-way line of the Midwayne Tract and Parcel, a distance of 219.27 feet to the point of beginning; there easterly right-of-way parallel line and a distance of 100.00 feet; thence N 174° 51' W, a distance of 20.00 feet; thence N 78° 14' 29" E, a distance of 80.00 feet to the point of beginning.

## SOUTH BILLBOARD PARCELS:

[illegible]

**CERTIFICATION:**

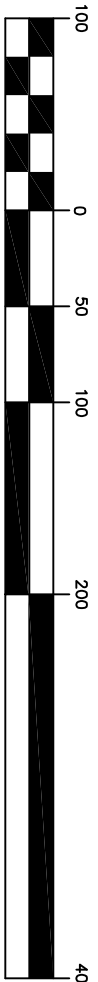
HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

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JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER

STATE OF FLORIDA NO. LS 6133	
DRAWN BY: JAS	SCALE 1 INCH = 100

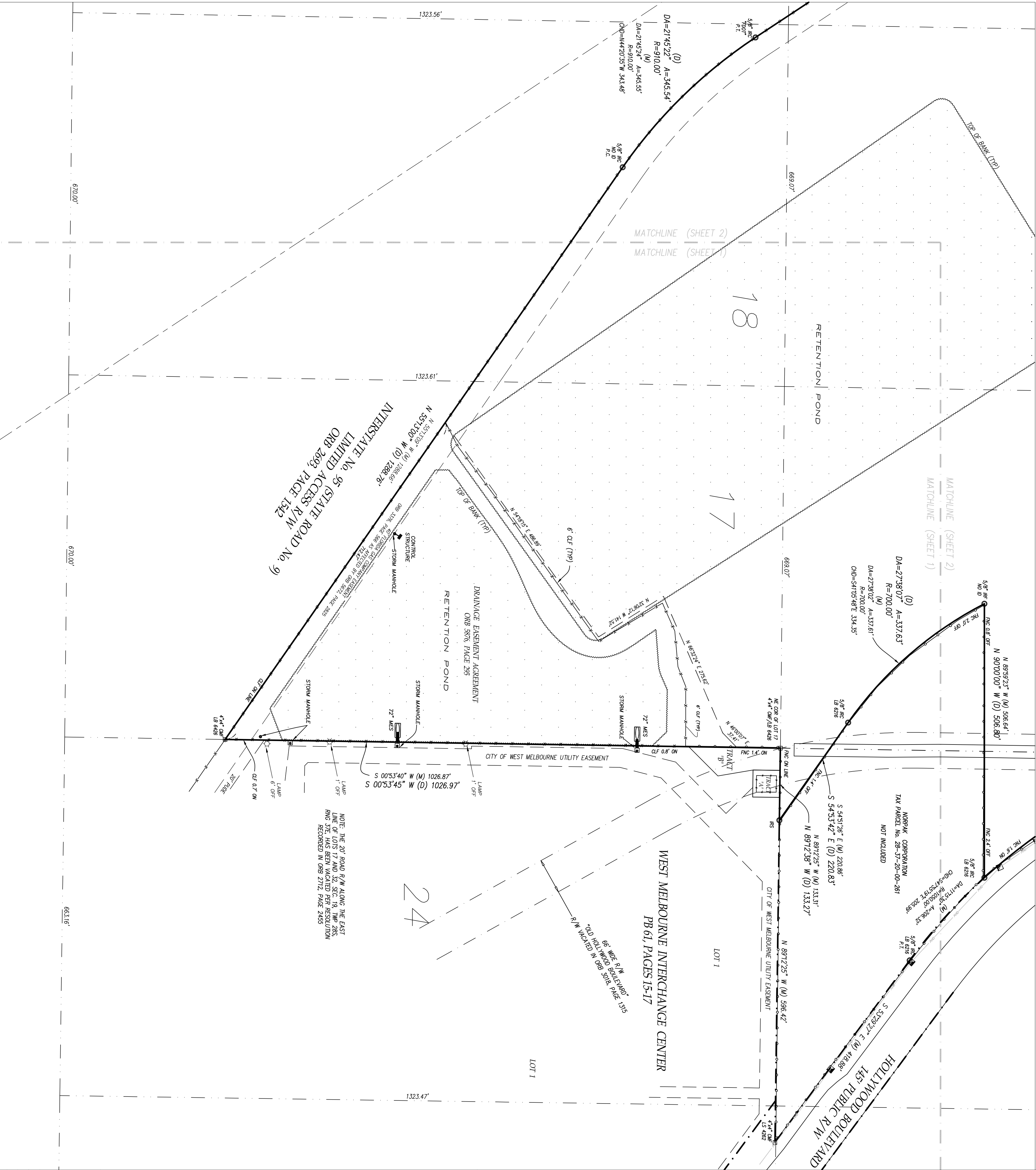
DATE: 1/11/17



## GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft

THE SURVEY DEPICTED HEREON CONSISTS OF TWO SHEETS. EACH SHEET IS NOT FULL AND COMPLETE WITHOUT THE OTHERS. THE SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET ONE.

[illegible]

**ES:**

1. BENARMS BASED ON THE EXISTING USE OF SEC. 19 BEING 500X3.5' AS PER PG. 61, PAGE 15 (SEE SHEET 1)
2. FLOOD ZONE "X" MAP NO. 12000C009556, COMBINATION NO. 120335, MARCH 12, 1994. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SHALE.
3. HORIZONTAL CLOSING MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SURBURN (LAD) AS PER FLORIDA STATUTE 35.17-6.003
4. BENARMS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.

5. NOT TAKING INTO THE SIGNATURE AND THE ORIGINAL PLEAD, SEAL, OF A FLORED LICENSED SURETOR AND WRAPPERS, ADDITIONS OR DELETIONS TO SURETY WAIVER OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES AS SUBMITTED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
6. THE SURETOR WAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT WERE SHOWN HEREON.
7. ONLY A BOUNDARY CORNER MONUMENTS AS SHOWN HEREON WERE TO BE USED TO DETERMINE THE LOCATION AND BOUNDARY OF THE PROPERTY.

8. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

**CERTIFIED**

SOUTSTAR LAND PALM BAY LIMITED PARTNERSHIP

BOUNDARY	DATE: 1/10/17	JOB No. 36288
		SOUTHSTAR/BOBNOPI

**Kane Surveying, Inc.**  
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