THE CITY OF KEY WEST
3140 Flagler Ave, Key West, FL 33040 (305) 809-3792

February 13, 2018

John Barrett
Program Manager
Federal Lands to Parks
National Park Service, Southeast Region
100 Alabama Street
Atlanta, CA 30303

RE: Purpose and Justification Statement
Restrictive Public Park Covenant Exchange to Support Atlantic Boulevard Relocation

Dear Mr. Barrett:

The City of Key West proposes a land exchange in the context of the Federal Lands to Parks Program involving the release of restrictive public park covenants on one piece of land (the exchange property) and the placement of those restrictive covenants on another piece of land provided by the grantee as future replacement parkland for the land being released. As a first step before fulfilling further requirements, the National Park Service (NPS) requires the grantee (the City of Key West) to state the purpose and justification for the proposed land exchange.

Monroe County is relocating Atlantic Boulevard from Reynolds Street to White Street to support implementation of the planned Higgs Beach Master Plan. The proposed intersection with White Street is located approximately 100 feet north of the current alignment of Atlantic Boulevard (see attached T.Y. Lin Sheets 5 and 15). The transition with the County project requires relocation of approximately 300 feet of the City owned portion of Atlantic Boulevard (from White Street to Bertha Street). Primary impacts of the proposed relocation (EDSA Drawing LA 1.01) will be to the southern end of the existing Indigenous Park parking lot. The parking lot is part of a 6.91-acre property known locally as Indigenous Park. The property was transferred from the Department of Interior to the City of Key West with restrictive covenants via quit claim deed dated April 21, 1973. The covenant requires the property to be used as a park and recreation area and that the property shall be used and maintained for the public purposes.

To facilitate realignment of Atlantic Boulevard for transition with the Higgs Beach Park project, the City of Key West is proposing to establish recreational restrictive covenants within the 0.29-acre former right-of-way footprint of the boulevard (Parcel A on attached Legal Description Sketch) in exchange for releasing said covenants within the new 0.07-acre roadway right-of-way (Parcel B). Recreational use of this area (Parcel A) will be consistent with the abutting E.B. Knight (formerly White Street) Pier to the south, Higgs Beach Park to the west and Rest Beach to the east.

Rest Beach is managed and maintained under a Florida Department of Environmental Protection Conservation Management Plan.

Following approval of this purpose and justification statement, the City is prepared to formally submit required documentation to support the land exchange.

Please contact Jim Bouquet, Director of Engineering (email: jbouquet@cityofkeywest-fl.gov; telephone 305.809.3962), with questions or requests for additional information.

Sincerely,

JK Scholl

James K. Scholl
City Manager

Cc: Jim Bouquet, P.E., City of Key West
George Wallace, Esq., City of Key West

Prepared by: United States of America

OFF REC 536 PAGE 975

FILED FOR RECORD
1973 APR 23 PM 3:12
EARL R. ADAMS, CLK. CT. CT.
MONROE COUNTY, FLORIDA

21754

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, Bureau of Outdoor Recreation, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) as amended, and particularly as amended by Public Law 48 , 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises as and for public park and public recreation area purposes, by the City of Key West, Florida (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the property described in Exhibit A, attached hereto consisting of approximately 6.91 acres and 0.04 acre drainage easement located in Monroe County, Florida.

> There are excepted from this conveyance and reserved to the Grantor, and its assigns, all oil, gas, and other minerals in, under and upon the lands herein conveyed, together with the rights to enter upon the land for the purpose of mining and removing the same.
>
> This conveyance is made subject to any and all existing rights-of-way, easements and covenants and agreements affecting the above-described premises, whether or not the same now appear of record.

To Have and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the Grantee, its successors and assigns, forever.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the General Services Administration determined the property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for further conveyance to the City of Key West, Florida.

It is agreed and Understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this deed, does acknowledge its understanding of the agreement, and does covenant and agree for itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee on July 5, 1972, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public

recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. If at any time the United States of America shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest in and to said premises, or part thereof determined to be necessary to such national defense, shall revert to and become the property of the United States of America.

6. As part of the consideration for this Deed, the Grantee covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior as in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial

enforcement of this covenant, and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors or assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

7. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 21st day of April, 1973.

UNITED STATES OF AMERICA
Acting by and through the
Secretary of the Interior

Through:

Robert M. Baker
Southeast Regional Director
Bureau of Outdoor Recreation

By RM Baker

WITNESSES:

Joan M. Del Sordo
Charles M. Harris

STATE OF Florida)
) ss
COUNTY OF)

On this the 21 day of April, 1973, before me, the subscriber, personally appeared Robert M. Baker, Bureau of Outdoor Recreation, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument aforesaid, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary, and he acknowledged that he executed the foregoing instrument for and on behalf of the United States of America, for the purposes and uses therein described.

