

File #: 2025-215

Property Owner: Keys Property Holdings, LLC

Applicant: Keys Property Holdings, LLC

Contact / Agent: Diana Monteagudo

Type of Application: Administrative Variance

Key: Key Largo

Parcel ID Numbers: 00526350-000000;
00526340-000000

Additional Information added to File 2025-215

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00526340-000000
 Account# 1645575
 Property ID 1645575
 Millage Group 500K
 Location 14 COCONUT Dr, KEY LARGO
 Address
 Legal BK 14 LT 9 & E 1/2 LT 10 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO
 Description OR643-783 OR836-347 OR984-12 OR2591-769 OR2591-771 OR3348-1548
 (Note: Not to be used on legal documents.)
 Neighborhood 1905
 Property Class VACANT RES (0000)
 Subdivision KEY LARGO PARK AMD
 Sec/Twp/Rng 28/61/39
 Affordable No
 Housing



Owner

[KEYS PROPERTY HOLDINGS LLC](#)
 PO Box 371819
 Key Largo FL 33037

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$444	\$444	\$444	\$444
+ Market Land Value	\$131,580	\$128,291	\$128,291	\$128,291
= Just Market Value	\$132,024	\$128,735	\$128,735	\$128,735
= Total Assessed Value	\$40,919	\$37,199	\$33,817	\$30,743
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$132,024	\$128,735	\$128,735	\$128,735

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$128,291	\$0	\$444	\$128,735	\$37,199	\$0	\$128,735	\$0
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2018	\$20,553	\$0	\$444	\$20,997	\$20,997	\$0	\$20,997	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	3,825.00	Square Foot	76.5	50

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1976	1977	5 x 100	1	500 SF	1
CH LINK FENCE	2006	2012	4 x 25	1	100 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/9/2025	\$115,000	Warranty Deed	2518196	3348	1548	01 - Qualified	Vacant		
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7/1/1981	\$6,000	Warranty Deed		836	347	U - Unqualified	Vacant		

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Number	Date Issued	Status	Amount	Permit Type	Notes
92306204	06/19/1992	Expired	\$0		Permit may be renewed with this new ownership. Process to have it renewed will take a while. Per Laura Carroll Bldg Dept.

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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Contact Us



End of Additional File 2025-215

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
OCT 30 2025
2025 - 215
MONROE CO. PLANNING DEPT.

Administrative Variance

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Administrative Variance Application Fee: \$1,250.00

In addition to the application fee, the following fees also apply:

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed
A signed Affidavit is required with this application

Date of Application: 10 / 28 / 25
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Keys Property Holdings LLC

Diana Monteagudo

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

PO Box 371819 Key Largo, FL 33037

Mailing Address (Street, City, State and Zip Code)

305-453-0505

305-393-2271

constructall1@aol.com

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Keys Property Holdings LLC

Diana Monteagudo

(Name/Entity)

Contact Person

PO Box 371819 Key Largo, FL 33037

Mailing Address (Street, City, State and Zip Code)

305-453-0505

305-393-2271

constructall1@aol.com

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

14

9 & E 1/2 of lot 10 Amd Plat of Key Largo Park Key Largo

Block

Lot

Subdivision

Key

00526350-000000 & 00526340-000000

1645583 & 1645575

Real Estate (RE) Number

Alternate Key Number

14 Coconut Dr. Key Largo, FL 33037

100

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

Land Use District Designation(s): Improved Subdivision

Present Land Use of the Property: Vacant

Proposed Land Use of the Property: Residential Single Family

Total Land Area: 3,825

Pursuant to Section 102-186(b) of the Monroe County Land Development Code (LDC), the Director of Planning & Environmental Resources is authorized to grant the following variances:

- (1) Reduction of front or rear yard non-shoreline setback requirements, as provided in LDC Chapter 131, by up to ten (10) feet; and reduction of non-shoreline side yard setback requirements, as provided in LDC Chapter 131, by up to five (5) feet;
- (2) Reduction in the off-street parking requirements in LDC Chapter 114, Article III, by no more than 20%;
- (3) Reduction in the bufferyard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors in LDC Chapter 114, Article III, by no more than 10%;
- (4) Reduction in the total area of landscaping required for off-street parking and loading in LDC Chapter 114, Article III, by no more than 10%; and
- (5) Reduction in the loading/unloading space dimensional requirements in LDC Chapter 114, Article III.

