



24.17' MEAS N34° 30' 56"W MEAS

BOLLARD

- CATCH BASIN

- GUY WIRE

O - LIGHT POLE

- CONCRETE UTILITY POLE - FIRE HYDRANT

- MAILBOX - SANITARY CLEANOUT 🕳 - SIGN - WATER VALVE

- WATER METER

:O: - WOOD UTILITY POLE

- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION: 6, 7 \$ 8
- TOTAL UPLAND AREA = 51,857.32 SQFT± (1.19 ACRES±) *THIS DOES NOT INCLUDE LEASE AREAS. THE CURRENT ZONING REQUIREMENTS WERE NOT PROVIDED TO THE SURVEYOR BY THE CLIENT OR THEIR AGENT.
- THERE ARE O DEDICATED REGULAR PARKING SPACES ON THE PROPERTY. THERE ARE O DEDICATED HANDICAP PARKING SPACE ON THE PROPERTY. ALL FIELD WORK WAS COMPLETED ON 11/12/2021
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. 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. • THE LOCATION OF UTILITIES EXISTING OR SERVICING THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY, THERE WERE NOT ANY MARKINGS BY A PRIVATE UTILITY LOCATE OBSERVED IN THE FIELD.
- THE SUBMERGED LAND LEASE AREAS SHOWN HEREON ARE GRAPHICALLY DEPICTED, AS NO ACTUAL METES AND BOUNDS LEGAL DESCRIPTION EXISTS.

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

- THE UN-RECORDED LEASE AREA SHOWN HEREON IS GRAPHICALLY DEPICTED, AS NO ACTUAL METES AND BOUNDS LEGAL DESCRIPTION EXISTS, TO REPRESENT THE SQUARE FOOTAGE CONTAINED WITHIN THE LEASE EXHIBITS. THE DEFINED NET USABLE SQUARE FOOTAGE WAS HELD OVER EXHIBIT DIMENSIONS.
- TITLE REVIEW NOTE #14 THE SUBMERGED LAND LEASE PARCEL AS DEPICTED IN THE RESOLUTION RECORDED IN THE OFFICIAL RECORDS BOOK 2741, PAGE 2402 HAS BEEN REVISED PER AN UNRECORDED SUBMERGED LAND LEASE DOCUMENT SUPPLIED TO FLORIDA KEYS LAND SURVEYING BY THE CLIENT AND/OR THEIR AGENT. THE REVISED PARCEL(S) DIMENSIONS ARE SHOWN ON THE SURVEY MAP, PER THE UNRECORDED SUBMERGED LAND LEASE, DATED APRIL 14, 2020. • TITLE REVIEW NOTE #15 - OFFICIAL RECORDS BOOK 2839, PAGE 1338 DOES NOT AFFECT OFFICIAL RECORDS BOOK 2744, PAGE 1151 AND AS SUCH IS NOT SHOWN ON THE SURVEY. THE SUBMERGED
- LAND LEASE PARCEL AS DEPICTED IN THE RESOLUTION RECORDED IN THE OFFICIAL RECORDS BOOK 2744, PAGE 1151 HAS BEEN REVISED PER AN UNRECORDED SUBMERGED LAND LEASE DOCUMENT SUPPLIED TO FLORIDA KEYS LAND SURVEYING BY THE CLIENT AND/OR THEIR AGENT. THE REVISED PARCEL(S) DIMENSIONS ARE SHOWN ON THE SURVEY MAP, PER THE UNRECORDED SUBMERGED LAND LEASE, DATED APRIL 14, 2020. BASED ON THE EXAMINATION OF PREVIOUS DEEDS AND THE CITY OF KEY WEST RESOLUTION NO. 1779. IT IS THIS SURVEYORS OPINION THAT THE SUBJECT PROPERTY HAS ALWAYS HAD RIPARIAN RIGHTS

THIS SHEET 2 OF 2 IS NOT FUL

AND COMPLETE WITHOUT THE

ATTACHED SHEET 1.

- TO THE "WATERS OF THE GULF" (GARRISON BIGHT).
- REVISION (1) 1 1/19/2021 REVISED TO INCLUDE UN-RECORDED LEASE AREA
- REVISION (2) 12/09/2021 REVISED LEASE AREAS AND AUTHORED DESCRIPTION OF A PROPOSED LEASE AREA.
- REVISION (3) 12/15/2021 REVISED TO INCLUDE THE RESOLUTION NO 1779 PROPOSED BULKHEAD LINE # REVISED SURVEYOR NOTES # REVISED CERTIFICATIONS.