R. G. Baker
NOTARY PUBLIC

My Commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 12, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

EXHIBIT A

Beginning at the intersection of the easterly property line of White Street and the north edge of Atlantic Boulevard, thence northerly along the easterly property line of White Street 432.5 feet, thence easterly and parallel to Atlantic Boulevard 125 feet; thence southerly and parallel with White Street 60 feet, thence easterly and parallel to Atlantic Boulevard 663.5 feet, thence southerly and parallel to White Street 372.5 feet, thence westerly along the north edge of Atlantic Boulevard 788.5 feet to the point of beginning; the property described being a part of Tract 28 in the City of Key West, Monroe County, Florida, and containing 6.91 acres, more or less.

Beginning at a point on the northwesterly side of Atlantic Boulevard 342.5 feet distant northeasterly from the corner of White Street; thence at right angles and in a southeasterly direction a distance of 3.5 feet; thence at right angles and in a southwesterly direction and parallel with the northwesterly side of Atlantic Boulevard and its prolongation southwesterly a distance of 344.2 feet; thence at right angles and in a southeasterly direction and parallel with the northeasterly side of White Street a distance of 120.0 feet to the outside face of a concrete wall which crosses the end of White Street; thence at right angles and in a southwesterly direction a distance of 5.0 feet; thence at right angles and in a northwesterly direction and parallel with the northeasterly side of White Street a distance of 123.5 feet; thence at right angles and in a northeasterly direction and along the northwesterly side of Atlantic Boulevard and its prolongation southwesterly a distance of 349.2 feet back to the point of beginning, comprising 0.04 acre, more or less.

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assume and be bound by all the obligations, conditions, covenants and agreements therein contained.

CITY OF KEY WEST, FLORIDA

By _____
Charles McCoy

Mayor
(Title)

STATE OF Florida)
) ss
COUNTY OF _____)

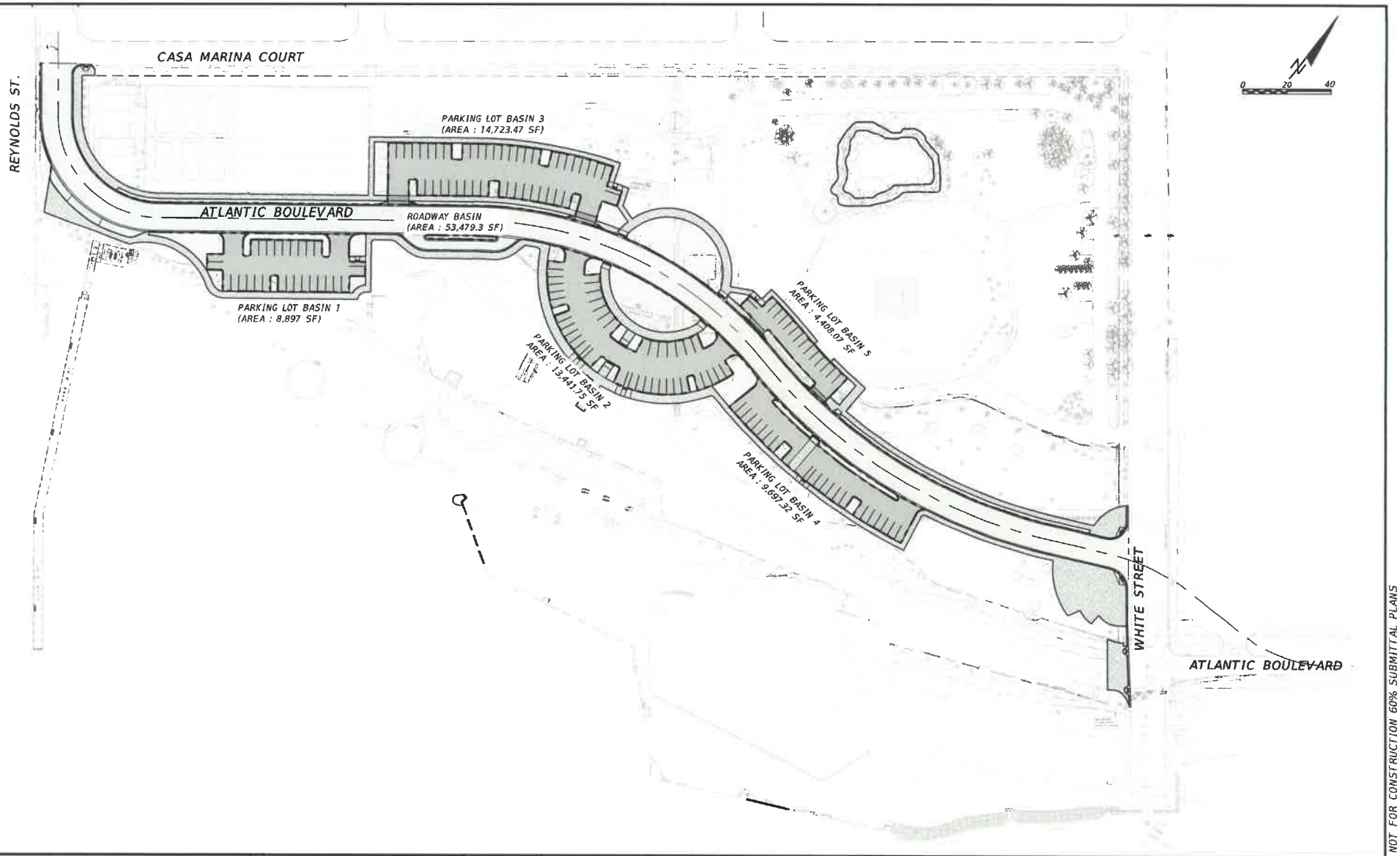
On this 21st day of April, 1973, before me, the undersigned Officer, personally appeared Charles McCoy, to me known and known to me to be the same person whose name is subscribed on the foregoing ac ptance, who being by me duly sworn, did depose and say that he is the Mayor of the City of Key West, Florida, that he is duly designated, empowered and authorized by a resolution adopted by the City Commission of Key West, Florida, on July 3, 1972, to execute the foregoing acceptance and sign his name thereof; and that he signed his name thereto and acknowledges that he executed the foregoing instrument for and on behalf of the City of Key West, Florida, for the purposes and uses therein described.

