

**JUPITER INLET**

**COASTAL CONSTRUCTION CONTROL LINE**  
(P.B. 80, PAGES 137-155, AUGUST/ 22, 1997)

**OCEAN AVENUE**

**STATE ROAD NO. 707  
SOUTH BEACH ROAD**

**WATCH LINE  
SEE BELOW LEFT**

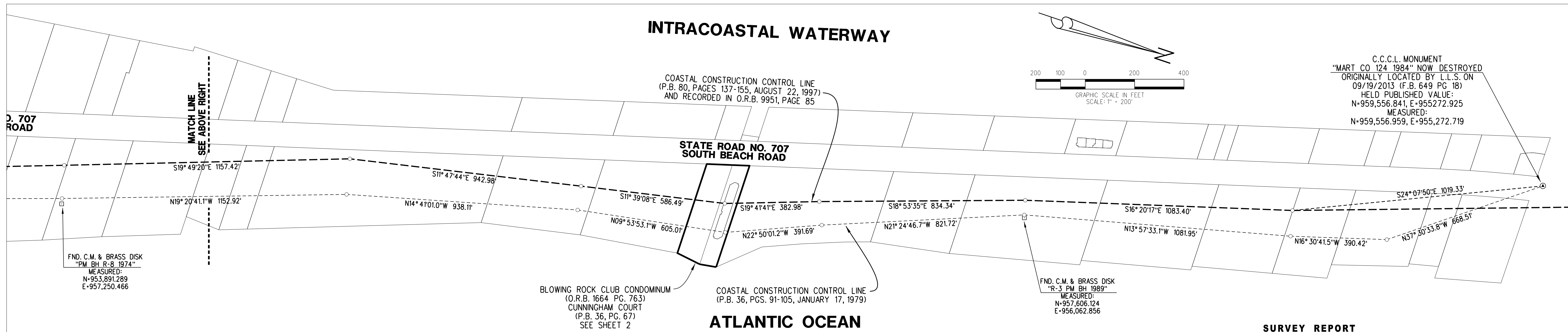
**ATLANTIC OCEAN**

**C.C.C.L. MONUMENT  
"S305 1970" NOW DESTROYED  
HELD PUBLISHED VALUE:  
N-949,782.618, E-958,736.623  
ORIGINALLY LOCATED BY L.L.S. ON  
01/27/1992 (F.B. 125 PG 56)  
MEASURED:  
N-949,782.633 E-958,736.491**

**COASTAL CONSTRUCTION CONTROL LINE  
(P.B. 36, PGS. 91-105, JANUARY 17, 1979)**

**FND. C.M. & BRASS DISK  
"PM BH R-9 1974"  
MEASURED:  
N-953,891.289  
E-957,250.466**

**GRAPHIC SCALE IN FEET  
SCALE: 1" = 200'**



1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.
2. LEGAL DESCRIPTION AS PER TITLE COMMITMENTS LISTED BELOW.
3. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 / 1990. ADJUSTING FLORIDA MERCATOR EAST ZONE BEARING SCALE IS REFERENCED TO THE NORTH LINE BEING THE FLAT OF THE 589' SLOPE LINE HAVING AN ELEVATION OF 42.414' AND A 0.2% FLAT BEARING OF S89°58'11" CONVERSION FROM GRID TO PLAT ROTATION IS 00°18'55" CLOCKWISE.
4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES VE BASE EL+10IN(V488), ZONE X; AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AND ZONE X; AREA OF 0.2% ANNUAL CHANCE OF FLOOD RATE MAP NO. 120909C719F - EFFECTIVE DATE OCTOBER 5, 2017. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.

| ITEMS NOT AFFECTED BY THIS ACTION | SHOWN HEREON | NOT PORTABLE                                                                                                                                                                                                                                                                   |
|-----------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |              | <p>STEWART TITLE GUARANTY COMPANY</p> <p>COMMITMENT ORDER NO. 17000510426K</p> <p>COMMITMENT DATE 08/21/2017 AT 8:00 A.M.</p>                                                                                                                                                  |
|                                   |              | Items 1 through 4 not shown.                                                                                                                                                                                                                                                   |
| ●                                 | ●            | 5. Covenants, restrictions, conditions, reservations, easements as contained on the Plat recorded in Plat Book 1, Page 80.                                                                                                                                                     |
| ●                                 | ●            | 6. Restrictions, dedications, covenants, conditions, easements and other matters as contained on the Plat of CONNINGHAM COURT, recorded in Plat Book 36, Page 57, Road Plat Book 2, Page 70, Restrictions in O.R.B. 3068, Plat 1786.                                           |
| ●                                 | ●            | 7. Coastal Construction Control Line recorded in Plat Book 35, Page 91 and Plat Book 80, Page 137, together with the Department of Environmental Protection recorded in Official Records Book 9930, Page 65.                                                                   |
| ●                                 | ●            | 8. Terms and provisions as contained in the Notices and Revised Notices of Lien Rights of the LYONATHAN RIVER ENVIRONMENTAL CONTROL DISTRICT recorded in Official Records Book 4984, Page 1254, Official Records Book 7048, Page 655 and Official Records Book 7887, Page 422. |
| ●                                 | ●            | 9. Ordinance in O.R.B. 8340, Plat 1168                                                                                                                                                                                                                                         |
| ●                                 | ●            | 10. Coastal Construction Control Line recorded in O.R.B. 9951, Page 85                                                                                                                                                                                                         |
| ●                                 | ●            | 11. Easement in favor of FLORIDA POWER & LIGHT COMPANY, recorded in Official Records Book 100, Page 422.                                                                                                                                                                       |
| ●                                 | ●            | 12. Restrictions in O.R.B. 7581, Plat 1467                                                                                                                                                                                                                                     |

Par1:  
Unit 101 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Par2:  
Unit 102 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Par3:  
Unit 103 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Par4:  
Unit 104 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Par5:  
Unit 105 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 01: Unit 261 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium there recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 07: Unit 202 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium there recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 08: Unit 203 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium there recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 09: Unit 204 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium there recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 10: Unit 205 of BLOWING ROCK CLUB CONDOMINIUM, a Condominium, according to the Declaration of Condominium there recorded in Official Record Book 1664, Page 763, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

THE CONDOMINIUM UNITS DESCRIBED IN PARCELS 1 THROUGH 10 ABOVE ARE SITUATE ON THE FOLLOWING DESCRIBED REAL PROPERTY:

THE NORTH 100 FEET OF LOT 187, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THAT PART DEEDED FOR STATE ROAD 707, AS IN OFFICIAL RECORDS BOOK 915, PAGE 43.

THE NORTH 100 FEET OF LOT 187, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THAT PART DEEDED FOR STATE ROAD 707, AS IN OFFICIAL RECORDS BOOK 915, PAGE 43.

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

|                                                              |              |            |                |      |             |
|--------------------------------------------------------------|--------------|------------|----------------|------|-------------|
| CAD. K\NUST \ 304043 \ 36-67 \ 17-0368-112 \ 17-0368-112.DGN |              |            |                |      |             |
| REF.                                                         |              |            |                |      |             |
| F.LD.                                                        | K.F.         | FB.        | PG.            | JOB  | 17-0368-112 |
| OFF.                                                         | L.J.C.&R.J.W | 718<br>714 | 02<br>71,72,74 | DATE | 06/22/2017  |
| CKD.                                                         | D.C.L.       | SHEET 1    | OF 2           | DWG. | D17-0368    |

