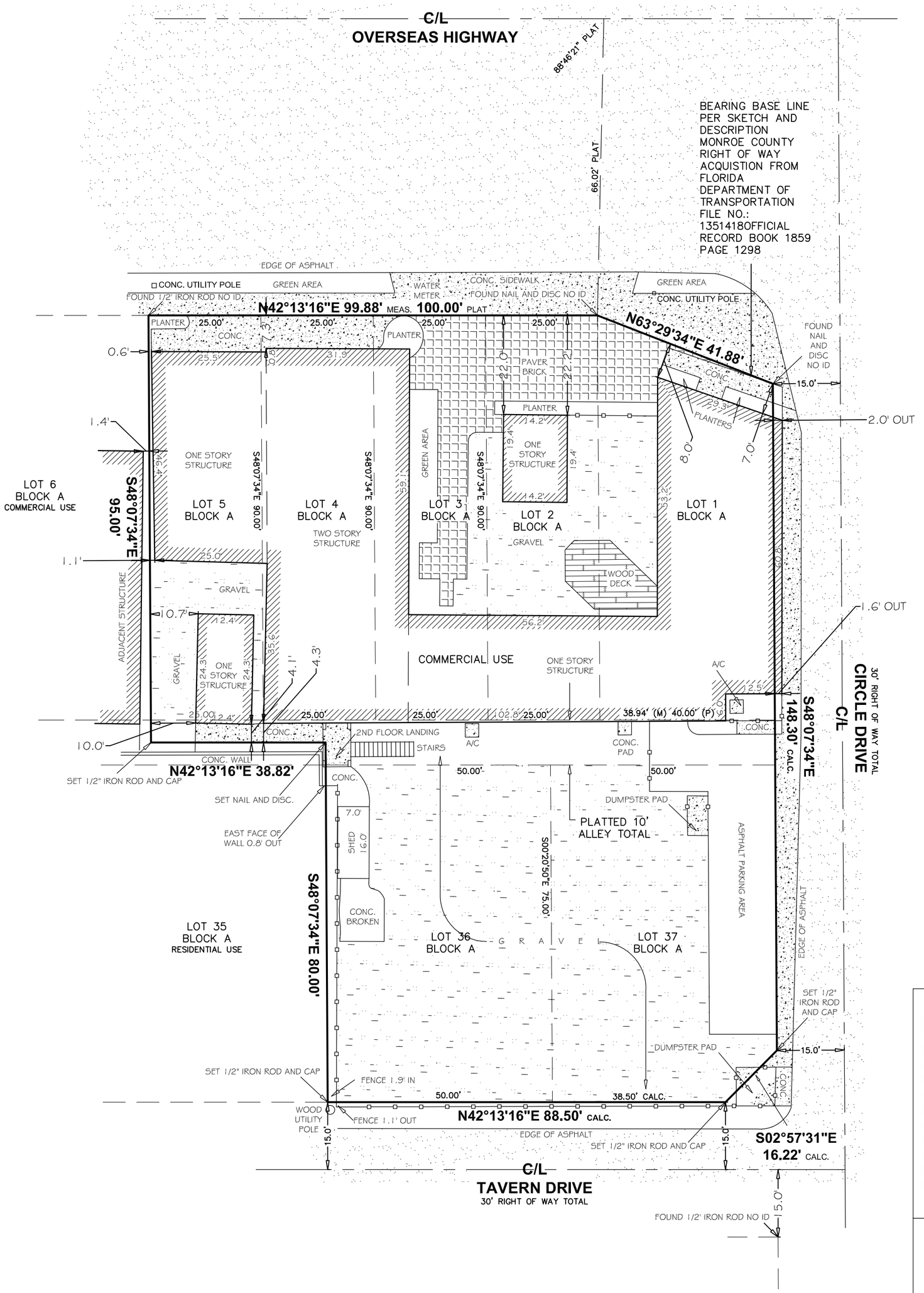

LOCATION MAP – NTS

MAP OF BOUNDARY SURVEY
LOTS 1, 2, 3, 4, 5, 36 & 37, BLOCK A AND A PORTION OF DISCLAIMED ALLEY TAVERNIER NO. 2

SECTION 34, TWP. 62S., RGE. 38E.
MONROE COUNTY, FLORIDA

NORTH
ASSUMED FROM PLAT

SCALE: 1" = 20'

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
91865 OVERSEAS HWY.
KEY LARGO FL 33070

LEGAL DESCRIPTION –

Lots 1, 2, 3, 4, 36 and 37, Block A, Tavernier No. 2, according to the Plat thereof, recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100, Parcel Identification No. 1681946;
and
Lot 5, Block A, according to the Plat thereof, recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1000, Parcel Identification No. 1681954

CERTIFIED TO –

Tavernier Properties, LLC
Chicago Title Insurance Company
Sanchez & Ashby, P.A.
Branch Banking & Trust Company

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C = CALCULATED
C&G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CBRW = CONCRETE BLOCK RETAINING WALL
CI = CURB INLET
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
C/S = CONCRETE SLAB
CVRD = COVERED
D = DEED
DEASE = DRAINAGE EASEMENT
DELTA = DELTA ANGLE
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
EL = ELEVATION
ELEV = ELEVATED
EM = ELECTRIC METER
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FN&D = FOUND NAIL & DISK
(#XXXX)
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET
GL = GROUND LEVEL
GW = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LE = LOWER ENCLOSURE
LS = LANDSCAPING
M = MEASURED
MB = MAILBOX
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PK = PARKER KALON NAIL
PM = PARKING METER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROWL = RIGHT OF WAY LINE
R/W = RIGHT OF WAY
SCO = SANITARY CLEAN-OUT
SMH = SANITARY MANHOLE
SPV = SPRINKLER CONTROL VALVE
SV = SEWER VALVE
TB = TELEPHONE BOX
TBM = TIDAL BENCHMARK
TMH = TELEPHONE MANHOLE
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPM = METAL UTILITY POLE
UPW = WOOD UTILITY POLE
VB = VIDEO BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE
T = TREE
TBW = BUTTONWOOD
TGL = GUMBO LIMBO
TMA = MAHOGANY
TO = OAK
TPA = PALM
YPAC = COCONUT PALM
TPOIN = ROYAL POINCIANA
TSCH = SCHEFFLERA
TSG = SEAGRAPE
TUNK = UNKNOWN

SCALE:	1"=20'
FIELD WORK DATE	03/10/14
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	KB
INVOICE #:	14031012

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED DRAFT

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
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