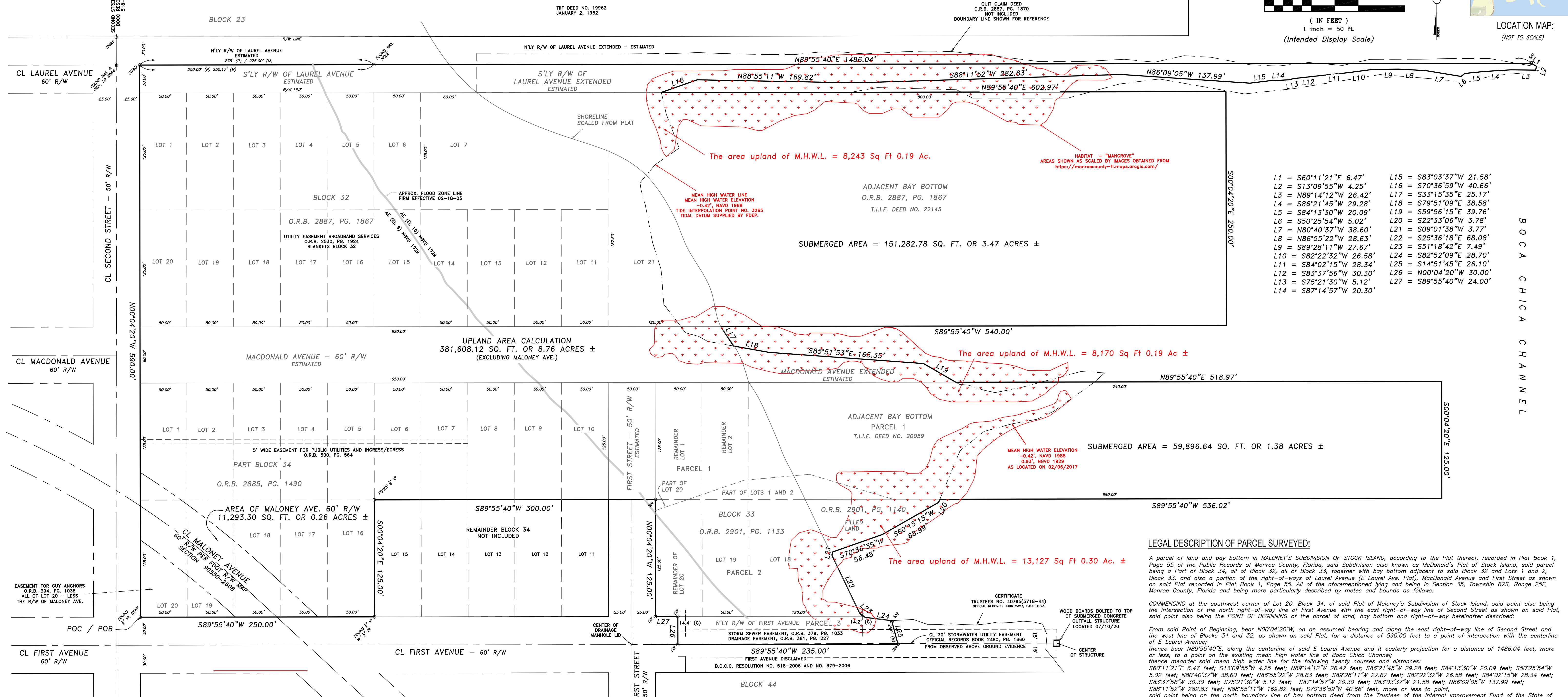
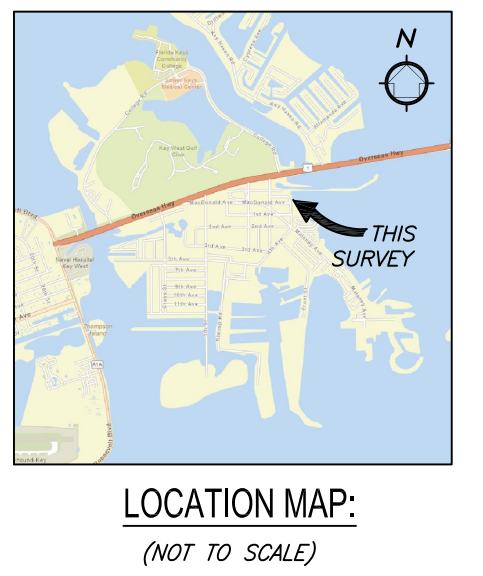
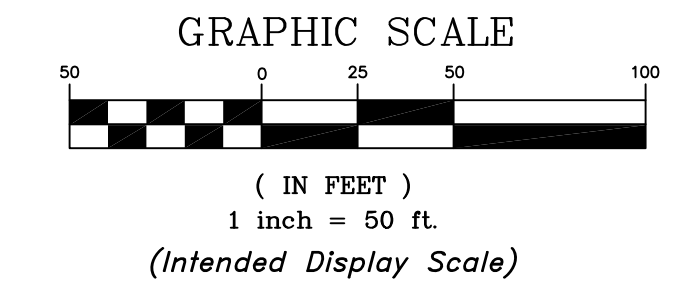


