

**LEGEND**

|          |  |   |                         |
|----------|--|---|-------------------------|
| AC ±     | = CENTERLINE                                     | P | = PLAT DIMENSIONS       |
| AC ±     | = ADJACENT TO LSS                                | C | = CALCULATED DIMENSIONS |
| S ±      | = SURVEYED DISTANCE                              | M | = MEASURED DIMENSIONS   |
| R/W      | = RIGHT-OF-WAY                                   | A | = CENTRAL ANGLE         |
| O.R.B.   | = OFFICIAL RECORDS BOOK                          | P | = PLAT BOOK             |
| P.B.     | = PLAT BOOK                                      | L | = ARC LENGTH            |
| U        | = UTILITY POLE                                   |   |                         |
| IR       | = IRON ROD (R) FOUND, SIZE & NUMBER NOTED IF ANY |   |                         |
| 5/8"     | = 5/8" CAPPED IRON ROD SET, LB2241               |   |                         |
| NAL      | = NAIL & DISC FOUND, NUMBER NOTED IF ANY         |   |                         |
| F.D.O.T. | = FLORIDA DEPARTMENT OF TRANSPORTATION           |   |                         |
| HABITAT  | = HABITAT NUMBER                                 |   |                         |
| 10       | = DENOTES CORNER REFERENCE NUMBER                |   |                         |
| 10       | = DENOTES STATE PLATE COORDINATE NUMBER          |   |                         |

**STATE PLANE COORDINATE VALUES**

| NUMBER | GRID NORTHING | GRID EASTING |
|--------|---------------|--------------|
| 1      | 122201.634    | 480506.720   |
| 2      | 122201.127    | 480548.575   |
| 3      | 121485.266    | 480546.567   |
| 4      | 121491.847    | 480504.345   |

**HABITAT ACREAGE**

|  |                  |
|--|------------------|
| 428 TROPICAL HARDWOOD HAMACK           | 0.43 AC ±        |
| 620 SPRING MANGROVE                    | 0.29 AC ±        |
| 640 SALTWASH AND BUTTWOOD ASSOCIATIONS | 0.41 AC ±        |
| <b>TOTAL</b>                           | <b>2.32 AC ±</b> |

**LEGAL DESCRIPTION:**

LOT 28 AND THE WEST 1/2 OF LOT 29, SACARMA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SACARMA BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 128, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

**GEODETIC DATA:**

GEODETIC CONTROL POINTS USED (U.S. SURVEY FOOT)

NOS 43326 POINT IS A NATIONAL OCEAN SERVICE BENCH MARK DISK STAMPED "4333 6 1992". SET IN A CONCRETE BRIDGE RAIL TO REACH THE STATION FROM THE POST OFFICE ON SUMMERLAND KEY TRAIL, WEST ON U.S. HIGHWAY 1 FOR 4.3 MILES TO THE EAST SIDE OF THE BRIDGE, 0.6 MILES WEST OF MILE MARKER 21, 23.8 FT. WEST OF THE CORNER OF THE BRIDGE, 0.6 MILES WEST OF MILE MARKER 21, 23.8 FT. WEST OF THE GEODETIC KEY SIGN, AND 19.3 FT. SOUTH OF THE CENTER LINE OF U.S. HIGHWAY 1.

GEODETIC DATA:

|                           |                      |                            |
|---------------------------|----------------------|----------------------------|
| LATITUDE: 24°37'44.45"N   | NORTHING: 118978.433 | CONVERGENCE: (-1.20) 7.53" |
| LONGITUDE: 81°30'51.982"W | EASTING: 485329.532  | SCALE FACTOR: 0.999974631  |

GEODETIC CONTROL POINTS USED (U.S. SURVEY FOOT)