Provide the standards required by the land development regulations: Front yard setback of 25 feet; Rear yard setback of 20 feet
 (i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: reduction of 10' for a front yard setback of 20 feet; reduction of 10 feet for a rear yard setback of 10 feet
 (i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:
The size of the lot would not allow for the development of a single family residence without granting of the applied for variance. The variance requested follows the spirit of the community as many of the homes have received the variance requested herein for their own property. The subject property contains a similar footprint and scale to that of the surrounding homes.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
Failure to grant the variance applied herein would restrict the applicant from the development of the subject property into a single family residence. The neighboring properties have been granted the variance being applied for here, failure to grant the variance would result in an exceptional hardship to the applicant.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

The variance being applied for keeps with the spirit of the neighboring properties. The property is to contain on-site parking

and will not create any increased public expense, create a threat to public health and safety, create a public nuisance or

cause fraud

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The subject property has a small size unlike the majority of properties in the IS district. As such, the setbacks

affecting the subject property render the property unable to be developed, thus, the subject property

has unique and peculiar circumstances which apply to the subject property and all other 50 x 51 lots

but does not apply to the typical lot found in the IS district.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

all 50x51 lots within the IS district have received a variance to the setbacks to allow for the

development of a single family residence. This variance does not seek for the applicant to receive

any special privilege not afforded to any other developed 50x51 lot within the IS district.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

The variance requested is the only way in which a single family residence can be constructed upon the site.

The variance is not based on disabilities, handicaps or health of the applicant or members of his family.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

The variance requested is the only way in which a single family residence can be constructed upon the site.

The variance is not based on the domestic difficulties of the applicant or his family.

8. The variance is the minimum necessary to provide relief to the applicant:

The variance being requested is the minimum necessary to provide for the construction of a single family residence.

The property was designed and engineered to request the minimum variation to the setback requirements while still providing a single family

residence that met all life safety, fire and building code requirements without the variance, the applicant will not be able to construct a single family residence

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- Complete administrative variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Boundary Survey, prepared by a Florida registered surveyor-three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Site Plan, prepared by a Florida registered architect, engineer or landscape architect- three (3) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e. concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- A list of names and mailing addresses of real property owners within a 600-foot radius of the subject property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600-foot radius, each unit owner must be included.

If applicable, the following items must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

* * * * *

Pursuant to LDC Section 102-186 (i), the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

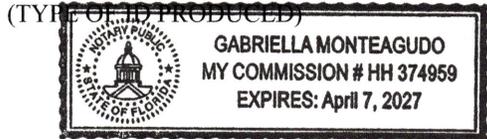
Signature of Applicant: [Handwritten Signature] Date: 10/28/25

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 28 day of Oct., 2025, by Diana Montegudo
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as identification.

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

Send complete application package to:

**Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, Florida 33050**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KEYS PROPERTY HOLDINGS LLC

Filing Information

Document Number	L20000227800
FEI/EIN Number	APPLIED FOR
Date Filed	07/30/2020
Effective Date	07/30/2020
State	FL
Status	ACTIVE

Principal Address

100410 OVERSEAS HWY
SUITE 102
KEY LARGO, FL 33037

Changed: 01/29/2025

Mailing Address

PO BOX 371819
KEY LARGO, FL 33037

Registered Agent Name & Address

MONTEAGUDO, JESUS
100410 OVERSEAS HWY
SUITE 101
KEY LARGO, FL 33037

Address Changed: 01/24/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

MONTEAGUDO, JESUS
100410 OVERSEAS HWY
SUITE 102
KEY LARGO, FL 33037

Title AMBR

MONTEAGUDO, DIANA
100410 OVERSEAS HWY
SUITE 102
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	02/08/2024
2025	01/29/2025

