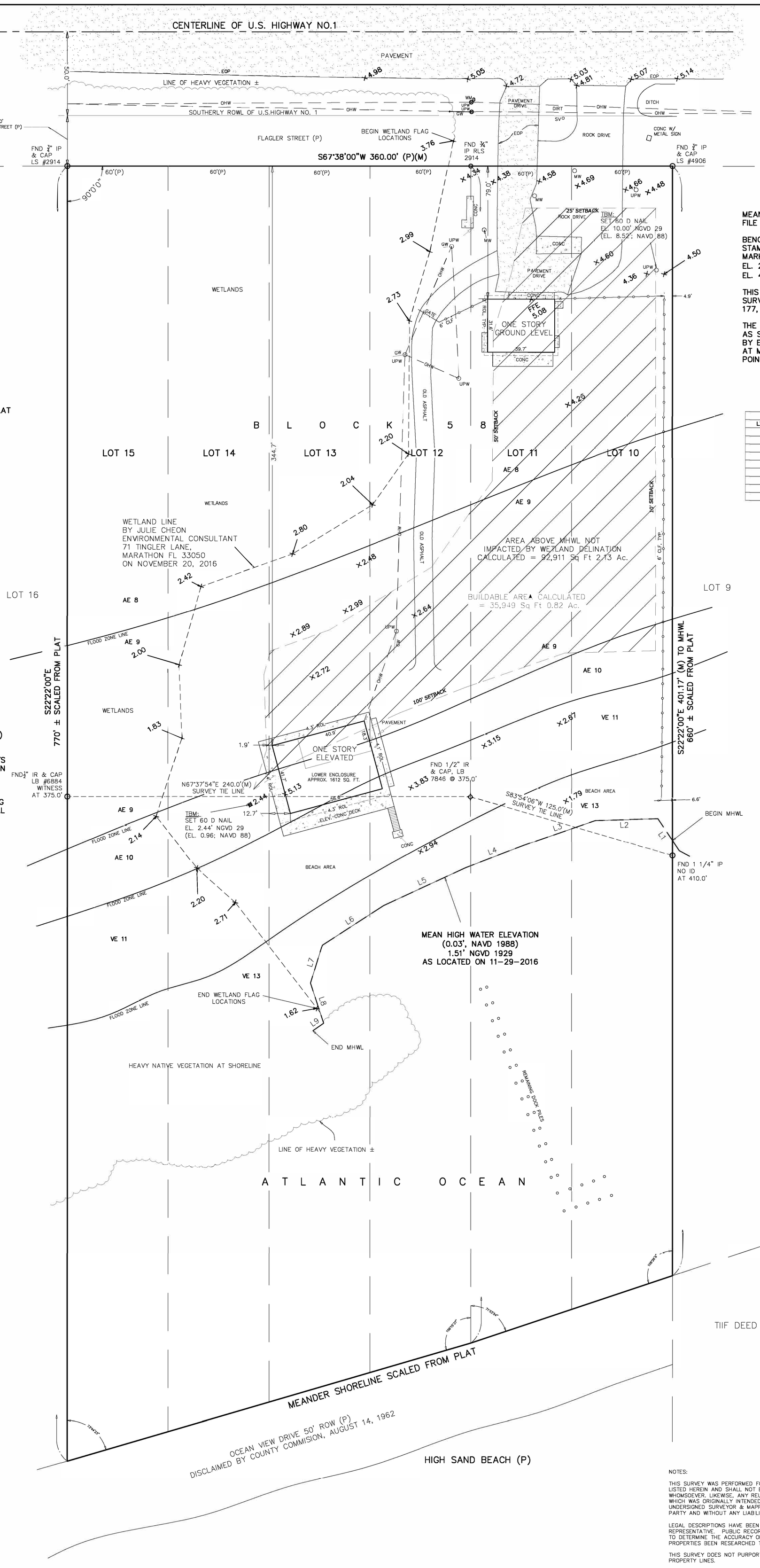

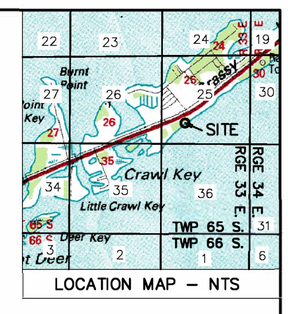

LOCATION MAP – NTS

MEAN HIGH WATER SURVEY
FILE NUMBER IS 6337

BENCHMARK USED: PID AA0347
STAMPING: Z 277 1966
MARK LOGO: CGS
EL. 2.55', NAVD88
EL. 4.03', NGVD29

THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES

THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 7073

BEARING BASE:
S67°38'00"W ON THE SOUTH R/W OF FLAGLER STREET – ASSUMED FROM PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
57468 OVERSEAS HIGHWAY
GRASSS KEY, MARATHON 33050

AND

ADDRESS:
57478 OVERSEAS HIGHWAY
GRASSS KEY, MARATHON 33050

ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

ELEVATIONS SHOWN AS (X.XX) REFER TO NAVD88 VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29 AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP –
COMMUNITY NO.: 120681
MAP NO.: 12087C–1164K
MAP DATE: 02–18–05
REVISED EFFECTIVE DATE: 02–18–05
THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN –
FLOOD ZONES: AE (EL 8), AE (EL 9), AE (EL 10), VE (EL 11) AND VE (EL 13)

HORIZONTAL & VERTICAL MEASUREMENTS WERE OBTAINED USING A TOTAL STATION & TDS RANGER DATA COLLECTOR.

VEGETATION LINE SCALED FROM AERIAL PHOTO OBTAINED FROM WWW.LABINS.ORG DATED 2015 SHOWN FOR INFORMATIONAL PURPOSES ONLY

MHW LINE TABLE		
LINE	LENGTH	BEARING
L1	15.64	N56°08'39"W
L2	37.15	S66°07'02"W
L3	45.02	S48°31'03"W
L4	37.29	S46°31'12"W
L5	53.61	S42°51'39"W
L6	43.43	S34°40'41"W
L7	23.56	S05°06'17"E
L8	25.05	S40°29'24"E
L9	7.90	S32°38'14"W

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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 ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION: ADDED CLIENT REQUESTED SETBACKS & CALCULATED BUILDABLE AREA – 08/10/17 – INV. #17080808 – KMK

LEGAL DESCRIPTION –

Lots 10, 11, 12, 13, 14 & 15, Block 58, CRAIN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 1, Page 51, of the Public Records of Monroe County, Florida.

CERTIFIED TO –