NOTARY PUBLIC

My Commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 12, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

21754

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
DANIEL R. ADAMS
CLERK OF CIRCUIT COURT



NOT FOR CONSTRUCTION 60% SUBMITTAL PLANS

REVISIONS		
DATE	BY	DESCRIPTION

EOR

Francisco J. Alonso, P.E.
No. 66918
T·Y·LIN

MONROE COUNTY
PUBLIC WORKS/ENGINEERING DIVISION
1100 Simonton Street, Suite 2-231
Key West, Florida 33040
(305) 292-4560 FAX (305) 292-4558

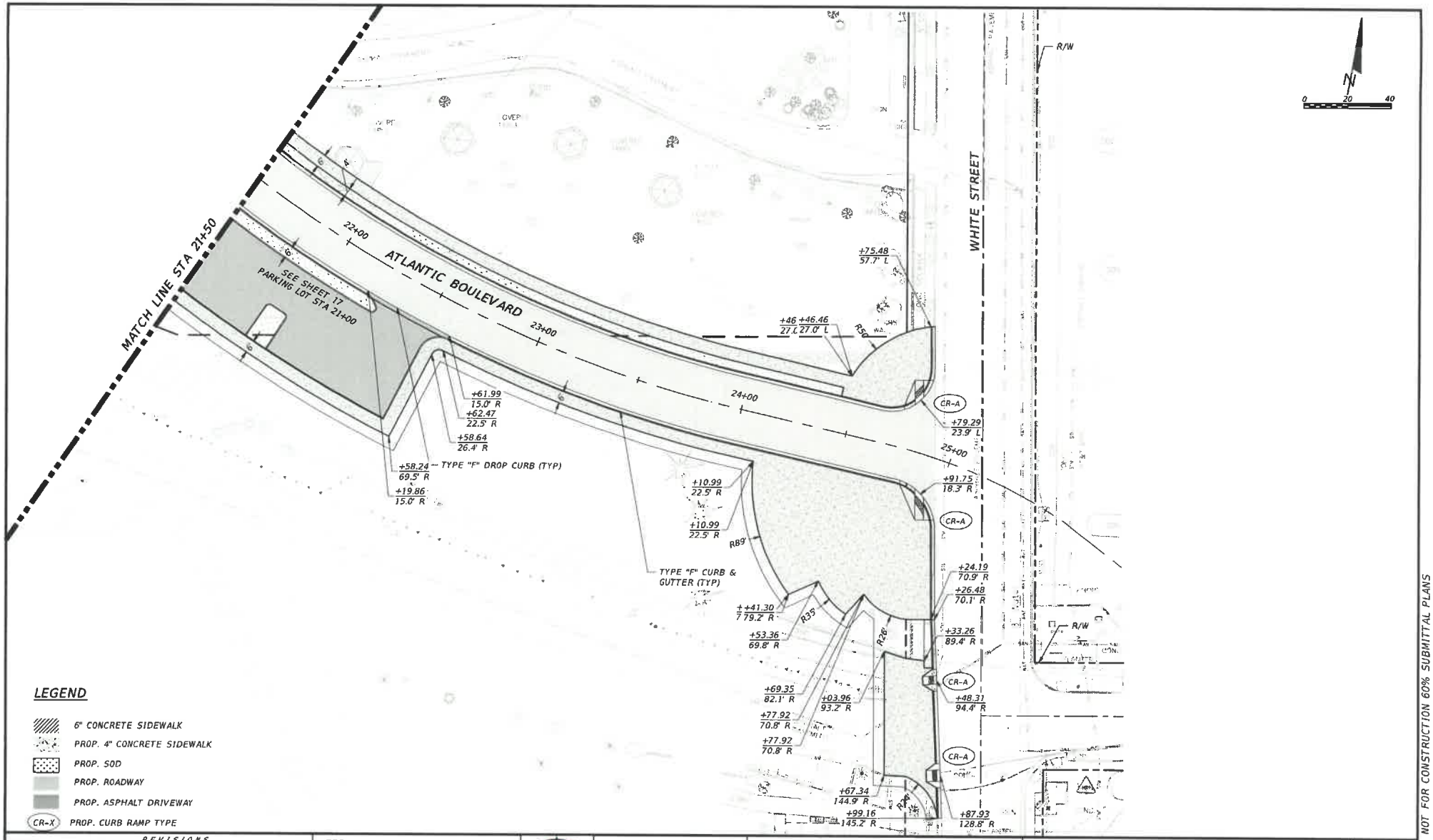
MONROE COUNTY
PUBLIC WORKS/ENGINEERING DIVISION