Document Images

01/29/2025 -- ANNUAL REPORT	View image in PDF format
02/08/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
02/14/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
07/30/2020 -- Florida Limited Liability	View image in PDF format

Prepared by and return to:

Wolfe Stevens PLLC
5800 Overseas Highway, Suite 3
Marathon, FL 33050
(305) 743-9858
File Number: 25-365
Will Call No.:

Parcel Identification No. 00526340-000000 & 00526350-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9th day of October, 2025 between Jerome B. Vincente and Jaime J. Affonso whose post office address is 920 NW 13th Ave, Boynton Beach, FL 33426 of the County of Palm Beach, State of Florida, grantor*, and Keys Property Holdings LLC, a Florida Limited Liability Company whose post office address is PO Box 371819, Key Largo, FL 33037 of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lots 9 and the Easterly 1/2 of Lot 10, Block 14, Amended Plat of Key Largo Park according to the plat thereof as recorded in Plat Book 3, Page 62, Public Records of Monroe County, Florida.

Parcel Number: 00526340-000000 & 00526350-000000

THE HEREIN DESCRIBED PROPERTY IS VACANT LAND AND NOT THE HOMESTEAD OF THE GRANTOR.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

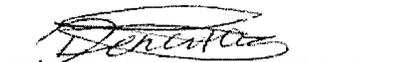
Signed, sealed and delivered in our presence:



Witness #1 as to Jerome
Printed Name: Miguel A. Ramirez
P.O. Address: 1336 Riverside Cir.
Wellington, FL 33414



Jerome B. Vincente



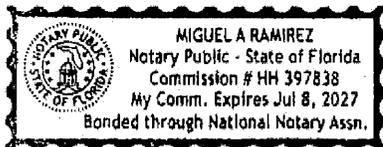
Witness #2 as to Jerome
Printed Name: Diana Paz
P.O. Address: 115 John F. Kennedy Dr.
Atlantis FL 33462

State of Florida
County of palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 07th day of october, 2025 by Jerome B. Vincente who are personally known or have produced drivers' licenses as identification.



[Seal]



Notary Public
Print Name: Miguel A. Ramirez
My Commission Expires: 07-08-2027

Signed, sealed and delivered in our presence:

T Bellamy

Witness #1 as to Jaime

Printed Name: THERESE BELLAMY

P.O. Address: 148 W WALNUT AVE
MT HOLLY, NC 28120

J Jaime
Jaime J. Affonso

P Bellamy

Witness #2 as to Jaime

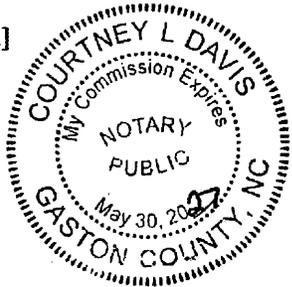
Printed Name: PHILIP BELLAMY

P.O. Address: 148 W WALNUT AVE
MT HOLLY NC 28120

State of NC
County of Gaston

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of October, 2025 by Jaime J. Affonso who are personally known or have produced drivers' licenses as identification.

[Seal]



Courtney L Davis
Notary Public
Print Name: Courtney L Davis
My Commission Expires: May 30, 2027

Monroe County, FL

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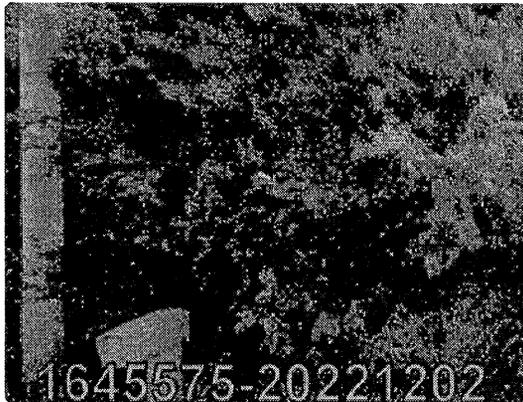
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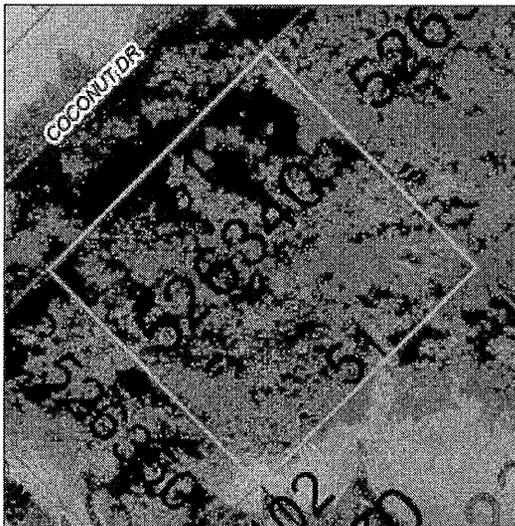
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Photos



