

LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- ▲ Found 1/2" Iron Rod (2863)
- Found Nail & Disc (6298) or (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Metal Utility Pole



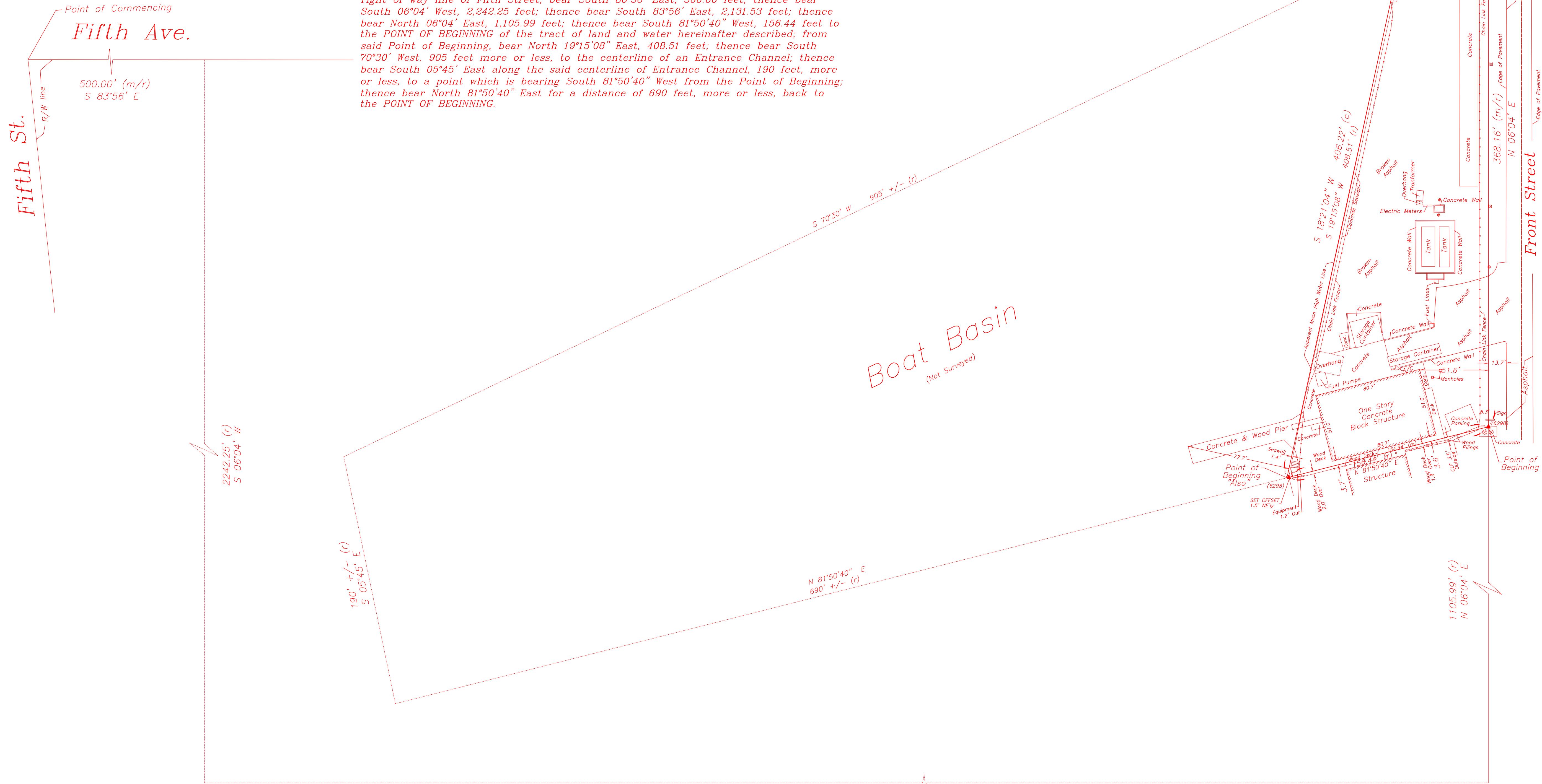
BOUNDARY SURVEY OF: A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 86°56' East, 500.00 feet; thence bear South 06°04' West, 2,242.25 feet; thence bear South 83°56' East, 2,131.53 feet; thence bear North 06°04' East, 1,105.99 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 06°04' East, 368.16 feet; thence bear North 83°56' West, 45 feet more or less, to a point; thence bear South 70°30' West, 25 feet, more or less, to a point; thence bear South 19°15'08" West, 408.51 feet to a point which is bearing South 81°50'40" West from the Point of Beginning; thence bear North 81°50'40" East, 156.44 feet back to the POINT OF BEGINNING.

ALSO; (Not Surveyed---Shown for graphical purposes only)

A tract of land and water on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street, bear South 86°56' East, 500.00 feet; thence bear South 06°04' West, 2,242.25 feet; thence bear South 83°56' East, 2,131.53 feet; thence bear North 06°04' East, 1,105.99 feet; thence bear South 81°50'40" West, 156.44 feet to the POINT OF BEGINNING of the tract of land and water hereinafter described; from said Point of Beginning, bear North 19°15'08" East, 408.51 feet; thence bear South 70°30' West, 905 feet more or less, to the centerline of an Entrance Channel; thence bear South 05°45' East along the said centerline of Entrance Channel, 190 feet, more or less, to a point which is bearing South 81°50'40" West from the Point of Beginning; thence bear North 81°50'40" East for a distance of 690 feet, more or less, back to the POINT OF BEGINNING.

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 6840 Front Street, Stock Island, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the W'y R/W line of Front St. as N 6°04' E.
8. This survey is not assignable.
9. Date of field work: May 6, 2014
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.



2131.53' (r)
S 83°56' E

BOUNDARY SURVEY FOR: BAMA 6840 Marina, LLC, a Florida limited liability company;
John M. Stephens;
First American Title Insurance Company;
Gray Robinson, P.A.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
May 7, 2014

SHEET: 1

OF: 1

DATE:

DRAWN BY: JLO

CHECKED BY: BGO

DATE: 5-7-14

Boundary Survey Map of:

BAMA TWO

6840 Front Street, Stock Island, Florida

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
FSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

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