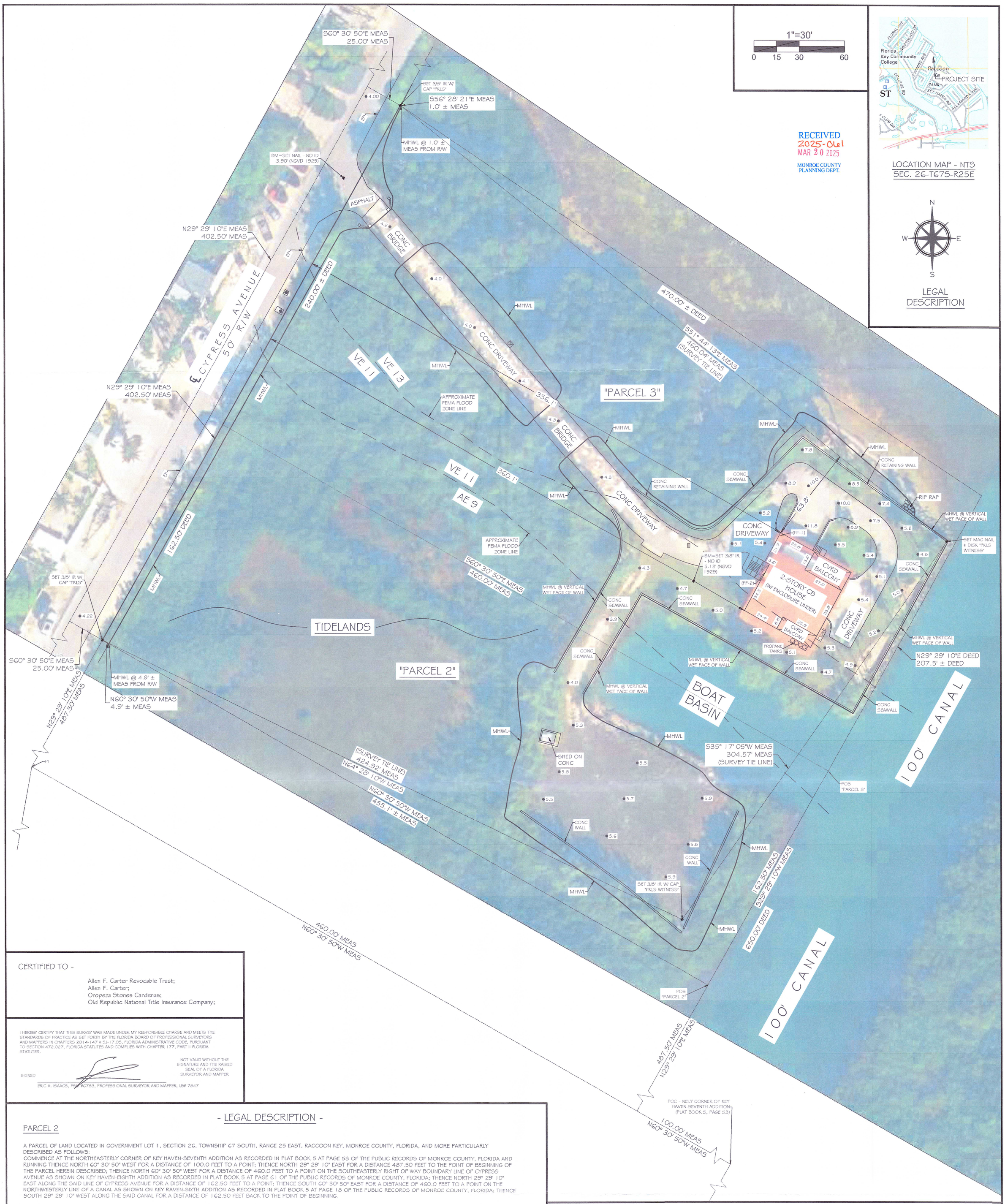

CERTIFIED TO -

Allen F. Carter Revocable Trust;
Allen F. Carter;
Oropeza Stones Cardenas;
Old Republic National Title Insurance Company;

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 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