LEGAL DESCRIPTION

PARCEL LINE TABLE

DIRECTION

N50° 30' 58"E MEAS

N54° 45' 24"E MEAS

13.83' MEAS | N53° O1' 34"E MEAS

LENGTH

13.29' MEAS

ALONG BULKHEAD

LONG BULKHEAD

LONG BULKHEAD

ALONG BULKHEAD

0.50' MEAS

LINE #

Lots 1, 2, and 3, Tract 7, all according to Estate of Benjamin Albury's Subdivision of part of Tract 7, according to the Plat thereof recorded in Plat Book 1 Page 3 in the Public Records of Monroe County, Florida, being more particularly described as follows: existing bulkhead line in Garrison Bight, if extended; thence Northwesterly and parallel to the Northeasterly line of Angela Street intersects the said existing bulkhead if extended N.W.'ly; thence S.W.'ly along the N.E.'ly extension of the S.E.'ly line of Angela Street intersects the said existing bulkhead if extended in existing bulkhead line in Garrison Bight, if extended; thence Northwesterly and parallel to the Northeasterly line of Angela Street intersects the said existing bulkhead if extended in existing bulkhead line in Garrison Bight, if extended; thence Northwesterly and parallel to the Northeasterly line of Angela Street intersects the said existing bulkhead if extended in existing bulkhead line in Garrison Bight, if extended; thence Northwesterly and parallel to the Northeasterly line of Angela Street intersects the said existing bulkhead line in Garrison Bight, if extended; thence Northwesterly line of Angela Street intersects the said existing bulkhead line in Garrison Bight, if extended in existing bulkhead line in Garrison Bight, if extended in existing bulkhead line in Garrison Bight, if extended in existing bulkhead line in Garrison Bight, if extended in existing bulkhead line in Garrison Bight, if extended in existing bulkhead line in Garrison Bight, if extended in existing bulkhead line in Garrison Bight, if extended in existing bulkhead line in Garrison Bight, if extended in existing bulkhead line in the Said Bight and the Big less, to the point of beginning.

1779, "PROPOSED BULKHEAD LINE

OWNER: 7 | 9 EISENHOWER LTD

00023171-000200

PARCEL ID:

In the City of Key West, said County and State, and is part of Tract 7, said Land hereby conveyed commencing at a point on the North East side of said Salt Pond or Bay Road 84 feet, 6 inches and extending back at right angles with this line in a North East direction at each end thereof, into the West, recopied and diagramed from Plats of Record by George W. Reynolds, County Clerk, in December A.D. 1900; as Part of Tract 7 commencing at the Northeast corner of Salt Pond or Bay Road and Rawson Street continued, (on the North East side of Salt Pond or Bay Road) and running thence along said North East side of Salt Pond or Bay Road in a South East side of Salt Pond or Bay Road in a North East side of Salt Pond or Bay Road in a South East side of Salt Pond or Bay Road in a North East side of Salt Pond or Bay Road in a South East side of Salt Pond or Bay Road in a North Eas

(LESS AND EXCEPT)

A triangle piece of land in part of Lots 1, and 2, of Estate of Benjamin Albury Subdivision of a part of Tract 7, recorded in Plat Book 1, Page 3, described as follows: Commencing at the intersection of the centerlines of Pearl Street and Newton Street, bear North 53 degrees 46 minutes and 37 seconds East for a distance of 189.02 feet to a point; thence bear North 53 degrees 46 minutes and 37 seconds East for a distance of 98.23 feet to the point of beginning of the triangular piece of property hereinafter described; from said point of beginning continue bearing North 53 degrees 47 minutes and 37 seconds East for a distance of 90.77 feet to a point; thence bear North 81 degrees 26 minutes and 23 seconds West for a distance of 123.29 feet to the point of beginning.

A 30 foot strip of land in a part of Lot I of Estate of Benjamin Albury Subdivision of part of Tract 7, recorded in Plat Book I, Page 3, described as follows: Commencing at the intersection of the centerlines of Pearl Street and Newton Street, bear North 34 degrees 46 minutes and 23 seconds West for a distance of 159.02 feet to the point of beginning of the strip of land hereinafter described; from said point of beginning continue bear North 34 degrees 04 minutes and 23 seconds West for a distance of 30 feet to a point; thence bear North 53 degrees 46 minutes and 37 seconds East for a distance of 98.23 feet to a point; thence bear South 81 degrees 46 minutes and 37 seconds West for a distance of 129.59 feet back to the Point of Beginning.

