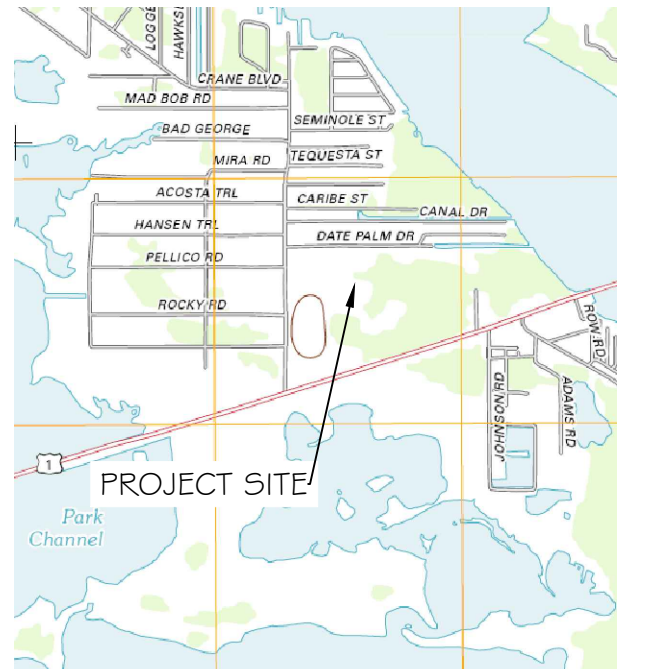
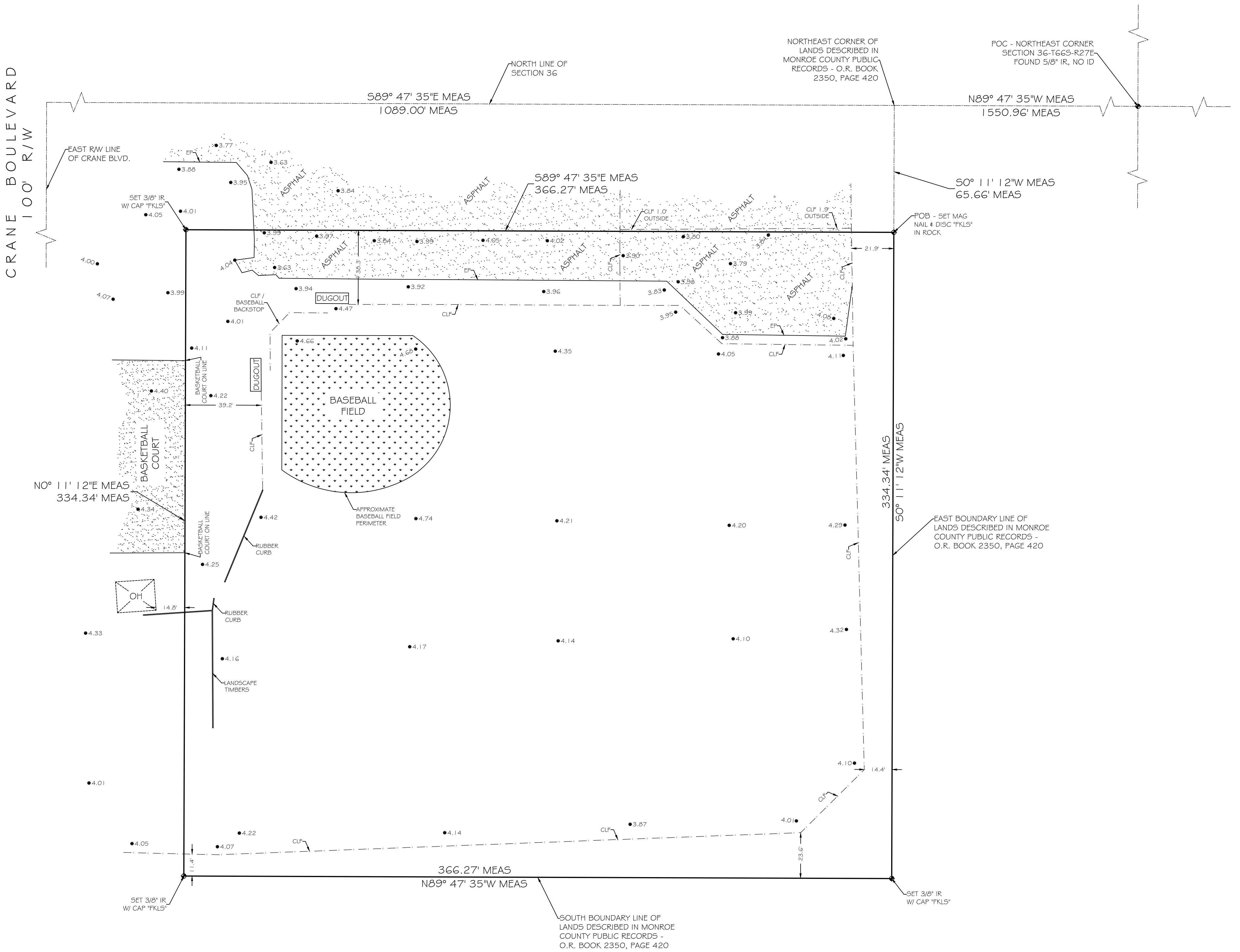
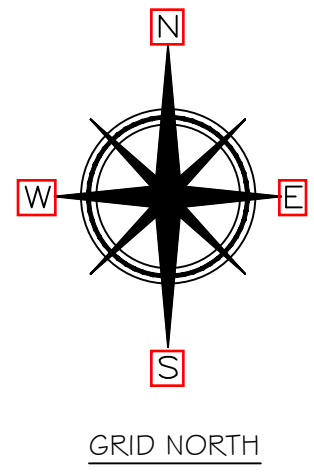


# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 36-T665-R27E



**SYMBOL LEGEND:**

- BENCHMARK
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GUY WIRE
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- WELL TEST STATION
- WOOD UTILITY POLE

**LEGAL DESCRIPTION - (AUTHORED BY THE UNDERSIGNED)**

A part of Government Lot 2, Section 36, Township 66 South, Range 27 East, Sugarloaf Key, Monroe County, Florida, being more particularly described as follows:

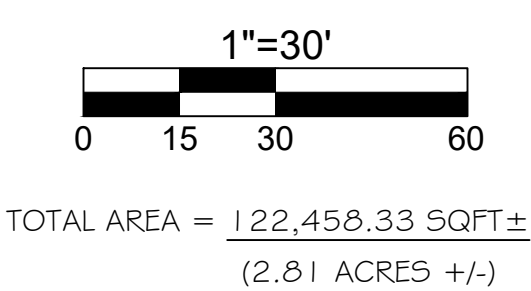
COMMENCING at the Northeast corner of said Section 36, thence N89°47'35"W along the North line of the said Section 36 for a distance of 1550.96 feet to the Northeast corner of lands described in Official Records Book 2350, at Page 420 of the Public Records of Monroe County, Florida, said point bearing 589°47'35"E along the said North line of Section 36 a distance of 1089.00 feet measured from the East Right of Way line of Crane Boulevard; thence 50°0'11'12"W along the East boundary line of the said lands described in Official Records Book 2350, at Page 420 of the Public Records of Monroe County, Florida, for a distance of 65.66 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue 50°11'12"W along the previously described course for a distance of 334.34 feet to the Southeast corner of lands described in Official Records Book 2350, at Page 420 of the Public Records of Monroe County, Florida; thence N89°47'35"W along the South boundary line of the said lands described in Official Records Book 2350, at Page 420 of the Public Records of Monroe County, Florida, for a distance of 366.27 feet to a point; thence N00°11'12"E for a distance of 334.34 feet to a point; thence 589°47'35"E for a distance of 366.27 feet back to the Point of Beginning. Said parcel of land contains 122,458.33 square feet, more or less.

**SURVEYORS NOTES**

1. 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 (0901).
2. 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).
3. ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
4. ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
5. BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION G 272, P.1.D. AAO153, ELEVATION 3.31' NGVD 1929.
6. SPOT GRADE ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
7. ADDRESS: 255 CRANE BOULEVARD, SUGARLOAF KEY, FL 33042.
8. FLOOD ZONE CLASSIFICATION: COMMUNITY NO.: 125129; MAP NO.: 12087C-1292K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION: AE 11, ELEVATIONS ARE REFERENCED TO NGVD29 DATUM.
9. ALL FIELD WORK WAS COMPLETED BETWEEN JUNE 10, 2018 & JUNE 26, 2018.
10. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES 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. UTILITIES SHOWN ON SURVEY WERE HEAVILY DAMAGED FROM HURRICANE IRMA AND WERE IN DISREPAIR AT THE TIME OF SURVEY.
11. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

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.

BB = BACKLASH PREVENTER	GV = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = ROUND OIL	HO = HOSE END	POB = POINT OF BEGINNING
C 4 x 4 = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PSM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IS = IRON SPOKE	RM = RIGHT OF WAY
CC = CENTERLINE	L = LAMP	SD = SANITARY DRAIN
CL = CHAINLINK FENCE	LS = LAMP SOCKET	SE = SEWER CLEAN-OUT
CLP = CONCRETE PAVEMENT	MS = MASONRY	SW = SIDE WALK
CONC = CONCRETE	MSL = MEAN SEA LEVEL	TM = TEMPORARY BENCHMARK
COP = CONCRETE POWER POLE	NA = NATIONAL ADJUSTMENT	TO = TOP OF BANK
COV = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOC = TOP OF CURVE
CPA = CENTERLINE ANGLE	NS = NOT TO SCALE	TS = TYPICAL SIGN
DEAD = DRAINAGE EASEMENT	OP = OVERPASS	UT = UTILITY TANK/BLIND
EL = ELEVATION	OPC = POINT OF CURVE	W = WOOD
EP = EASEMENT	OPR = POINT OF BEGINNING	WV = WATER VALVE
EP = EASEMENT	OPR = POINT OF BEGINNING	WV = WATER VALVE
EP = EASEMENT	OPR = POINT OF BEGINNING	WV = WATER VALVE



NOTE: LEGAL DESCRIPTIONS HAVE 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 ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HAZARDS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

**MAP OF BOUNDARY SURVEY**  
255 CRANE BOULEVARD, SUGARLOAF KEY  
MONROE COUNTY, STATE OF FLORIDA

**FLORIDA KEYS LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@gmail.com

CERTIFICATION -  
The School Board of Monroe County Florida;

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 1117, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: \_\_\_\_\_  
ERIC A. ISAACS, 505 #6753, PROFESSIONAL SURVEYOR AND MAPPER, L#4747

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

DATE: 07/17/2018	SURVEY BY: EA	PROJECT: MCSB-255 CRANE
REVISED: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=30'
JOB NO.: 18-252	CHECKED BY:	SHEET 1 OF 1