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

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

- LEGAL DESCRIPTION -

PARCEL 2

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE 487.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 162.50 FEET TO A POINT; THENCE SOUTH 60° 30' 50" EAST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A CANAL AS SHOWN ON KEY RAVEN-SIXTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 18 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 162.50 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 3

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE OF 650.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 470.0 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE IN THE NORTHEASTERLY SHORELINE OF RACCOON KEY; THENCE SOUTHEASTERLY ALONG THE MEANDERS OF THE SAID SHORELINE FOR A DISTANCE OF 470.0 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 29° 29' 10" EAST OF THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY LINE OF A SAID CANAL IN THE SAID KEY HAVEN-SIXTH ADDITION; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 207.5 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

- SURVEYORS NOTES -

- ALL BEARINGS ARE BASED ON THE LEGAL DESCRIPTION CALL OF S29°29'20"W ALONG THE SOUTHEASTERLY R/W LINE OF CYPRESS AVENUE.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "R 397" P.I.D. AA1656, ELEVATION=8.471' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED. (FF-1) = 5.6' (NGVD29) (FF-2) = 15.1' (NGVD29)
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES 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.
- 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.
- THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- STREET ADDRESS: 46 CYPRESS AVENUE, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 10/17/2024 - 11/01/2024.
- COMMUNITY NO.: 125129; MAP NO.: 12087C-1528K; MAP DATE: 02-18-2005; FLOOD ZONE(S): AE & VE; BASE ELEVATION: AE 9 & VE 11 & VE 13.
- THIS PARCEL CROSSES MORE THAN ONE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE LINE(S), THE APPROXIMATE LOCATION OF WHICH ARE SHOWN HEREON. THESE LINES ARE APPROXIMATE IN THEIR LOCATION, AS SCALED FROM F.E.MA FLOOD INSURANCE RATE MAP 12087C, PANEL NO. 1528K. THE FLOOD MAP IS AT A SCALE OF 1" - 500' ±. AT THIS SCALE THE LINE ITSELF IS 10'± IN WIDTH. IN ADDITION TO THE SMALL SCALE THE MAP IS EXTREMELY VAGUE, MAKING PRECISE LOCATION OF THE SUBJECT PARCEL IMPOSSIBLE. THESE LINES ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY, AND SHOULD NOT BE USED AS THE SOLE CRITERIA FOR DETERMINING CONSTRUCTION LIMITS. THE LOCATION OF THESE LINES SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
- THERE IS A BLANKET EASEMENT ACROSS "PARCEL 2" AND "PARCEL 3" IN FAVOR OF THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 985, PAGE 1802, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
- BACKGROUND IMAGE IS A 2024 GEOREFERENCED AERIAL IMAGE OBTAINED FROM THE MONROE COUNTY G.I.S. DEPARTMENT AND IS SHOWN FOR VISUAL REFERENCE ONLY.
- TOTAL AREA = 177,675.00 SQFT± (4.08 ACRES±) TOTAL UPLAND AREA = 50,758.8 SQFT± (1.17 ACRES±)
- REVISION (1) - 11/06/2024 - REVISED CERTIFICATIONS

SYMBOL LEGEND:

CATCH BASIN
DRAINAGE MANHOLE
CONCRETE UTILITY POLE
ELECTRIC MANHOLE
FIRE HYDRANT
GUY WIRE
MAILBOX
SANITARY CLEANOUT
SANITARY MANHOLE
SIGN
TELEPHONE MANHOLE
LIGHT POLE
TREE - UNKNOWN SPECIES
WATER METER
WELL TEST STATION
WOOD UTILITY POLE
6" BOLLARD
METAL GUARD RAIL (TYPICAL)
SPOT ELEVATION (TYPICAL)
OVERHEAD UTILITY LINES
ADA SURFACE (BRICK)
WATER VALVE

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 & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE (SEE NOTE)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

MAP OF BOUNDARY SURVEY
46 CYPRESS AVENUE
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 11/04/2024	SURVEY BY:	FKLS	PROJECT:	46 CYPRESS AVE	
REVISION DATE: 11/06/2024	DRAWN BY:	MPB	H. SCALE:	1"=30'	
JOB NO.: 24-239	CHECKED BY:	EAI	SHEET	1	OF 1

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