



# Boundary Survey

Sheet 1 of 2

## RECORDED LEGAL DESCRIPTION:

MONROE COUNTY O.R.B 2603, PG. 2464:

Lot 26, Block 2, Mandalay, according to the Plat thereof, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida. Part of Lot 8, of Geo. L. McDonald's Plat of Government Lots 5 and 6 and the Northwest Quarter (NW 1/4) of Section 5 and Lots 1 and 2 of Section 6, all in Township 62 South, Range 39 East, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida and MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at a point where the northeast boundary line of Lot 8 intersects the waters of the Atlantic Ocean. Thence northwesterly on said boundary line 1,000 feet, more or less, to the east line of the (old) FEC railroad right-of-way. Thence Southwesterly along said right-of-way line 110 feet. Thence Southeasterly and parallel to the northeast boundary line 1,000 feet, more or less, to the waters of the Atlantic Ocean. Thence northeasterly along the shoreline 110 feet to the point of beginning. BUT SAVE AND EXCEPT that certain 66-foot right-of-way deed to Monroe County for road purposes.

A portion of submerged land in the Straits of Florida in Section 6, Township 62 South, Range 39 East, Key Largo and fronting a Portion of Lot 8, according to MacDonald's plat of Government Lots 5 and 6 and the NW 1/4 of NW 1/4 of Section 5, Lots 1 and 2 of Section 6, Township 62 South, Range 39 East, recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, and more particularly described as follows: From the intersection of the dividing line between Lots 7 and 8 and the Southeasterly right of way line of FEC Railway (now State Road No.5), as shown on said plat, run south 44°22' East, a distance of 200 feet; thence south 46°26'20" West, a distance of 110.02 feet; thence North 44°22' West, a distance of 215.4 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 112 feet, more or less, to the point of beginning.

MONROE COUNTY O.R.B 2603, PG. 2458:

Lots 5, 6, 7 and 8 in Block 4, and Lot 28 in Block 2, and the Southwesterly 200 ft. of the Northeasterly 325 ft of Block 3, of MANDALAY, according to the plat thereof as recorded in Plat Book 1, at page 194, of the public records of Monroe County, Florida, and the last ten feet of Second Avenue adjacent to Lot 1, Block 4, MANDALAY, according to the Plat of MANDALAY.

Part B Parcel Commence at the most Northerly corner of Lot 8, Block 4 subdivision of Monroe County, Florida, as recorded in Plat Book 1, at page 194 of the public records of Monroe County, Florida, thence South 45 degrees 03'18" East along the Northeasterly lot line of said Lot 8 for 696.65 feet to a point on the historic shoreline, said point being the point of beginning, thence continue South 45 degrees 31'8" East for 6.10 feet to a point on the mean high water line, thence South 57 degrees 30'21" West for 6.88 feet; thence South 31 degrees 7'33" West for 24.82 feet; thence South 11 degrees 38'20" East for 16.32 feet; thence South 20 degrees 59'55" degrees East for 25.67 feet; thence South 40 degrees 46'38" East for 43.65 feet; thence South 41 degrees 59'59" East for 31.66 feet; thence South 39 degrees 5'53" East 34.85 feet; thence South 18 degrees 10'16" East 24.47 feet; thence South 35 degrees 38'36" West for 23.46 feet; South 42 degrees 23'02" West for 27.71 feet; thence South 18 degrees 49'28" West 11.04 feet; thence South 6 degrees 16'05" East 15.85 feet; thence South 39 degrees 48'13" East for 33.63 feet; thence South 40 degrees 19'04" East for 47.77 feet; South 40 degrees 02'22" East for 35.57 feet; thence South 32 degrees 0'06" West for 23.07 feet; thence South 6 degrees 50'07" West for 14.69 feet; thence North 82 degrees 16'07" West for 14.77 feet; thence North 23 degrees 23'35" West for 19.22 feet; thence North 43 degrees 26'05" West for 31.41 feet; thence North 46 degrees 52'09" West for 45.81 feet; thence North 42 degrees 16'40" West for 37.46 feet; thence North 41 degrees 43'24" West for 43.35 feet; thence North 41 degrees 5'59" West 26.27 feet; thence North 44 degrees 0'06" West for 18.47 feet to a point on a seawall, the preceding 22 courses are along the mean high water line (elevation +1.55 m g.a.d.); thence south 81 degrees 14'38" West for 2.95 feet; thence North 6 degrees 53'36" West for 6.06 feet; thence North 43 degrees 55'09" for 86.71 feet; thence North 41 degrees 46'03" West for 111.48 feet to a point on the historic shoreline, the preceding 22 courses are along the seawall; thence North 44 degrees 59'57" East along the historic shoreline for 81.39 feet to the point of beginning.