HJ3, Inc., a Florida Corporation

SCALE:	1"=30'
FIELD WORK DATE	11/29/16
REVISION DATE	08/10/17
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RER
INVOICE #:	16111404A

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 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 – 1348
FAX (305) 872 – 5622

MAP OF BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER LINE SURVEY
LOTS 10, 11, 12, 13, 14 & 15
BLOCK 58
CRAIN'S SUBDIVISION

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.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C = CALCULATED
C&G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CBRW = CONCRETE BLOCK RETAINING WALL
CI = CURB INLET
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
C/S = CONCRETE SLAB
CVRD = COVERED
D = DEED
DELTA = DELTA ANGLE
DEASE = DRAINAGE EASEMENT
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
EL = ELEVATION
ELEV = ELEVATED
EM = ELECTRIC METER
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FN&D = FOUND NAIL & DISK (@XXXX)
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET
GL = GROUND LEVEL
GW = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LE = LOWER ENCLOSURE
LP = LIGHT POLE
LS = LANDSCAPING
M = MEASURED
MB = MAILBOX
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE
MW = MONITERING WELL
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
P = PLAT
P&M = PLAT & MEASURED
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PK = PARKER KALON NAIL
PM = PARKING METER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROW. = RIGHT OF WAY LINE
R/W = RIGHT OF WAY
SCO = SANITARY CLEAN-OUT
SIR = SET IRON ROD ⅝" LB 7846
SMH = SANITARY MANHOLE
SN&D = SET NAIL & DISK LB7846
SPV = SPRINKLER CONTROL VALVE
SV = SEWER VALVE
TB = TELEPHONE BOX
TBM = TEMPORARY BENCHMARK
TMH = TELEPHONE MANHOLE
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPM = METAL UTILITY POLE
UPW = WOOD UTILITY POLE
VB = VIDEO BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE