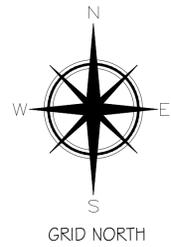
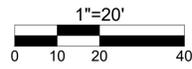


LOCATION MAP - NTS  
SEC. 26-T665-R29E



GRID NORTH



1"=20'  
\*VERIFY ORIGINAL SCALE OF 2"



**FLORIDA KEYS  
LAND SURVEYING**

21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

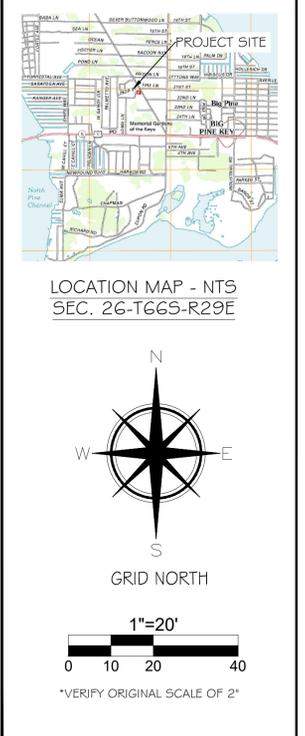
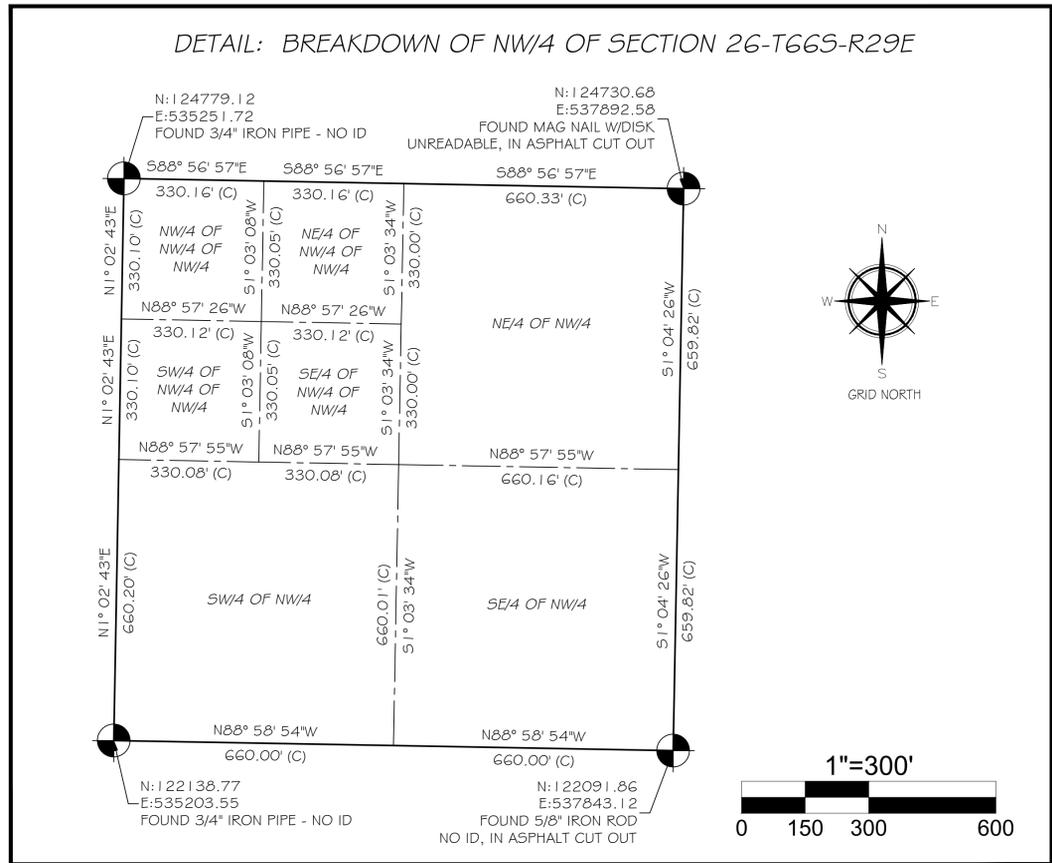
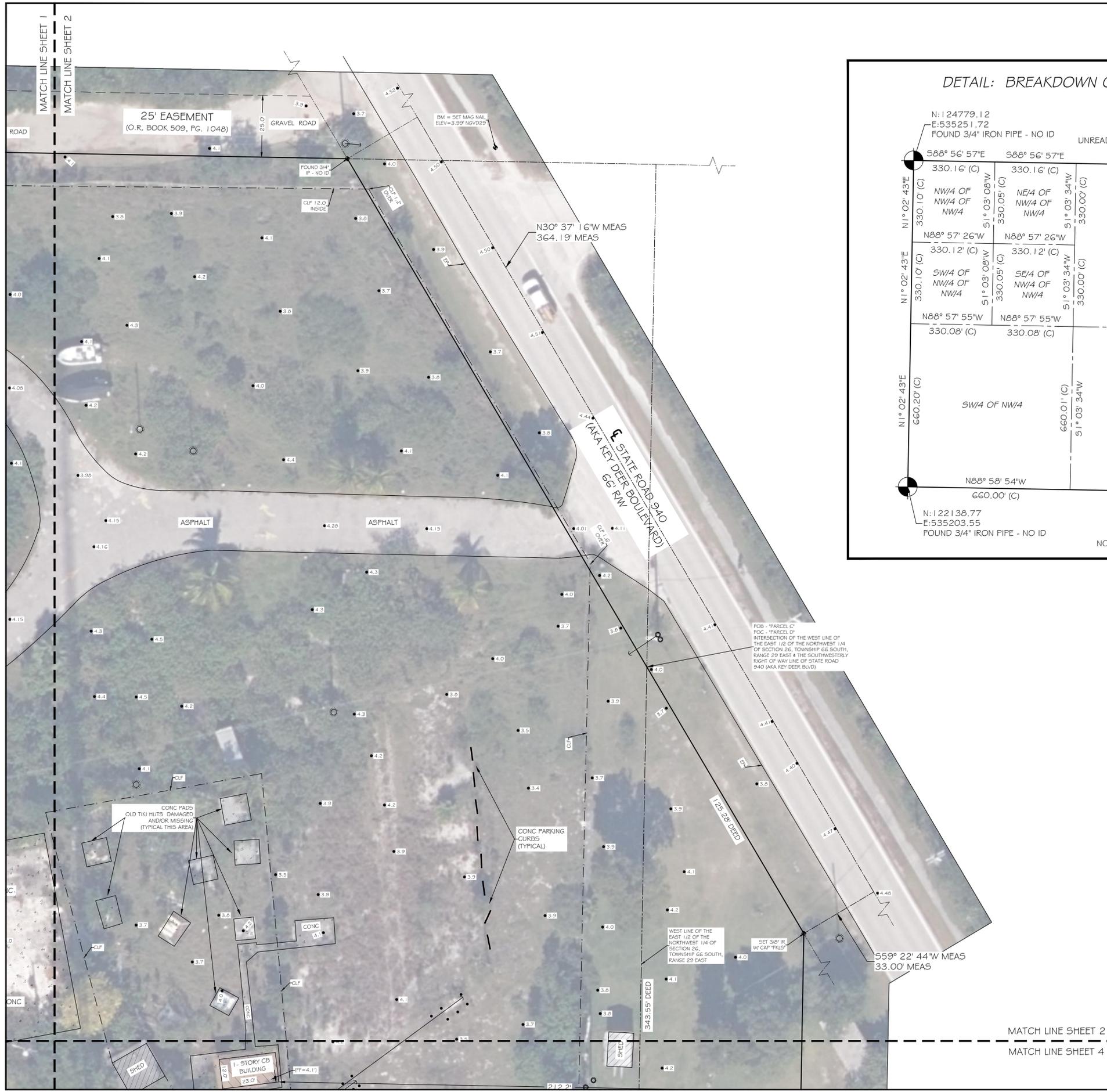
**BOUNDARY SURVEY MAP OF  
450 KEY DEER BOULEVARD  
BIG PINE KEY, MONROE COUNTY, STATE OF FLORIDA**

DATE: 09/25/2024	SURVEY BY: EAI	PROJECT: 450 KEY DEER
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 24-077	CHECKED BY:	SHEET 1 OF 4