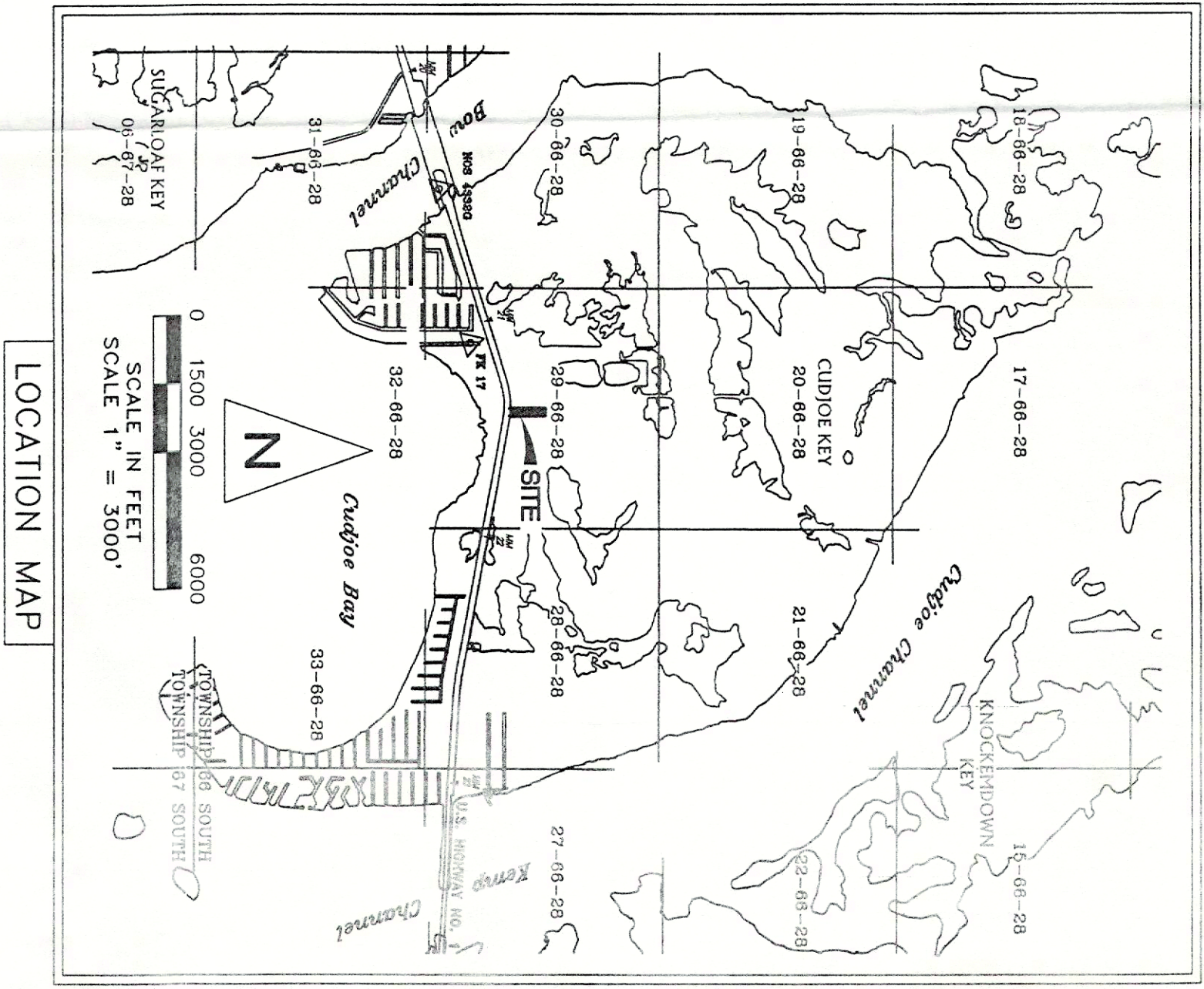
FA17 1994 STATION IS A KEITH & SONS ALUMINUM DISK STAMPED "FK 17 1994" SET IN A CONCRETE MONUMENT 17.4 FEET SOUTHWESTERLY OF MILE MARKER 21 SIGN POST ON THE SOUTHERLY SIDE OF U.S. HIGHWAY 1 ON CUDJOE KEY.