PROJECT NAME
RELOCATION OF ATLANTIC BOULEVARD

DRAINAGE MAP

SHEET NO.
5

Filename: K:\551256.00 Atlantic Boulevard\8000\Drawings\Drainage Map Plot Date: 2 2018



LEGEND

- 6" CONCRETE SIDEWALK
- PROP. 4" CONCRETE SIDEWALK
- PROP. SOD
- PROP. ROADWAY
- PROP. ASPHALT DRIVEWAY
- (CR-X) PROP. CURB RAMP TYPE

NOT FOR CONSTRUCTION 60% SUBMITTAL PLANS

REVISIONS		
DATE	BY	DESCRIPTION

EOR

Francisco J. Alonso, P.E.
No. 66918
T·Y·LIN INTERNATIONAL

MONROE COUNTY
PUBLIC WORKS/ENGINEERING DIVISION
1100 Simonton Street, Suite 2-231
Key West, Florida 33040
(305) 292-4560 FAX (305) 292-4558

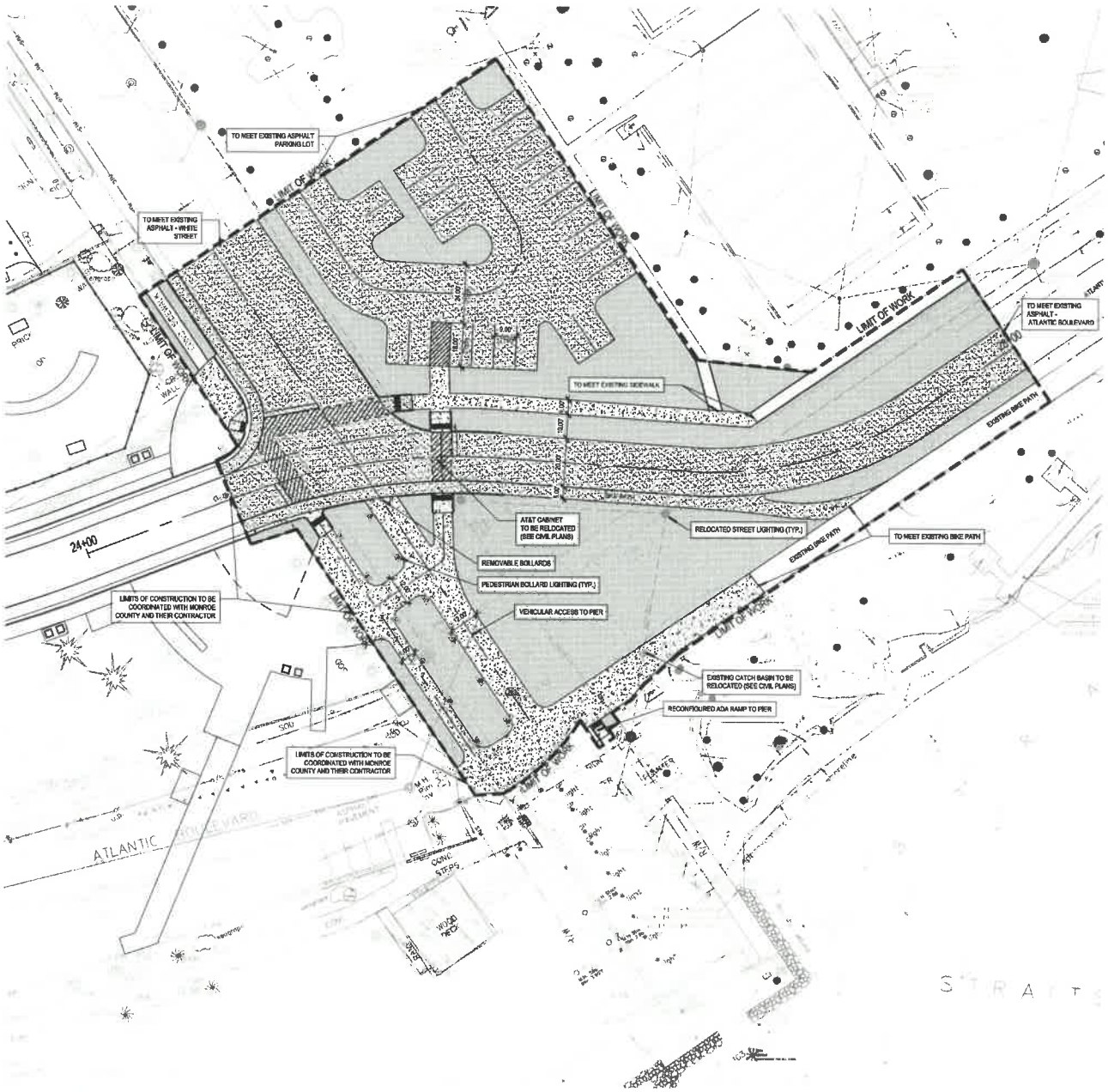
MONROE COUNTY
PUBLIC WORKS/ENGINEERING DIVISION

PROJECT NAME
RELOCATION OF ATLANTIC BOULEVARD

ROADWAY PLAN

SHEET NO.
15

Filename:K:\55125A.00_Atlantic Boulevard\Drawings\Roadway Plans - Plot Date:



PROJECT DESCRIPTION

ZONING DESIGNATION:	PS (PUBLIC SERVICE)	
PROJECT SITE SIZE (SQUARE FEET / ACRES):	47,555.7 SF / 1.09 AC	
LEGAL DESCRIPTION:	TBD BY CITY OF KEY WEST	
