

## L E G A L   D E S C R I P T I O N

A parcel of land and water in a part of Section 5, Township 66 South, Range 33 East, on Coco Plum Beach and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 1, Block 5 of COCO PLUM BEACH, as recorded in Plat Book 4, at Page 166 of the public Records of Monroe County, Florida, bear West 615.00' feet to the POINT OF BEGINNING of the Parcel of land and water hereinafter described:

thence bear North. 242.75' feet; thence bear East 87 degrees and 43 minutes 115.08 feet; thence bear South 247.34 feet; thence bear West 115.00' feet back to the POINT OF BEGINNING.

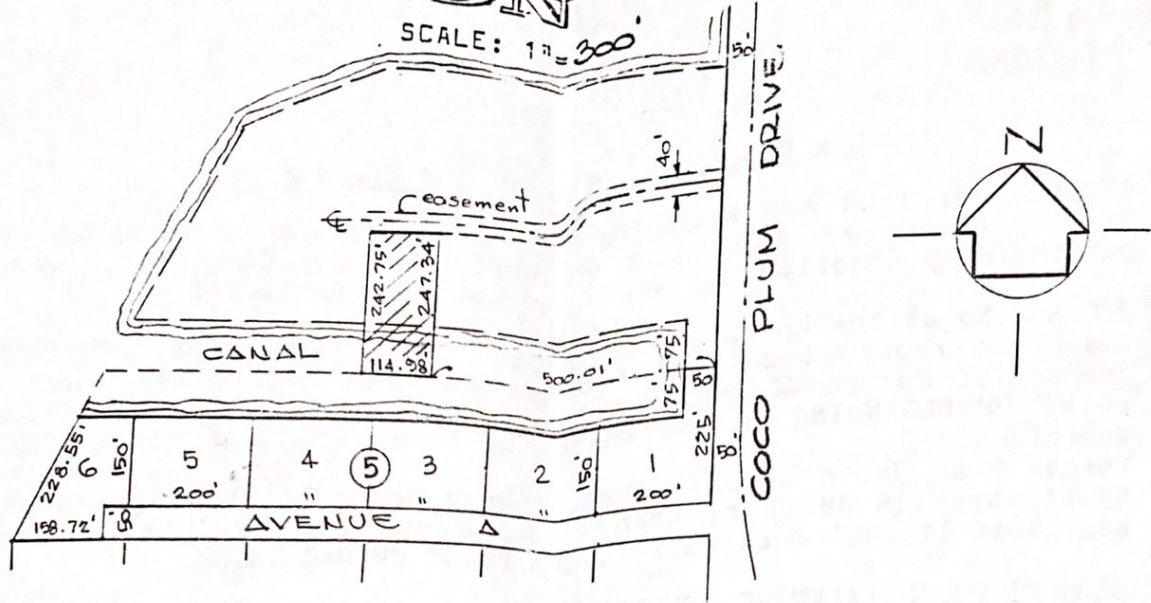
SUBJECT TO AN EASEMENT RECORDED IN OFFICIAL RECORD BOOK 529, PAGE 317 OF MONROE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

A forty foot strip of land in a part of Section 4; Section 5, Township 66 South, Range 33 East, and being more particularly described by metes and bounds as being 20.00' feet each side of the following described centerline: Commencing at the Northeast corner of Lot 1, Block 5 of "COCO PLUM BEACH", as recorded in Plat Book 4, at Page 166 of the Public Records of Monroe County, Florida, Bear North along the West right-of-way line of Coco Plum Drive, 320.00' feet to the POINT OF BEGINNING, of the centerline of a forty foot strip of land hereinafter described; from said POINT OF BEGINNING, bear West 200.00' feet to a point of curve, said curve having a central angle of 39 degrees, 30 minutes and 00 seconds and a radius of 100.00' feet; thence along said curve in a southwesterly direction and deflecting to the left, 68.94' feet to a point of compound curve said curve having a central angle of 37 degrees and 13 minutes and a radius of 100.00' feet; thence along said curve in a southwesterly direction, 64.96' feet to a point of Tangent; thence bear South 87 degrees and 43 minutes West, 300.81 feet; thence bear South 71 degrees and 00 minutes West, 300.81 feet; thence bear South 71 degrees and 00 minutes West 101.80' feet, to the end of the aforesaid 40 foot easement, thus ending this description.

### SURVEYOR'S NOTES:

The attached "SKETCH OF SURVEY" has being based on the above Legal Description furnished by client.

# LOCATION SKETCH



For

Mr. Luis & Jorge Torres

**MARIO PRATS JR. & ASSOCIATES, INC.**

LAND SURVEYORS - LAND PLANNERS

10504 S.W. 4th. Street  
Miami, Florida 33174  
551-6000

I HEREBY CERTIFY: that the "SKETCH OF SURVEY", represents the above described property and it was completed under my supervision and/or direction, to the best of my knowledge and belief, and it also meets or exceeds the Minimum Technical Standards, set forth by THE FLORIDA BOARD OF LAND SURVEYORS, pursuant to Section 472.027, Florida Statutes.

**SURVEYOR'S NOTES:**

- 1) Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
- 2) Location and identification of utilities and/or adjacent to the property were not secured as such information was not requested.
- 3) Ownership is subject to OPINION OF TITLE

J.N. 1150  
F.B. (File)  
Date: Jan. 21, 1987

*(Signature)*  
Mario Prats Jr.  
Professional Land Surveyor No. 3332  
State of Florida.

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

J.N. 1150