(AND ALSO)

A parcel of land on the Island of Key West, Monroe County, Florida, and being described as follows: Commence at the intersection of the centerline of Newton Street (extended Northwesterly) and the Northeest of 189.02 feet; thence run North 33° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for a distance of 189.02 feet; thence run North 53° 46' 37" East for land being described herein; thence continue South 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.3.70 feet; thence run North 08° 33' 37" East for a distance of 43.63 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 43.63 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; thence run North 81° 26' 23" West for a distance of 1.5.10 feet; 9.70 feet; thence run North 81° 26' 23" West for a distance of 48.60 feet; thence run North 08° 33' 37" East for a distance of 12.60 feet back to the Point of Beginning.

NOW BEING DESCRIBED AS FOLLOWS:

A parcel of land on the Island of Key West, Monroe County, Florida, and is part of Lots 1, 2, 3, and 4 of Tract 7, according to Estate of Benjamin Albury's Subdivision of part of Tract 7, according to the Plat thereof recorded in Plat Book I Page 3 in the Public Records of Monroe County, Florida, being more particularly described as follows: Commencing at the intersection of the Northeasterly right of way line of Eisenhower Drive, (aka Salt Pond or Bay Road), as constructed; thence 535°20'08" along the said Northeasterly right of way line of Eisenhower Drive as constructed; thence 535°20'08" along the said Northeasterly right of way line of Eisenhower Drive as constructed; thence 535°20'08" along the said Northeasterly right of way line of Eisenhower Drive as constructed; thence 535°20'08" along the said Northeasterly right of way line of Eisenhower Drive as constructed; thence 535°20'08" along the said Northeasterly right of way line of Eisenhower Drive as constructed; thence 535°20'08" along the said Northeasterly right of way line of Eisenhower Drive as constructed; 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thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead; thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead; thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead; thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead; thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead; thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead for a distance of the existing concrete bulkhead; thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead; thence N36°55'38"W and along the said vertical wet face of the existing concrete bulkhead for a distance of the existing the existing concrete bulkhead for a distance of 13.29 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead; thence N34°30'56"W and along the said vertical wet face of the existing concrete bulkhead for a distance of 24.17 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead for a distance of 13.29 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead for a distance of 24.17 feet to a point of intersection of the said vertical wet face of the existing concrete bulkhead; 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TO, Garrison Bight SMI, LLC; Suntex Marina Investors, LLC; Oropeza, Stones & Cardenas, PLLC; Chicago Title Insurance Company; Trenam Law;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 8, 9, 10a, 11b, \$ 13 OF TABLE A. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2021.

DATE OF MAP: NOVEMBER 17, 2021.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE LINDER 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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANGENT

I = POINT O.

R = RADIUS

RW = RIGHT OF WAY LINE

9900 = 9ANITARY 9EWER CLEAN-OUT

1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 1001 | 100

O = SANITANI SCHOLL
SIDE WALK
M = TEMPORARY BENCHMARK
JB = TOP OF BANK
JOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
MAD = WOOD DECK

WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE

WD = WOOD DECK WF = WOOD FENCE

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BTP = BACN-TLUW PREVENTER
BO = BLOW OUT
C \$ G = 2' CONCRETE CURB \$ GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE

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 OUTSIDE
FOL = FENCE ON LINE

BUT - GUT WINL
HB = HOSE BIB
IR IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LI
(SEE NOTE)
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (19.
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND C
PCP = PERMANENT CONTROL PI
PK = PARKER KALON NAIL
POB = POINT OF INTERSECTION

KEYV





ALTA / NSPS LAND TITLE SURVEY

GARRISON BIGHT MARINA - 701 EISENHOWER DRIVE KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 11/17/2021	SURVEY BY:	EAI	PROJECT:	GAI	RRISC	N BIGHT
REVISION DATE: 12/15/2021	DRAWN BY:	MPB	H. SCALE	:		1"=20'
ORDER NO.: 21-568	CHECKED BY:		SHEET	2	OF	2