GEODETIC DATA:

|                           |                      |                            |
|---------------------------|----------------------|----------------------------|
| LATITUDE: 24°37'53.18"N   | NORTHING: 120748.739 | CONVERGENCE: (-1.20) 7.53" |
| LONGITUDE: 81°30'19.722"W | EASTING: 483308.880  | SCALE FACTOR: 0.999972493  |

**CORNER REFERENCE TABLE**

| CORNER NUMBER | BEARING & DISTANCE                | REFERENCE LOCATION                  |
|---------------|-----------------------------------|-------------------------------------|
| R1            | S18°W 4.5' SET IN 5" PEPPER TREE  | Reference Description if Applicable |
| R2            | S52°E 16.9' SET IN 5" PEPPER TREE |                                     |
| R3            | N72°E 12.2' SET IN 4" GUMBO LIMBO |                                     |
| R4            | S71°W 209.7' SET IN POWER POLE    |                                     |
| R5            | N68°W 192.5' SET IN 4" MANGROVE   |                                     |
| R6            | N10°E 101.3' SET IN 4" MANGROVE   |                                     |



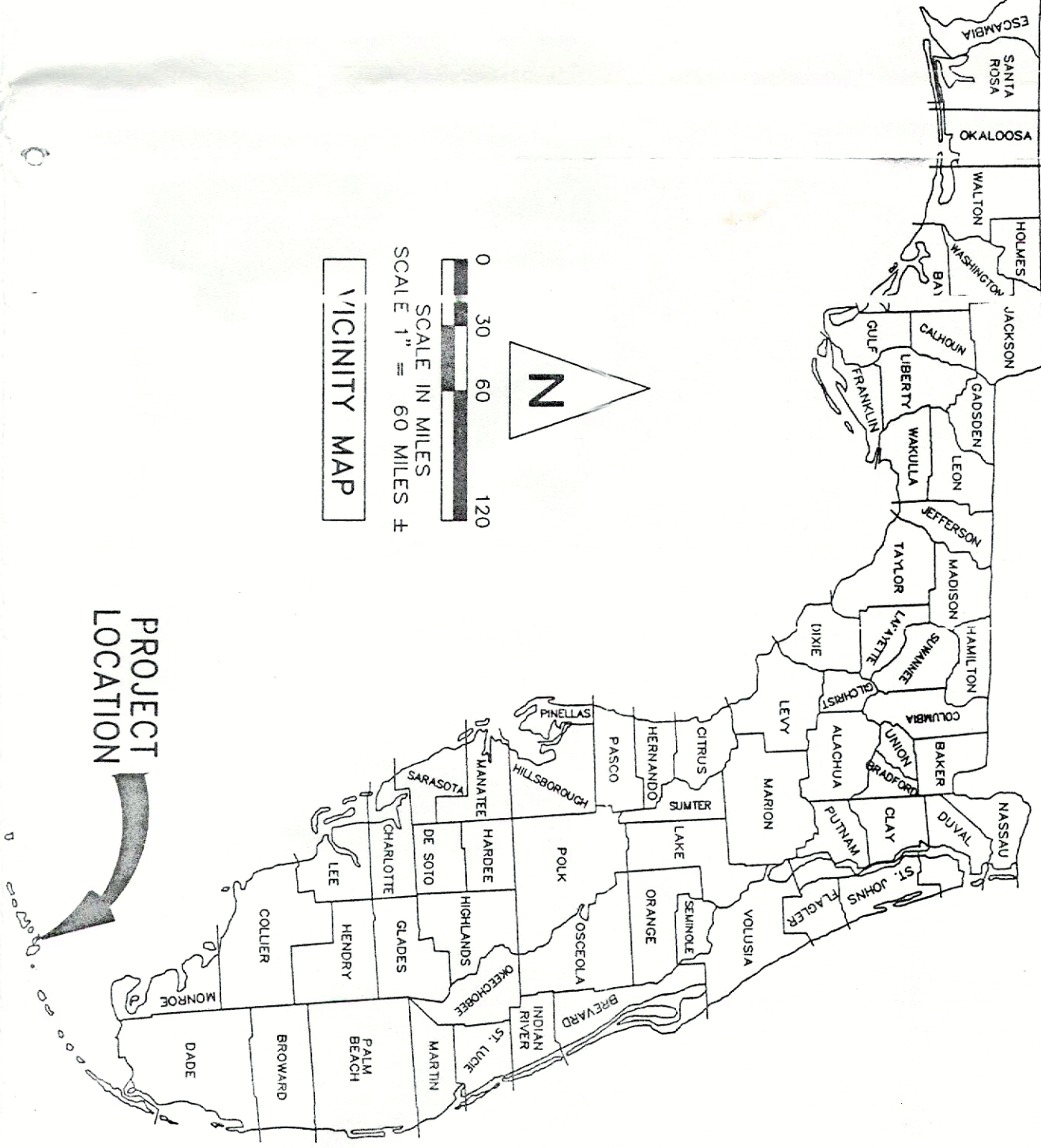
# BOUNDARY SURVEY

## FLORIDA KEYS ECOSYSTEM

### CUDJOE KEY

#### GAY - PARCELS 12739 and 12740

IN SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST  
MONROE COUNTY, FLORIDA



**SURVEYOR'S NOTES:**

- THIS SURVEY IS CERTIFIED TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, AMERICAN GOVERNMENT SERVICES CORPORATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.
- I HAVE REVIEWED THE AMERICAN GOVERNMENT SERVICES CORPORATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY RECORDS AND HAVE FOUND NO DISCREPANCIES EXCEPT LENS, DISTANCE, SECTION 11 OF SAID TITLE INSURANCE RECORDS HAVE BEEN SHOWN OR NOTED ON THE SURVEY.
- THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE ON THE FOLLOWING DATE: JULY 7, 2006. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: JULY 6, 2006.
- ALL MEASUREMENTS AND ANY SURVEY OF UNDERGROUND UTILITIES OR STRUCTURES ON THE ADDITION PARCEL AND BETWEEN THE ADDITION PARCEL AND ADJACENT PARCELS PERTAINING TO THE BOUNDARIES OF THE ADDITION PARCEL HAVE BEEN LOCATED.
- THE ACTIONS AND MEASUREMENTS USED TO ESTABLISH THE 1982/90 STATE PLANE COORDINATES ARE AS FOLLOWS AND ARE BASED ON FIELD OBSERVATION OF FK 17 1994 AND NOS 4332 6 1992, WHICH ARE BOTH FULLY IDENTIFIED AND RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. THE DIMENSIONS SHOWN HEREON ARE BASED ON THESE TWO POINTS IN NAD 83/2011.
- PROPERTY DESCRIPTION HAS BEEN REVIEWED IN THE FIELD BY ROBERT A. GARCIA, OF TERRA MAR ENVIRONMENTAL, INC., DATED MARCH 7, 2005. THE LINE DATA FROM SAID MAPPING HAS BEEN APPENDED TO THIS SURVEY AND THIS SURVEY, THEREFORE, ARE APPROXIMATE ONLY AND SUBJECT TO FIELD REVISIONS AND FIELD LOCATED BY TERRA MAR ENVIRONMENTAL, INC. ON MARCH 7, 2005.
- THERE IS AN APPARENT OVERLAP BETWEEN THE SUBJECT PROPERTY AND THE PROPERTY TO THE WEST AND THE PLAT OF "SACARMA BAY" PLAT BOOK 2, PAGE 48, THEREFORE, FOR THE PURPOSES OF THIS SURVEY, THE PLAT OF "SACARMA BAY" PLAT BOOK 2, PAGE 48, IS DELETED FROM THE SURVEY. THE SURVEY, THEREFORE, IS THE SOLE DETERMINANT FOR THE SUBJECT PROPERTY HAS BEEN APPENDED TO EXCLUDE ANY LANDS LYING WITHIN THE "SACARMA BAY" PLAT.
- THERE IS AN APPARENT OVERLAP BETWEEN THE SUBJECT PARCELS AND THE PARCELS TO THE NORTH. THE AVAILABLE SURVEY DATA INDICATES THAT THE NORTH LINE OF SACARMA SUBDIVISION WAS ESTABLISHED IN ERROR. THIS SURVEY, THEREFORE, IS THE SOLE DETERMINANT FOR THE SUBJECT PROPERTY TO THE NORTH AND DOES NOT FORM A BASIS FOR ANY CLAIMS.