MONROE COUNTY O.R.B 2603, PG. 2467:

Part C Singleton Parcel

Parcel 1 Lots 5 and 2, Block 4, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, Page 194, among the Public Records of Monroe County, Florida; Together with a parcel of submerged land in Sec. 6, Twp. 62 South, Range 39 East, Key Largo, Florida, Monroe County, Florida, more particularly described as: From the Intersection of the dividing line between Lots 2 and 3, Block 4 with the Southeasterly side of East Second Street, all as shown on Plat of MANDALAY, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida, and Southwesterly along said dividing line, a distance of 150 feet to the most Easterly corner of a parcel heretofore conveyed to A.F. Nearly by Francis H.F. Deed No.22153 and the Point of Beginning of the Parcel herein after described; thence southeasterly along last described course and along the Southwesterly side of the Meade parcel, a distance of 250 feet; thence Southwesterly and parallel to the said Southeasterly side of East Second Street, a distance of 125.8 feet to the prolongation of the dividing line between Lot 1, Block 4, and Second Avenue, according to said Plat Book 1, Page 194; thence Northwesterly along said prolongation a distance of 250 feet to the most Southerly corner of said Lot 1, Block 4; thence Northeasterly along the Southeasterly side of Lots 1 and 2, a distance of 125.8 feet to the Point of Beginning.

Parcel 2

Established estate in favor of Canalls Holding Corp, created in that certain Lease Agreement dated November 12,1997 between Board of County Commissioners Monroe County, Florida, Lessor and Canalls Holding Corp., Lessee demises the following described lands: The last ten feet of Second Avenue adjacent to Lot 1, Block 4, MANDALAY, according to the Plat thereof as recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

Part D Family Parcel

Established land 125 feet wide and 250 feet in depth of the Southwesterly side of Block 3, said strip being 125 feet on East First Street, and 250 feet on Second Avenue, MANDALAY, according to the plat thereof recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida. Also described as: A strip of land 125 feet wide and 250 feet in depth of the Southwesterly side of Block 3, said strip being 125 feet on East First Street on East Second and East Avenue 250 feet on Second Avenue, MANDALAY, according to the plat thereof recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

Part E

A block of land in Block 3 of MANDALAY, a subdivision of Key Largo, according to the Plat recorded in Plat Book 1, at Page 194 Public Records, of Monroe County, Florida, said tract having a frontage of 100 feet on East First Street, according to the plat of MANDALAY, and a depth of 25 feet, and further described as the Northwesterly 95 feet of the Northeasterly 100 feet of the Southwesterly 225 feet of said Block 3. AND The Northwesterly 50 feet of the Northwesterly 175 feet, and the Northeasterly 50 feet of the Southwesterly 225 feet, Block 3 MANDALAY, a subdivision of Key Largo, according to the Plat recorded in Plat Book 1, 194 Public Records of Monroe County, Florida, less the Northwesterly 95 feet of the Northeasterly 100 feet of the Southwesterly 225 feet thereof said Block 3.

Part F Bennett Parcel

Lots 1, 2, 4, 5, 6, 7, 8, 30, 31, 32 and 33, Block 2, MANDALAY, according to the Plat thereof, as recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

Lots 1, 2, 4, 5, 6, 7, 8, 30, 31, 32 and 33, Block 2, MANDALAY, according to the Plat thereof, as recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

A portion of submerged land in the Straits of Florida in Section 6, Township 62 S, Range 39 E, Key Largo, Monroe County, Florida, more particularly described as follows:

From the intersection of the dividing line between Lots 2 and 3, in Block 4 with the Southeasterly side of East Second Street, all as shown on Plat of MANDALAY, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida, run Southeasterly along said dividing line between Lot 2 and 3 a distance of 150 feet to the most Southerly corner of said Lot 3 and the Point of Beginning of the parcel hereinafter described; thence continue Southeasterly along last described course a distance of 250 feet, thence Northeasterly and parallel to the said Southeasterly side of East Second Street a distance of 100 feet to the Southeasterly prolongation of the dividing line between Lots 4 and 5 of said Block 4; thence Northwesterly along said prolongation of the dividing line between Lots 4 and 5 a distance of 250 feet to the most Easterly corner of said Lot 4; thence Southwesterly along the Southeasterly side of said Lots 3 and 4 a distance of 100 feet to the point of beginning.

MONROE COUNTY O.R.B 2603, PG. 2458:

Lots 3 and 4 in Block 4 of Mandalay, according to the Plat thereof as recorded in Plat Book 1, at Page 194 of the Public Records of Monroe County, Florida.

A parcel of submerged land in the Straits of Florida Section 6, Township 62 S, Range 39 E, Key Largo, Monroe County, Florida; more particularly described as follows:

From the intersection of the dividing line between Lots 2 and 3, in Block 4 with the Southeasterly side of East Second Street, all as shown on Plat of Mandalay, recorded in Plat Book 1, at Page 194, Public Records of Monroe County, Florida, run Southeasterly along the said dividing line between Lots 2 and 3 a distance of 150 feet to the most Southerly corner of said Lot 3 and the Point of Beginning of the Parcel hereinafter described; thence continue Southeasterly along the last described course a distance of 250.00 feet; thence Northeasterly and parallel to the said Southeasterly side of East Second Street a distance of 100 feet to the Southeasterly prolongation of the dividing line between Lots 4 and 5 of said Block 4; thence Northwesterly along said prolongation of the dividing line between Lots 4 and 5 a distance of 250.00 feet to the most Easterly corner of said Lot 4; thence Southwesterly along the Southeasterly side of said Lots 3 and 4 a distance of 100 feet to the Point of Beginning.

MONROE COUNTY O.R.B 2825, PG. 1966:

Lot 29, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 3219, PG. 2278:

Lots 9 and 10 less the Northwesterly 15 feet, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 2935, PG. 0079:

Lots 11 and 12, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 2865, PG. 2167:

Lots 15 and 16, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 2802, PG. 1877:

Lot 27, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 1748, PG. 2003:

Lot 36, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

## PROPOSED LEGAL DESCRIPTIONS:

Portion of Second Street: "RIGHT-OF-WAY DEDICATION"

That portion of Second Street extending over and across the Southwesterly 20.40 feet of Lot 1 Block 4, to the centerline of East Second street, of "MANDALAY", according to the plat thereof, as recorded in Plat Book 1, Page 194, of the Public Records of Monroe County, Florida. Said portion of Second Street being bounded on the North by the existing centerline of East Second Street and the Southwesterly Lot line of Block 4, of MANDALAY, according to the plat thereof, as recorded in Plat Book 1, Page 194, of the Public Records of Monroe County, Florida, bounded on the South by a line 20.40 feet Southerly and parallel to the Southwesterly boundary line of said Block 4, bounded on the West by the Centerline of East Second Street, bounded on the East by a line 26.90 feet Easterly and parallel to the Southerly line of said Lot 1. Containing approximately 4,119 sq.ft.

Submerged Lands:

A parcel of Submerged Lands in Sec. 6, Township 62 South, Range 39 East, Key Largo, Florida, Monroe County, Florida more particularly described as follows: Commence at the most Southwesterly corner of Lot 1, Block 4 of Mandalay, Plat Book 1, Page 94 of Monroe County official records, said point also being on the existing Right of way line of Second Street as per Mandalay, Plat Book 1, Page 94 of Monroe County official records, thence Southwesterly along said right of way line for a distance of 150.00 to the most Southwesterly corner of Lot 1, Block 4 of Mandalay, Plat Book 1, Page 94 of Monroe County official records, thence along continue Southwesterly along the prolongation of the last described line for a distance of 26.90 feet to a point, said point also being the Point of Beginning for herein described parcel, the following courses are along the observed mean high water line; thence continue S46°45'15"W a distance of 1.74'; thence continue S25°26'53"E a distance of 10.92'; thence continue S49°44'49"W a distance of 3.05'; thence continue N49°47'46"W a distance of 16.73'; thence continue N49°17'11"W a distance of 9.37'; thence continue N57°16'04"W a distance of 12.61'; thence continue N40°34'36"W a distance of 25.99'; thence continue N55°24'15"W a distance of 20.86'; thence continue N49°59'00"W a distance of 23.72'; thence continue N39°16'44"W a distance of 6.84'; thence continue N60°28'39"W a distance of 7.94'; thence continue N33°08'25"W a distance of 4.86'; thence continue N54°22'05"W a distance of 15.46'; thence continue N26°12'52"W a distance of 13.12'; thence continue N87°51'27"W a distance of 10.62'; thence continue N63°18'29"W a distance of 12.82'; thence continue N43°55'37"W a distance of 10.25'; thence continue N45°10'08"E a distance of 7.20'; thence continue S44°49'52"E a distance of 9.33'; thence continue N45°10'08"E a distance of 20.40' to said point of beginning, said lands lying and being in Monroe County, Florida, containing 0.06 acres more or less.