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Monroe County, FL

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+ Market Land Value	\$66,938	\$65,264	\$65,264	\$65,264
= Just Market Value	\$67,027	\$65,353	\$65,360	\$65,368
= Total Assessed Value	\$23,946	\$21,769	\$19,790	\$17,991
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$67,027	\$65,353	\$65,360	\$65,368

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$65,264	\$0	\$89	\$65,353	\$21,769	\$0	\$65,353	\$0
2023	\$65,264	\$0	\$96	\$65,360	\$19,790	\$0	\$65,360	\$0
2022	\$65,264	\$0	\$104	\$65,368	\$17,991	\$0	\$65,368	\$0
2021	\$22,950	\$0	\$111	\$23,061	\$16,355	\$0	\$23,061	\$0
2020	\$22,950	\$0	\$118	\$23,068	\$14,868	\$0	\$23,068	\$0
2019	\$16,065	\$0	\$126	\$16,191	\$13,516	\$0	\$16,191	\$0
2018	\$12,154	\$0	\$133	\$12,287	\$12,287	\$0	\$12,287	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	1,275.00	Square Foot	25.5	50

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2006	2012	4 x 25	1	100 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/9/2025	\$115,000	Warranty Deed	2518196	3348	1548	99 - Unqualified	Improved		
9/13/2012	\$19,000	Warranty Deed		2591	771	05 - Qualified	Vacant		
8/1/1986	\$8,000	Warranty Deed		984	12	M - Unqualified	Vacant		
7/1/1981	\$40	Warranty Deed		836	347	U - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Permits, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 10/28/2025, 1:23:16 AM](#)

[Contact Us](#)

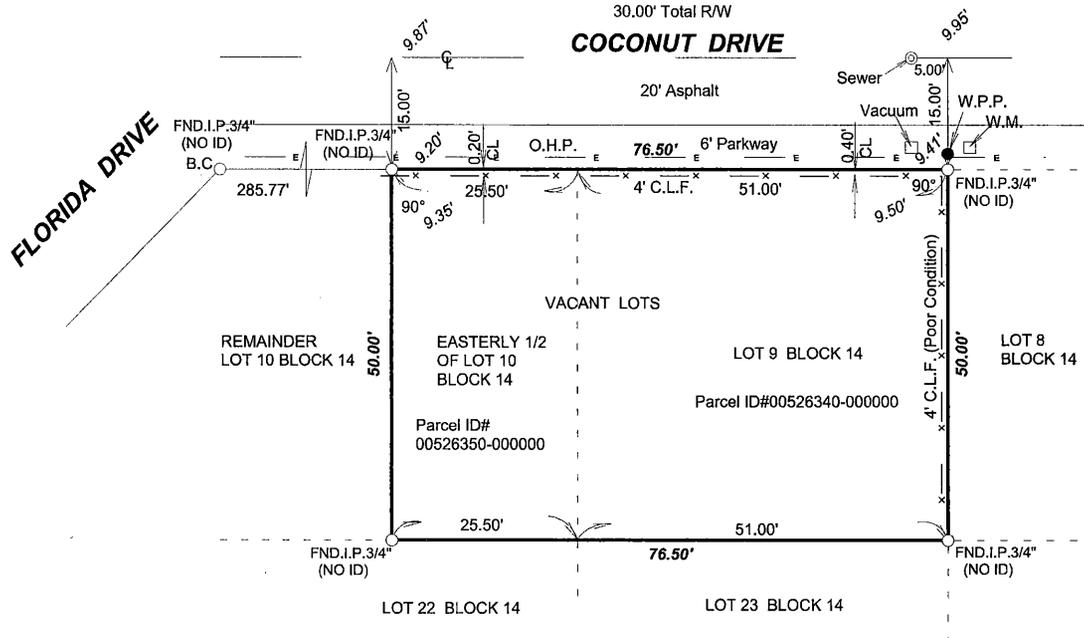
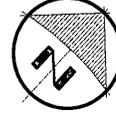
Developed by
 **SCHNEIDER**
GEO SPATIAL