**IOMBARDI, FOLEY & KOLARIK, INC.**  
Consulting Engineers, Surveyors and Planners  
P.O. Box 188 • 825 4th St. NW • Panama, Florida 32421 • (904) 722-4691

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 2241

**SURVEYOR'S CERTIFICATE:**

DATE OF FIELD SURVEY: JULY 03, 2006

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

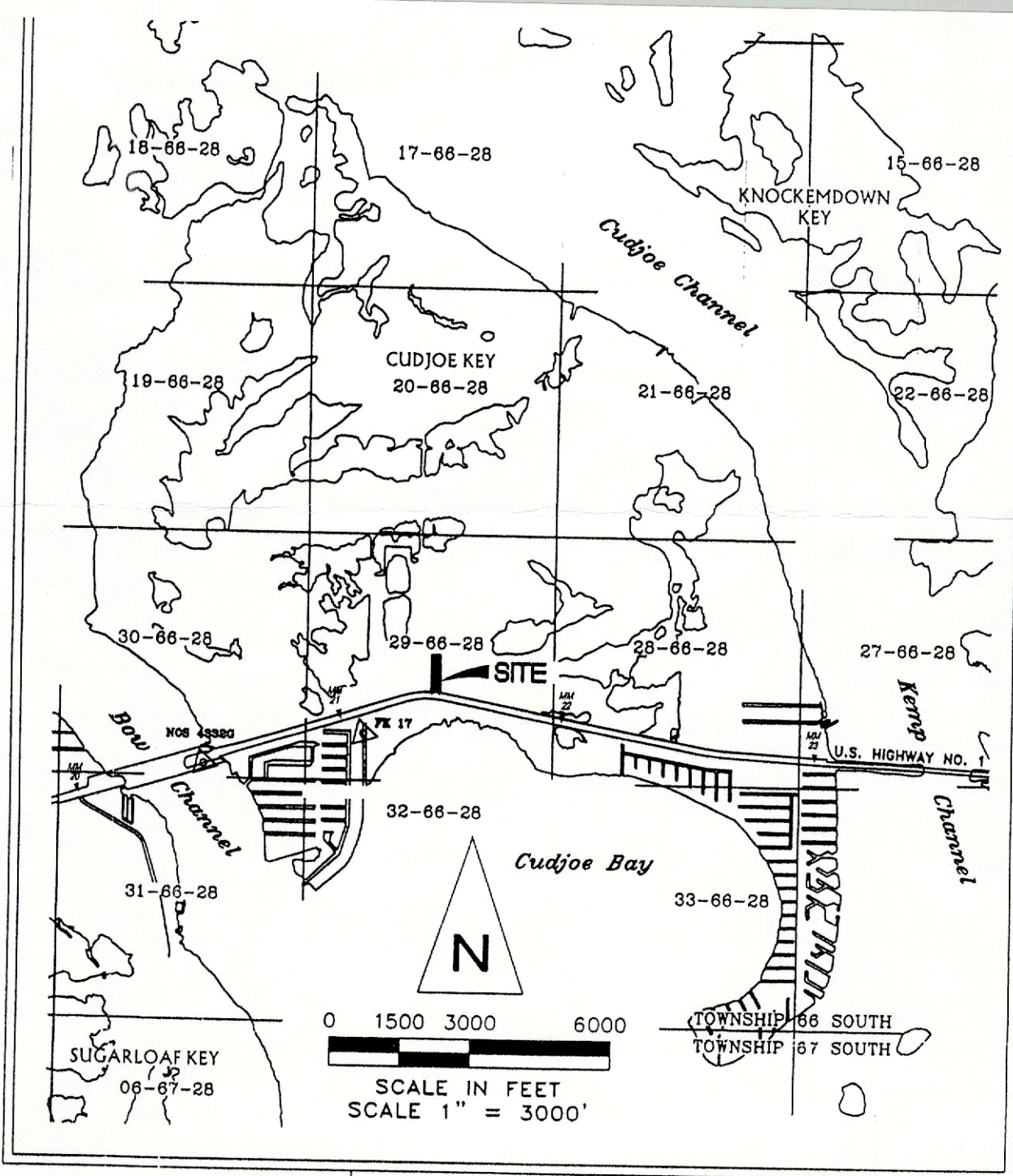
KENNETH C. KOLARIK  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NUMBER 5116



