

R/W PER F.D.O.T. RIGHT OF WAY MAP SECTION 90550-2612, DATED 1/26/73

RADIUS=984.84'
ARC=66.04'
DELTA=03°50'31"

LEGAL DESCRIPTION:
A parcel of land, located in Section 27, Township 67 South, Range 25 East lying in Monroe County, Florida, being a portion of Parcels A and B as described in Official Record Book 1490, Page 291 of the Monroe County Clerk's Office, more particularly described as follows: Commence at the intersection of the centerline of the right of way of Jr. College Road (80 foot wide right of way) and the extension of the south line of Parcel A, T.I.I.F. Deed No. 19725, said point having a coordinate of Northing = 88,136.59, Easting = 250,642.25 (Florida State Plane Coordinate System, East Zone, North American, 1927); thence North 60°18'48" West a distance of 187.07 feet; thence North 29°41'12" East a distance of 62.72 feet; thence North 63°29'57" West a distance of 273.45 feet to the Point of Beginning, having a coordinate of Northing = 89187.55, Easting = 250711.93 (Florida State Plane Coordinate System, East Zone, North American, 1927); thence S 42°25'28" W for a distance of 90.28 feet to a point; thence N 56°48'21" W for a distance of 483.59 feet to a point; thence S 74°48'17" W for a distance of 80.26 feet to a point; thence N 44°48'54" W for a distance of 269.09 feet to a point; thence N 13°18'48" E for a distance of 22.30 feet to a point; thence N 52°02'28" W for a distance of 197.60 feet to a point on the mean high water line established on 10/22/97 being elevation 0.87 NGVD 29; continuing along said mean high water line the following fifteen (15) courses and distances:

1. N 35°51'19" E for a distance of 11.24 feet to a point;
2. thence N 44°24'02" E for a distance of 53.87 feet to a point;
3. thence N 48°24'58" E for a distance of 57.44 feet to a point;
4. thence N 54°06'19" E for a distance of 50.90 feet to a point;
5. thence N 38°35'30" E for a distance of 65.87 feet to a point;
6. thence S 48°09'35" E for a distance of 91.13 feet to a point;
7. thence S 38°59'41" E for a distance of 60.09 feet to a point;
8. thence S 36°00'19" E for a distance of 47.19 feet to a point;
9. thence S 43°20'39" E for a distance of 54.37 feet to a point;
10. thence S 47°46'35" E for a distance of 49.43 feet to a point;
11. thence S 48°44'52" E for a distance of 50.63 feet to a point;
12. thence S 52°27'00" E for a distance of 38.56 feet to a point;
13. thence S 49°33'19" E for a distance of 54.40 feet to a point;
14. thence S 47°02'34" E for a distance of 53.44 feet to a point;
15. thence S 58°48'59" E for a distance of 48.65 feet to a point to a point on the wet face of a concrete seawall;

continuing along said wet face of a concrete seawall the following five (5) courses and distances:

1. N 36°11'59" E for a distance of 64.22 feet to a point;
2. thence S 53°03'54" E for a distance of 56.64 feet to a point;
3. thence S 35°36'04" W for a distance of 81.19 feet to a point;
4. thence S 53°51'22" E for a distance of 99.21 feet to a point;
5. thence S 36°28'32" E for a distance of 4.23 feet to a point on said mean high water line;

continuing along said mean high water line the following four (4) courses and distances:

1. S 54°48'44" E for a distance of 45.39 feet to a point;
2. thence S 59°11'32" E for a distance of 52.48 feet to a point;
3. thence S 55°41'37" E for a distance of 53.84 feet to a point;
4. thence S 40°25'28" W for a distance of 30.20 feet to a point; thence S 49°34'32" E for a distance of 35.98 feet to a point; thence S 40°25'28" W for a distance of 30.20 feet to the POINT OF BEGINNING

Containing 4.35 acres of land, subject to any and all Easements and Rights of Way of record.

**PARCEL E
MONROE COUNTY
DETENTION CENTER**

SURVEYOR NOTES

THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AND ADDITIONALLY BASED ON AND REFERENCED TO THE MAP OF BOUNDARY SURVEY COMPLETED BY MORGAN & EKUND, INC., TITLED "A BOUNDARY AND TOPOGRAPHIC SURVEY FOR SUNSET VENTURES OF KEY WEST, INC.", WITH A DATE OF SURVEY "07/31/01". NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPANCY LINES.

THE LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.05'.

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 672 4527 F TIDAL-P.I.D. AA1629. ELEVATION = 10.05' (NGVD 1929).

ALL FIELD DATA WAS ACQUIRED BETWEEN 09/02/2014 - 09/11/2014.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED: 
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

- SYMBOL LEGEND:**
-  BENCHMARK
 -  CATCH BASIN
 -  CONCRETE UTILITY POLE
 -  SANITARY CLEANOUT
 -  SANITARY MANHOLE
 -  WATER VALVE
 -  WOOD UTILITY POLE
 -  SPOT ELEVATION (TYPICAL)

**PARCEL A
T.I.I.F. DEED No. 19725**

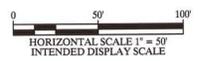
POINT OF BEGINNING

NORTHING = 89187.55
EASTING = 250711.93
(FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN, 1927)

POINT OF COMMENCEMENT

INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF JR. COLLEGE ROAD (80 FOOT WIDE RIGHT OF WAY) AND THE EXTENSION OF THE SOUTH LINE OF PARCEL A, T.I.I.F. DEED NO. 19725, SAID POINT HAVING A COORDINATE OF NORTHING = 88,136.59, EASTING = 250,642.25 (FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN, 1927)

**PARCEL A
T.I.I.F. DEED No. 19725**



- TOGETHER WITH:
- ① NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC AND PRIVATE UTILITIES AS RESERVED IN WARRANTY DEED DATED JULY 31, 1990 IN O.R. BOOK 1139, PAGE 2378, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
 - ② NON-EXCLUSIVE EASEMENT FOR THE ENCROACHMENT OF PUBLIC AND PRIVATE UTILITIES ON THE PUBLIC RIGHT OF WAY AS DESCRIBED IN EASEMENT AGREEMENT DATED FEBRUARY 2, 1999, RECORDED FEBRUARY 3, 1999, IN O.R. BOOK 1559, PAGE 134; AS AFFECTED BY INDENTURE RECORDED IN O.R. BOOK 1519, PAGE 1872, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
 - ③ NON-EXCLUSIVE ACCESS AND PARKING EASEMENT AGREEMENT AS DESCRIBED IN EASEMENT AGREEMENT DATED NOVEMBER 7, 2000, RECORDED JANUARY 14, 2001 IN O.R. BOOK 1671, PAGE 1722, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

REVISION 1:	ADDITIONAL ELEVATIONS
REVISION 2:	

**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@gmail.com

TOPOGRAPHIC SURVEY
- EXISTING SITE ELEVATIONS OF SUNSET MARINA -
5555 COLLEGE ROAD, KEY WEST, MONROE COUNTY, STATE OF FLORIDA
CERTIFIED TO: SUNSET MARINA, LLC

DATE: 09/22/2014	SURVEY BY: EAI	PROJECT: SUNSET TOPO
REVISION: 10/01/2014	DRAWN BY: MPB	H. SCALE: 1"=50'
BOOK:	CHECKED BY:	SHEET 1 OF 1