MAP OF BOUNDARY SURVEY
 PART OF BLOCK 34, ALL OF BLOCKS 32 AND 33
 BAYBOTTOM ADJACENT TO BLOCK 32 AND LOTS 1 AND 2, BLOCK 33
 AND PORTIONS OF RIGHT-OF-WAYS OF LAUREL AVE., MACDONALD AVE. AND FIRST STREET
 SECTION 35, TOWNSHIP 67S., RANGE 25E., STOCK ISLAND, MONROE COUNTY, FLORIDA



- L1 = S60°11'21"E 6.47'
- L2 = S13°09'55"W 4.25'
- L3 = N89°14'12"W 26.42'
- L4 = S86°21'45"W 29.28'
- L5 = S84°13'30"W 20.09'
- L6 = S50°25'54"W 5.02'
- L7 = N80°40'37"W 38.60'
- L8 = N86°55'22"W 28.63'
- L9 = S89°28'11"W 27.67'
- L10 = S82°22'32"W 26.58'
- L11 = S84°02'15"W 28.34'
- L12 = S83°37'56"W 30.30'
- L13 = S75°21'30"W 5.12'
- L14 = S87°14'57"W 20.30'
- L15 = S83°03'37"W 21.58'
- L16 = S70°36'59"W 40.66'
- L17 = S33°15'35"E 25.17'
- L18 = S79°51'09"E 38.58'
- L19 = S59°56'15"E 39.76'
- L20 = S22°33'06"W 3.78'
- L21 = S09°01'38"W 3.77'
- L22 = S25°36'18"E 68.08'
- L23 = S51°18'42"E 7.49'
- L24 = S82°52'09"E 28.70'
- L25 = S14°51'45"E 26.10'
- L26 = N00°04'20"W 30.00'
- L27 = S89°55'40"W 24.00'

LEGAL DESCRIPTION OF PARCEL SURVEYED:

A parcel of land and bay bottom in MALONEY'S SUBDIVISION OF STOCK ISLAND, according to the Plat thereof, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, said Subdivision also known as McDonald's Plat of Stock Island, said parcel being a Part of Block 34, all of Block 32, all of Block 33, together with bay bottom adjacent to said Block 32 and Lots 1 and 2, Block 33, and also a portion of the right-of-ways of Laurel Avenue (E Laurel Ave. Plat), MacDonald Avenue and First Street as shown on said Plat recorded in Plat Book 1, Page 55. All of the aforementioned lying and being in Section 35, Township 67S, Range 25E, Monroe County, Florida and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Lot 20, Block 34, of said Plat of Maloney's Subdivision of Stock Island, said point also being the intersection of the north right-of-way line of First Avenue with the east right-of-way line of Second Street as shown on said Plat, said point also being the POINT OF BEGINNING of the parcel of land, bay bottom and right-of-way hereinafter described:

From said Point of Beginning, bear N00°04'20"W, on an assumed bearing and along the east right-of-way line of Second Street and the west line of Blocks 34 and 32, as shown on said Plat, for a distance of 590.00 feet to a point of intersection with the centerline of E Laurel Avenue;

thence bear N89°55'40"E, along the centerline of said E Laurel Avenue and its easterly projection for a distance of 1486.04 feet, more or less, to a point on the existing mean high water line of Boca Chica Channel;

thence meander said mean high water line for the following two courses and distances: S84°13'30"W 20.09 feet; S50°25'54"W 5.02 feet; N80°40'37"W 38.60 feet; N86°55'22"W 28.63 feet; S89°28'11"W 27.67 feet; S82°22'32"W 26.58 feet; S84°02'15"W 28.34 feet; S83°37'56"W 30.30 feet; S75°21'30"W 5.12 feet; S83°03'37"W 21.58 feet; N86°09'05"W 137.99 feet; S88°11'52"W 282.83 feet; N88°55'11"W 169.82 feet; S70°36'59"W 40.66 feet, more or less to point;

said point being on the north boundary line of bay bottom deed from the Trustees of the Internal Improvement Fund of the State of Florida, Deed No. 22143;

thence bear N89°55'40"E, along the north boundary line of said bay bottom deed for a distance of 602.97 feet to the northeast corner of said bay bottom deed;

thence bear S00°04'20"E on the East line of said deed for a distance of 250.00 feet to the southeast corner of said bay bottom deed;

thence bear S89°55'40"W on the south boundary line of said deed for a distance of 540.00 feet, more or less, to a point on the original shoreline of Boca Chica Channel, said point on the westerly terminus of MacDonald Avenue according to said Plat;