FLO

GAY

IN SECT



LOCATION MAP

CORNER REFERENCE TABLE

ALL CORNER REFERENCES ARE NAIL & DISC  
REFERENCE POINT LB2241, SET (unless otherwise noted)

| CORNER<br>NUMBER | BEARING &<br>DISTANCE | REFERENCE LOCATION<br>(Reference Description if Applicable) |
|------------------|-----------------------|---|
| R1               | S18°W 4.5'            | SET IN 5" PEPPER TREE                                       |
|                  | S52°E 16.9'           | SET IN POWER POLE   |
|                  | N79°E 12.2'           | SET IN 4" GUMBO LIMBO                                       |
| R2               | S71°W 209.7'          | SET IN POWER POLE   |
|                  | N69°W 192.9'          | SET IN 4" MANGROVE  |
|                  | N11°E 101.3'          | SET IN 4" MANGROVE  |

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GEODETIC DATA:

LATITUDE: 24°39'44.459"N    NORTHING: 119878.533    CONVERGENCE: (-)00°12'53"  
LONGITUDE: 81°30'51.982"W    EASTING: 485329.932    SCALE FACTOR: 0.999974651

GEODETIC CONTROL POINTS USED (U.S. SURVEY FOOT)

FK17 1994 STATION IS A KEITH & SCHNARS ALUMINUM DISK STAMPED "FK 17 1994" SET IN A CONCRETE MONUMENT 17.4 FEET SOUTHWESTERLY OF MILE MARKER 21 SIGN POST ON THE SOUTHERLY



## LOCATION MAP

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## GEODETIC DATA:

LATITUDE: 24°39'53.189"N    NORTHING: 120748.791    CONVERGENCE: (-)00°12'39"  
LONGITUDE: 81°30'19.727"W    EASTING: 488308.580    SCALE FACTOR: 0.999973493

## LEGEND

|        |  |   |                         |
|--------|--|---|-------------------------|
| CL     | = CENTERLINE   | P | = PLAT DIMENSIONS       |
| AC.±   | = ACRES MORE OR LESS                                     | C | = CALCULATED DIMENSIONS |
| S.F.   | = SQUARE FEET  | M | = MEASURED DIMENSIONS   |
| R/W    | = RIGHT-OF-WAY   | Δ | = CENTRAL ANGLE         |
| O.R.B. | = OFFICIAL RECORDS BOOK                                  | R | = RADIUS                |
| P.B.   | = PLAT BOOK  | L | = ARC LENGTH            |
| ---    | = OVERHEAD UTILITY LINES                                 |   |                         |
| ⊙      | = UTILITY POLE   |   |                         |
| ⊗      | = CAPPED IRON ROD (IR) FOUND, SIZE & NUMBER NOTED IF ANY |   |                         |
| ●      | = IRON PIPE (IP) FOUND, SIZE & NUMBER NOTED IF ANY       |   |                         |
| ○      | = 5/8" CAPPED IRON ROD SET, LB2241                       |   |                         |
| ⊙      | = NAIL & DISC FOUND, NUMBER NOTED                        |   |                         |
| D.O.T. | = FLORIDA DEPARTMENT OF TRANSPORTATION                   |   |                         |
| 20     | = HABITAT NUMBER   |   |                         |
| ---    | = HABITAT LINETYPE                                       |   |                         |
| R3     | = DENOTES CORNER REFERENCE NUMBER                        |   |                         |
| 10     | = DENOTES STATE PLANE COORDINATE NUMBER                  |   |                         |