FOR: KEYS PROPERTY HOLDINGS, LLC

PROP. ADDR: VACANT LOTS COCONUT DRIVE, KEY LARGO, FL 33037

LEGAL DESCRIPTION:

Easterly 1/2 of Lot 10 Block 14 "Amended Plat of Key Largo Park" Plat Book 3 Page 62 of Monroe County, Florida.
Parcel Identification No.: 00526350-000000
AND
Lot 9 Block 14 "Amended Plat of Key Largo Park" Plat Book 3 Page 62 of Monroe County, Florida.
Parcel Identification No.: 00526340-000000



Guillermo Guerrero

Digitally signed by Guillermo Guerrero
Date: 2025.09.25 13:11:16 -04'00'

CERTIFIED TO:

KEYS PROPERTY HOLDINGS, LLC

SURVEYOR'S NOTES:

- 1.) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
- 2.) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
- 4.) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5.) FENCE TIES ARE TO THE CENTER LINE OF THE SAME.
- 6.) WALL TIES TO THE FACE OF THE SAME.
- 7.) ELEVATIONS WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929) UNLESS OTHERWISE NOTED.
- 8.) THERE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.
- 9.) FENCE OWNERSHIP IS NOT DETERMINED

ABBREVIATIONS:

SWK= Sidewalk, CBS= Concrete Block Structure, CLF= Chain Link Fence, PL= Property Line, DUE= Drainage Utility Easement, IP= Iron Pipe, A/C= Air Conditioner Pad, P/C= Property Corner, D/H= Drilled Hole, W/F= Wood Fence, RES= Residence, CL= Clear, IR= Iron Rebar, UE= Utility Easement, CONC= Conc. Slab, R/W= Right of Way, DE= Drainage Easement, CL= Center Line, O= Diameter, TYP= Typical, M= Measured, R= Recorded, ENCR= Encroachment, COMP= Computer, ASPH= Asphalt, ND= Nail & Disc., S= 5/4, FFE= Finish Floor Elevation, OS= Offset, P/P= Power Pole, OHP= Overhead Powerline, WM= Water Meter, WPP= Wood Power Pole, E.M.= Electric Meter, M.F.= Metal Fence, P.F.= Plastic Fence, D.M.E.= Drainage Maintenance Easement, C.M.E.= Canal Maintenance Easement, L.M.E.= Lake Maintenance Easement, M.E.= Maintenance Easement, B.C.= Block Corner, P.C.= Point of Curvature, FND= Found, NO ID= No Identification.

AE (FLOOD ZONE INFORMATION)

ZONE: X COMM: 125129 PANEL: 12087C0931 SUFFIX: K DATE: 2-18-2005 BASE: N/A

NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE.

NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF ON THE CENTER LINE OF N/A PROPERTY LINE.