MATCH LINE SHEET 1  
MATCH LINE SHEET 2

MATCH LINE SHEET 1  
MATCH LINE SHEET 3



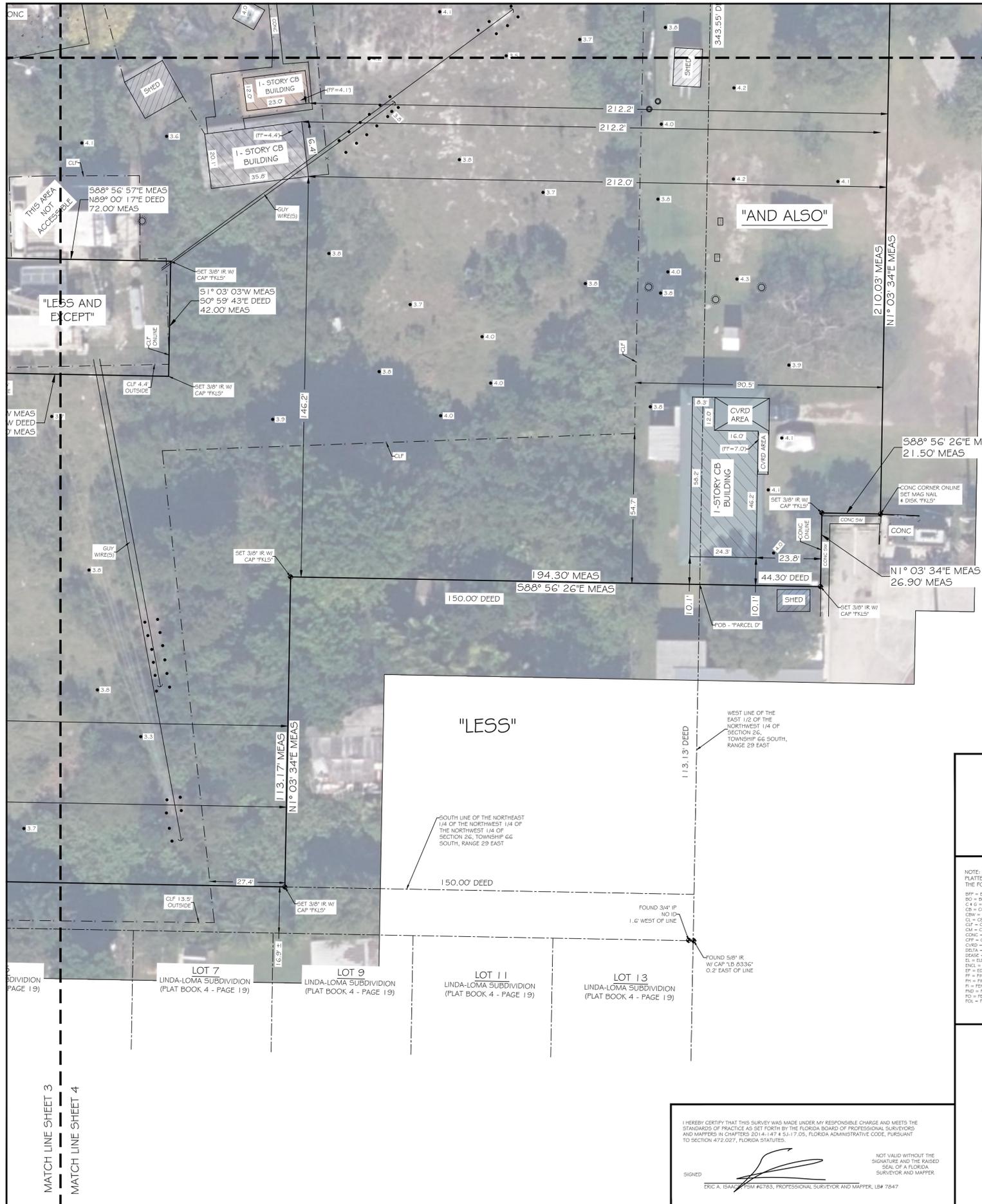
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CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
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**BOUNDARY SURVEY MAP OF  
450 KEY DEER BOULEVARD  
BIG PINE KEY, MONROE COUNTY, STATE OF FLORIDA**

DATE: 09/25/2024	SURVEY BY: EAI	PROJECT: 450 KEY DEER	
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'	
JOB NO.: 24-077	CHECKED BY:	SHEET 2 OF 4	