thence along said shoreline and terminus of MacDonald 53°15'35"E for a distance of 25.17 feet, more or less, to a point on the mean high water line of Boca Chica Channel;

thence meander said mean high water line for the following seven courses and distances: S22°33'06"W 3.78 feet; S60°15'15"W 68.99 feet; S70°36'35"W 56.48 feet; S09°01'38"W 3.77 feet; S25°36'18"E 68.08 feet; S51°18'42"E 7.49 feet; S82°52'09"E 28.70 feet, to a point on the north right-of-way line of First Avenue;

thence bear S14°51'45"E for a distance of 26.10 feet to a point on the centerline of First Avenue;

thence S89°55'40"W along the centerline of First Avenue for a distance of 235.00 feet; thence N00°04'20"W for a distance of 30.00 feet to a point on the north right-of-way line of First Avenue; thence S89°55'40"W along the south right-of-way line of First Avenue a distance of 24.00 feet to a point of intersection with the east right-of-way line of First Street, said point also the southwest corner of Lot 20, Block 33 of said Plat; thence bear N00°04'20"W along the east right-of-way line of First Street and the west line of Block 33 a distance of 125.00 feet to point;

thence bear S89°55'40"W a distance of 300.00 feet to a point on the northeast corner of Lot 16, Block 34 of said Plat;

thence bear S00°04'20"E along the east boundary line of said Lot 16 for a distance of 125.00 feet to a point on the north right-of-way line of First Avenue; thence bear S89°55'40"W along the north right-of-way line of First Avenue and the south boundary line of Block 34 for a distance of 250.00 feet back to the POINT OF BEGINNING, CONTAINING 604,080.84 square ft, or 13.87 ACRES, MORE OR LESS of which 211,179.42 square feet / 4.85 ACRES is submerged.

Subject to that certain portion of the public right-of-way of Maloney Avenue lying in said Block 34 as shown on the State of Florida State Road Department Right-of-Way Map of State Road No. 941, Section 90550-2808.

Also Subject to any restrictions, easements, dedications or covenants of record, if any.

- SURVEYOR'S NOTES:**
- THE LAST DATE OF FIELD SURVEY IS 12-10-2019.
 - THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
 - THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST RIGHT-OF-WAY LINE OF SECOND STREET, SAID LINE BEARS N00°04'20"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - HORIZONTAL MEASUREMENTS WERE OBTAINED USING A TRIMBLE ROBOTIC TOTAL STATION, AND TDS RANGER DATA COLLECTOR. POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE FOR RURAL: LINEAR 1 FOOT IN 5,000 FEET.
 - THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
 - AREA CALCULATIONS ARE SUBJECT TO ESTIMATED RIGHT-OF-WAY AND EXTENSION ACQUISITIONS.
 - INTERIOR IMPROVEMENTS ARE NOT SHOWN, UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 - THIS MEAN HIGH WATER LINE SHOWN DOES NOT PURPORT TO COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES FOR TIDAL BOUNDARY PURPOSES.
 - Subject property is located in Flood Zones AE (EL 9) and AE (EL 10) per FEMA Map Number 12087C, Panel Number 1528K, with an effective date of 02-18-2005. Approximate flood zone lines shown on this survey are the minimum horizontal positional accuracy for base map hydrographic and transportation features used in the national flood hazard layer and is the national standard for spatial data accuracy with a radial accuracy of 19 feet resulting in a 95% confidence level.
 - ABBREVIATIONS: (C) CALCULATED FROM FIELD MEASUREMENTS; P = IRON PIPE; O.R.B. = OFFICIAL RECORDS BOOK; PG. = PAGE; POB = POINT OF BEGINNING; POC = POINT OF COMMENCEMENT; (P) = PLAT; (M) = MEASURED; SIR = SET OR FOUND 1/2" IRON ROD AND CAP, 7/8"; T.I.I.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND.

CERTIFIED TO:
 WRECKERS CAY APARTMENTS AT STOCK ISLAND, LLC

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE 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.

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 EMAIL info@reesesurveying.com

WRECKERS CAY APARTMENTS AT STOCK ISLAND
 5700 LAUREL AVE., 6125 SECOND ST. AND 6325 FIRST ST.
 KEY WEST, FLORIDA 33040

REF 19112605	7-21-20	SCALED HABITAT FROM https://monroecounty-fl.maps.arcgis.com/	KB
FIELD BY/BH	FB/PG. 190/42	7-21-20	ADD CALCULATED AREAS
OFF KMB	DATE 12/31/2019	7-10-20	LOCATE OUTFALL, IDENTIFY DRAINAGE MH, ADD STORMWATER EASEMENT
CKD RER	SHEET 1 OF 1	DWG NO. 20042301	DATE: REVISIONS:

Date May 4, 2020
 Robert E. Reece
 Professional Surveyor and Mapper
 State of Florida License No. 5632