EASEMENT VIOLATIONS: YES NO
APPARENT VISIBLE ENCROACHMENTS: YES NO

COMMENTS:

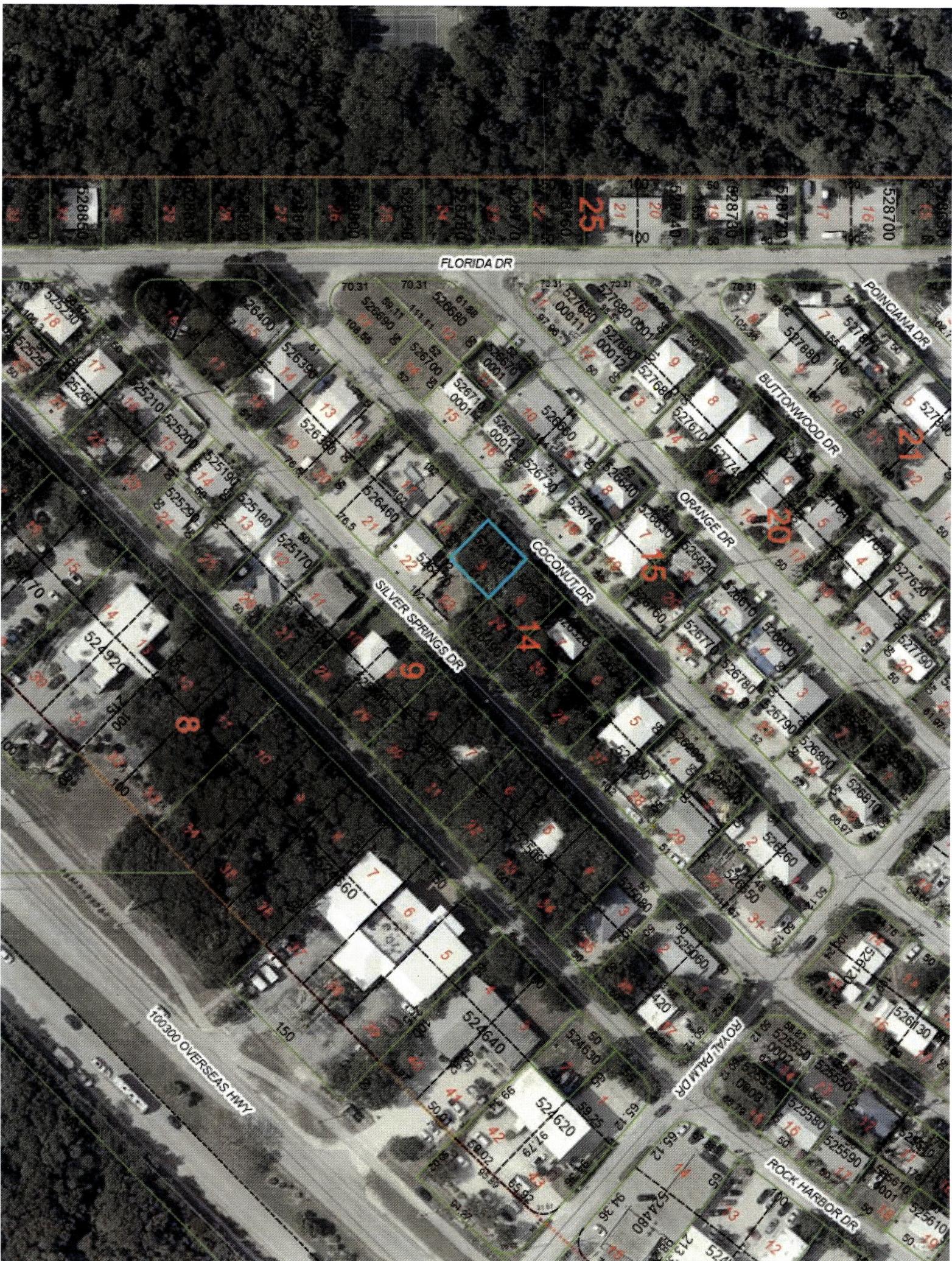
I hereby certify that the attached "BOUNDARY SURVEY" of the lands shown hereon are true and correct as surveyed and described by me, and in accordance with the Standards of Practice of the Florida Board of Professional Surveyors, pursuant to Chapter 472.027, Florida Statutes.