## STATE PLANE COORDINATE VALUES

| NUMBER | GRID NORTHING | GRID EASTING |
|--------|---------------|--------------|
| 1      | 122201.634    | 490506.720   |
| 2      | 122201.127    | 490648.575   |
| 3      | 121485.286    | 490646.567   |
| 4      | 121491.847    | 490504.345   |

## HABITAT ACREAGE

|   |           |
|---|-----------|
| 426 TROPICAL HARDWOOD HAMMOCK             | 0.43 AC.± |
| 500 OPEN WATER                            | 1.19 AC.± |
| 620 SCRUB MANGROVE                        | 0.29 AC.± |
| 640 SALTMARSH AND BUTTONWOOD ASSOCIATIONS | 0.41 AC.± |
| TOTAL                                     | 2.32 AC.± |

LO

P.O.

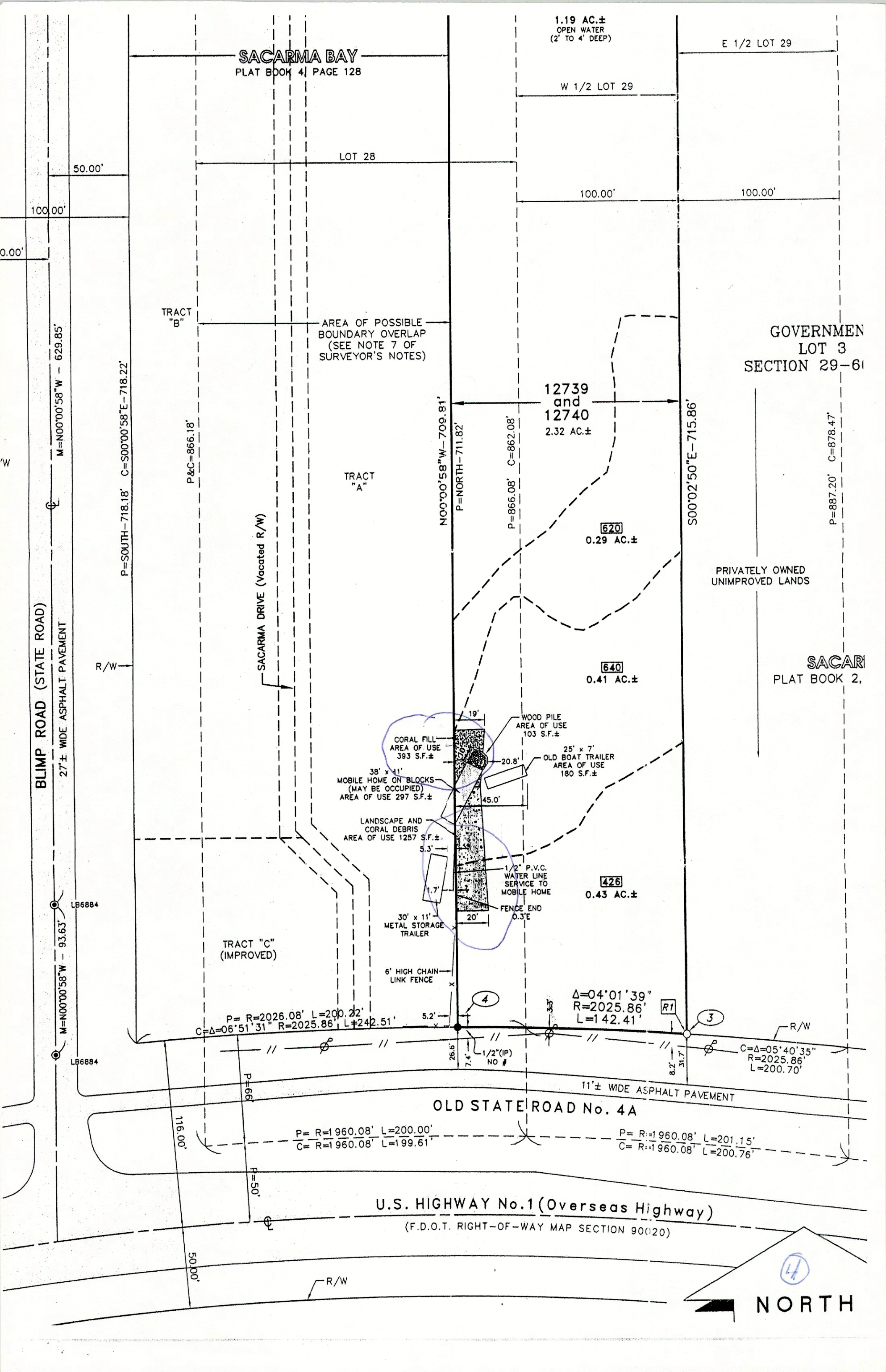
FL

SURV

NOT VAL

3







NW CORNER OF  
GOVERNMENT LOT 3  
PER SACARMA PLAT

LANDS OF  
THE TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND

APPARENT OVERLAP BETWEEN  
O.R.B. 2167, PAGE 966 AND P.B. 2, PAGE 48  
(SEE NOTE 8 OF SURVEYOR'S NOTES)

NORTH LINE OF  
GOVERNMENT LOT 3

S89°59'48"W - 141.86'

S89°59'48"W

P&C=200.00'

P&C=200.00'

1 R2

2

500  
1.19 AC.±  