MATCH LINE SHEET 2  
MATCH LINE SHEET 4

LEGAL DESCRIPTION(S)

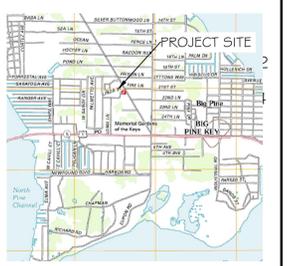
That portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 66 South, Range 29 East, Monroe County, Florida, lying Southwesterly of the existing 66 foot Right of Way of State Road 940, Section 90530 (Old State Road 4-A) on Big Pine Key, Monroe County, Florida;

"PARCEL A" - AND  
Commencing at the Northeast corner of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 26, Township 66 South, Range 29 East, Monroe County, Florida, said corner also to be known as the point of beginning of the tract of land hereinafter described, bear West along the North line of the West 1/2 of the Northwest 1/4 of Section 26, Township 66 South, Range 29 East for a distance of 35.55 feet to a point; thence bear South for a distance of 662.16 feet to a point; thence bear East for a distance of 35.55 feet to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 66 South, Range 29 East; thence bear North along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 66 South, Range 29 East for a distance of 662.16 feet, back to the point of beginning in Monroe County, Florida, according to a survey prepared by O.G. Bailey, Registered Florida Land Surveyor No. 620;

"PARCEL B" - LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:  
Begin at the Northwest corner of 42.00 feet x 72.00 feet lease area being monumented by a 1/2" iron rod (#4596) and lying 392.19 feet, measured at right angles, East of the West line of said parent tract, and 432.50 feet, measured at right angles, South of the North line of said parent tract; Thence, leaving said Northwest corner and said Point of Beginning, run N89°00'17"E, 72.00 feet to a 1/2" iron rod (#4596); Thence run S 00°59'43"E, 42.00 feet to a 1/2" iron rod (#4596); Thence run S89°00'17"W, 72.00 feet to a 1/2" iron rod (#4596); Thence run N00°59'43"W, 42.00 feet to the Point of Beginning.

"PARCEL C" - AND  
A parcel of land located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East, on Big Pine Key, Monroe County, State of Florida, and being more particularly described as follows: Commencing at the intersection of the West line of the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East and the Southwesterly Right of Way line of State Road 940 (also known as Key Deer Boulevard); thence S01°03'34"W and along the said West line of the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East, for a distance of 343.55 feet to a point; thence S88°56'26"E for a distance of 44.30 feet to a point; thence N01°03'34"E for a distance of 26.90 feet to a point; thence S88°56'26"E for a distance of 21.50 feet to a point; thence N01°03'34"E for a distance of 210.03 feet to the Southwesterly Right of Way line of State Road 940 (also known as Key Deer Boulevard); thence N30°37'16"W along the said Southwesterly Right of Way line of State Road 940 (also known as Key Deer Boulevard) for a distance of 125.28 feet back to the Point of Beginning.

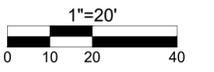
"PARCEL D" - LESS  
A parcel of land located in Northeast Quarter (1/4) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East, on Big Pine Key, Monroe County, State of Florida, and being more particularly described as follows: Commencing at the intersection of the West line of the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East and the Southwesterly Right of Way line of State Road 940 (also known as Key Deer Boulevard); thence S01°03'34"W and along the said West line of the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East, for a distance of 343.55 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue S01°03'34"W and along the said West line of the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East, for a distance of 113.13 feet to a point on the South line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East; thence N88°56'26"E along the said South line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Sixty-Six (66) South, Range Twenty-Nine (29) East for a distance of 150.00 feet to a point; thence N01°03'34"E for a distance of 113.13 feet to a point; thence S88°56'26"E for a distance of 150.00 feet back to the Point of Beginning.