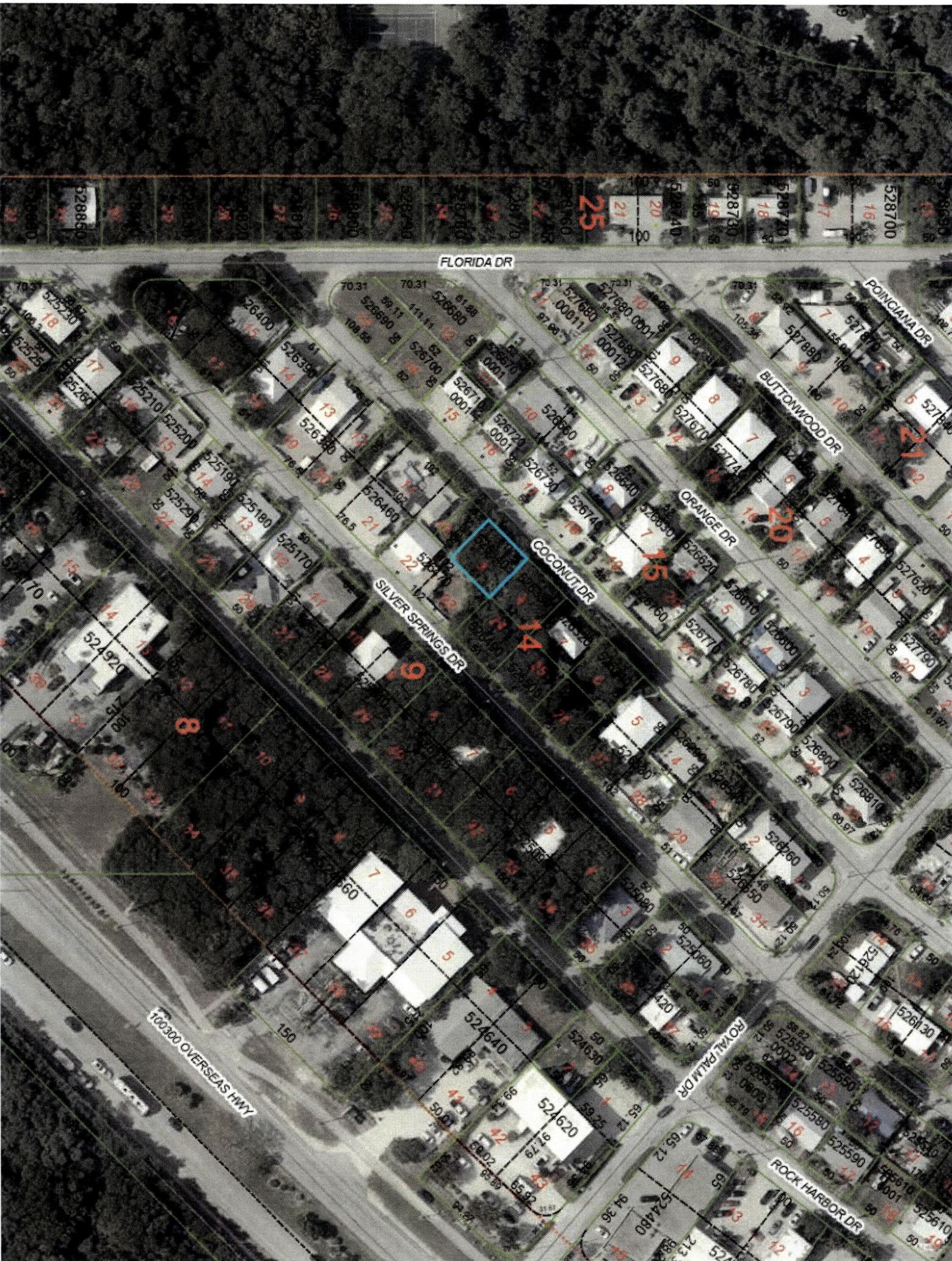
No. 6453
GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453

Note: Survey map, report or copies not valid without signature of the Surveyor. SHEET 1 OF 1









FLORIDA DR

POINCIANA DR

BUTTONWOOD DR

ORANGE DR

COCONUT DR

SILVER SPRINGS DR

ROYAL PALM DR

ROCK HARBOR DR

10300 OVERSEAS HWY

25

28

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