OPEN WATER  
(2' TO 4' DEEP)

E 1/2 LOT 29

SACARMA BAY  
PLAT BOOK 4, PAGE 128

W 1/2 LOT 29

LOT 28

100.00'

100.00'

TRACT  
"B"

AREA OF POSSIBLE  
BOUNDARY OVERLAP  
(SEE NOTE 7 OF  
SURVEYOR'S NOTES)

GOVERNMENT  
LOT 3  
SECTION 29-66-28

12739  
and  
12740  
2.32 AC.±

P&C=866.18'

TRACT  
"A"

N00°00'58"W - 709.81'

P=NORTH-711.82'

P=866.08' C=862.08'

S00°02'50"E - 715.86'

P=887.20' C=878.47'

620  
0.29 AC.±

PRIVATELY OWNED  
UNIMPROVED LANDS

640  
0.41 AC.±

SACARMA  
PLAT BOOK 2, PAGE 48

CORAL FILL  
AREA OF USE  
393 S.F.±

WOOD PILE  
AREA OF USE  
103 S.F.±

38' x 11'  
MOBILE HOME ON BLOCKS  
(MAY BE OCCUPIED)  
AREA OF USE 297 S.F.±

25' x 7'  
OLD BOAT TRAILER  
AREA OF USE  
180 S.F.±

LANDSCAPE AND  
CORAL DEBRIS  
AREA OF USE 1257 S.F.±

1/2" P.V.C.  
WATER LINE  
SERVICE TO  
MOBILE HOME

426  
0.43 AC.±

30' x 11'  
METAL STORAGE  
TRAILER

FENCE END  
0.3'E

TRACT "C"  
(IMPROVED)

6' HIGH CHAIN  
LINK FENCE

Δ=04°01'39"  
R=2025.86'  
L=142.41'

P=R=2026.08' L=200.22'  
C=Δ=06°51'31" R=2025.86' L=242.51'

R1

3

4A