LOCATION MAP - NTS  
SEC. 26-T66S-R29E



GRID NORTH



1"=20'  
\*VERIFY ORIGINAL SCALE OF 2"

SURVEYORS NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (90911).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO AN ACCURACY OF 0.10' +/-.
- THE FINISH FLOOR ELEVATIONS OF THE BUILDINGS (FF) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD, NOT INTERIOR FLOOR LEVELS WERE MEASURED OR VERIFIED.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'Z 272' (P.I.D. AA0236), ELEVATION = 5.88' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 450 KEY DEER BOULEVARD, BIG PINE KEY, FL.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 06/01/2024 - 09/01/2024.
- COMMUNITY NO.: 125129; MAP NO.: 12087C-1336K; MAP DATE: 02-18-2005; FLOOD ZONE(S): AE; BASE ELEVATION: 8.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- BACKGROUND IMAGE IS A 2024 GEOREFERENCED AERIAL IMAGE OBTAINED FROM THE MONROE COUNTY G.I.S. DEPARTMENT AND IS SHOWN FOR VISUAL REFERENCE ONLY.
- TOTAL AREA = 446,082.39 SQFT ± (10.29 ACRES ±)
- THE SUBJECT PROPERTY HAS BEEN NEGLECTED AND NOT MAINTAINED THROUGHOUT THE LAST FEW YEARS. MANY OF THE BUILDINGS ON THE PROPERTY ARE IN DISREPAIR. THE ENTIRE SITE IS OVERGROWN WITH DENSE VEGETATION AND IT IS POSSIBLE THAT THERE ARE HARDSCAPE ITEMS (CONCRETE, ASPHALT, ETC) LOCATED ON THE PROPERTY THAT WAS NOT PHYSICALLY SEEN UNDER THE VEGETATION AND AS SUCH NOT LOCATED ON THIS SURVEY. THIS SURVEYOR MADE EVERY EFFORT TO LOCATE ALL VISIBLE IMPROVEMENTS ON THE PROPERTY.

CERTIFIED TO -  
COLLEGE OF THE FLORIDA KEYS;

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

BFF = BACKFLOW PREVENTER	CU = CULVERT	PC = POINT OF COMMENCEMENT
BO = BLOW OUT	IB = IRON BOLLARD	PRC = POINT OF REVERSE CURVE
CB = CONCRETE BLOCK	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CCM = CONCRETE CURB & GUTTER	LA = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	ROW = RIGHT OF WAY LINE
CLF = CHAIN LINK FENCE	MB = MASONRY	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MFL = METAL FENCE	TEM = TEMPORARY BENCHMARK
COP = CONCRETE POWER POLE	MHW = MEAN HIGH WATER LINE	TOS = TOP OF BANK
COV = COVERED	NAD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DELTA = CENTRAL ANGLE	NS = NORTH	TS = TRAFFIC SIGN
SEAL = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OW = OVERHEAD WIRES	UG = UNDERGRADE
ENG = ENCLOSURE	PC = POINT OF CURVE	UL = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PCP = POINT OF COMPOUND CURVE	W = WOOD
FF = FINISH FLOOR ELEVATION	PCP = PERMANENT CONTROL POINT	W&W = WOODLANDS
FI = FIRE HYDRANT	PK = PARKER KALON NAIL	WM = WATER METER
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FND = FOUND	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHOULDER
FO = FENCE OUTSIDE		WV = WATER VALVE
FOL = FENCE ON LINE		

SYMBOL LEGEND:

	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		WELL TEST STATION
	CONCRETE UTILITY POLE		WOOD UTILITY POLE
	ELECTRIC MANHOLE		BOLLARD
	FIRE HYDRANT		METAL GUARD RAIL (TYPICAL)
	GUY WIRE		SPOT ELEVATION (TYPICAL)
	MAILBOX		OVERHEAD UTILITY LINES
	SANITARY CLEANOUT		ADA SURFACE (BRICK)
	SANITARY MANHOLE		WATER VALVE
	SIGN		
	TELEPHONE MANHOLE		
	LIGHT POLE		
	TREE - UNKNOWN SPECIES		

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 201.4, 147.4, 5.1, 7.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED:   
ERIC A. ISAACS, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LM 7947

NOT VALID WITHOUT THE SIGNATURE AND THE SEALED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

**FLORIDA KEYS LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOU KEY, FL 33042  
PHONE: (305) 394-3690  
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BOUNDARY SURVEY MAP OF  
450 KEY DEER BOULEVARD  
BIG PINE KEY, MONROE COUNTY, STATE OF FLORIDA

DATE: 09/25/2024	SURVEY BY: EAI	PROJECT: 450 KEY DEER
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 24-077	CHECKED BY:	SHEET 4 OF 4