## Location Sketch N.T.S.



## Legal Description for Area to be rezoned

Commence at the intersection of East 2nd Street and 1st Avenue as per the plat map MANDALAY, as according to the plat thereof as recorded in Plat Book 1, at page 194, of the public records of Monroe County Florida Thence; run S44°22'00"W for a distance of 150', to the POB Thence; continue S44°22'44"W for a distance of 425.77' Thence; run N45°38'00"W for a distance of 300' Thence; run N44°22'00"E for a distance of 425.49' Thence; run S45°41'15"E for a distance of 300' to the Point of Beginning, all lying and be in Monroe County Florida.

RECEIVED  
DEC 31 2025  
2026-268  
MONROE CO. PLANNING DEPT.

## Property Information

PROPERTY ADDRESS:  
97601 Overseas Highway, Key Largo, Florida  
97625 Overseas Highway, Key Largo, Florida  
97645 Overseas Highway, Key Largo, Florida  
97665 Overseas Highway, Key Largo, Florida  
81 East Second Street, Key Largo, Florida  
36 East Second Street, Key Largo, Florida  
28 East First Street, Key Largo, Florida  
34 East First Street, Key Largo, Florida  
32 East First Street, Key Largo, Florida  
30 East First Street, Key Largo, Florida

ELEVATION INFORMATION  
National Flood Insurance Program  
FEMA Elev. Reference to NGVD 1988  
Comm Panel 125129  
Panel # 0929  
Firm Zone: "AE", "VE"  
Date of Firm: 02-18-2005  
Base Flood Elev. 8.00', 9.00', 10.00', 11.00', 14.00'  
F.Floer Elev. N/A  
Garage Elev. N/A  
Suffix: "K"  
Elev. Reference to NGVD 1929

CERTIFIED ONLY TO:  
My Family Trust

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described it is not a certification of Title, Existing Easements, or Privileges of easements. ABSTRACT NOT REVIEWED
- #13 There may be additional Easements not shown on this survey that may be found in the Public Records of said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded interests, if any affecting this property.
- #14 Accuracy: The expected use of land, as classified in the Standards of Practice (S.P.7) (2024), is considered. The minimum relative distance accuracy for this type of boundary survey is 1:10 feet in 10,000 feet, the necessary accuracy by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and/or footing that may cross beyond the boundary line of the parcel described are not shown herein.
- #16 Not used: method not applicable and original use of a utility Located Surveyor and Mapper, addition or deletion to survey maps or reports to reflect use of the signing party's parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 Underground utilities are not depicted herein, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be certified in any manner from utility show sheets.
- #19 Ownership subject to Opinion of Title.
- #20 The location of said Flood Zone lines shown herein are an approximation, based on the FEMA Flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

JOB # 25-990  
DATE 09-12-2025  
PB 1-194 Mon.



Professional Surveyors & Mappers LB 7498  
13050 S.W. 133rd Court  
Miami Florida, 33186  
E-mail: afaco@bellsouth.net  
Ph: (305) 234-0588

Surveyors Notes:

- #1 Land Show Sheets were not abstracted for Easement and/or Right of Way Records. The Easement Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Monroe County Public Works Dept. Name: 1-275; Elev: 8.52 N.A. V.D. 88
- #3 Bearing or Shows herein are Based upon South Dime Highway, N49°10'08"E
- #4 Please See Abstraction
- #5 Drawn by: B. Evans
- #6 Date: 09-12-2024 09-12-2025
- #7 Completed Survey Field Date: 10-01-2024 09-12-2025
- #8 Date No. 2025, Station Surveying Station
- #9 See Rev. info.
- #10 General Building setback line not determined

This certifies that the survey of the property described herein was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 55-17.002 of Florida Administrative Code, pursuant to Section 475.027, Florida Statutes.

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