BUILDING SIZE:	NA	
FLOOR AREA RATIO (PERMITTED AND PROPOSED):	NA	
LOT COVERAGE (PERMITTED AND PROPOSED:	NA	
IMPERVIOUS SURFACE:	24,119.9 SF / 0.55 AC	
PERVIOUS SURFACE:	23,435.8 SF / 0.54 AC	
LANDSCAPE AREAS:	23,435.8 SF / 0.54 AC	
PARKING SPACES (EXISTING & PROPOSED FOR INDIGENOUS PARK)	EXISTING 51	PROPOSED 24
DELINEATION OF LOCATION O EXISTING & PROPOSED STRUCTURES:	NA	
EXISTING AND PROPOSED DEVELOPMENT TYPE, DENOTED BY LAND USE INCLUDING DENSITY/INTENSITY:	NA	
SETBACKS (ACTIVE AND PASSIVE RECREATIONAL USES):	REQUIRED	PROPOSED
	FRONT: 10 FT	SEE PLANS
	SIDE: 10 FT	SEE PLANS
	REAR: 10 FT	SEE PLANS
	STREET SIDE: 10 FT	SEE PLANS

ATLANTIC BLVD. RELOCATION
KEY WEST, FLORIDA

SURVEYOR
FLORIDA KEYS LAND SURVEYOR
P.O. BOX 1547
KEY WEST, FLORIDA 33041

CIVIL ENGINEERING
PEREZ ENGINEERING & DEVELOPMENT CO., INC.
1010 KENNEDY DR., STE 400
KEY WEST, FLORIDA 33040

Date	11.08.2017
Drawn	PD
Checked	PD
Approved	PK
Project	113047
Scale	1" = 20'-0"

PERMIT SET SUBMITTAL

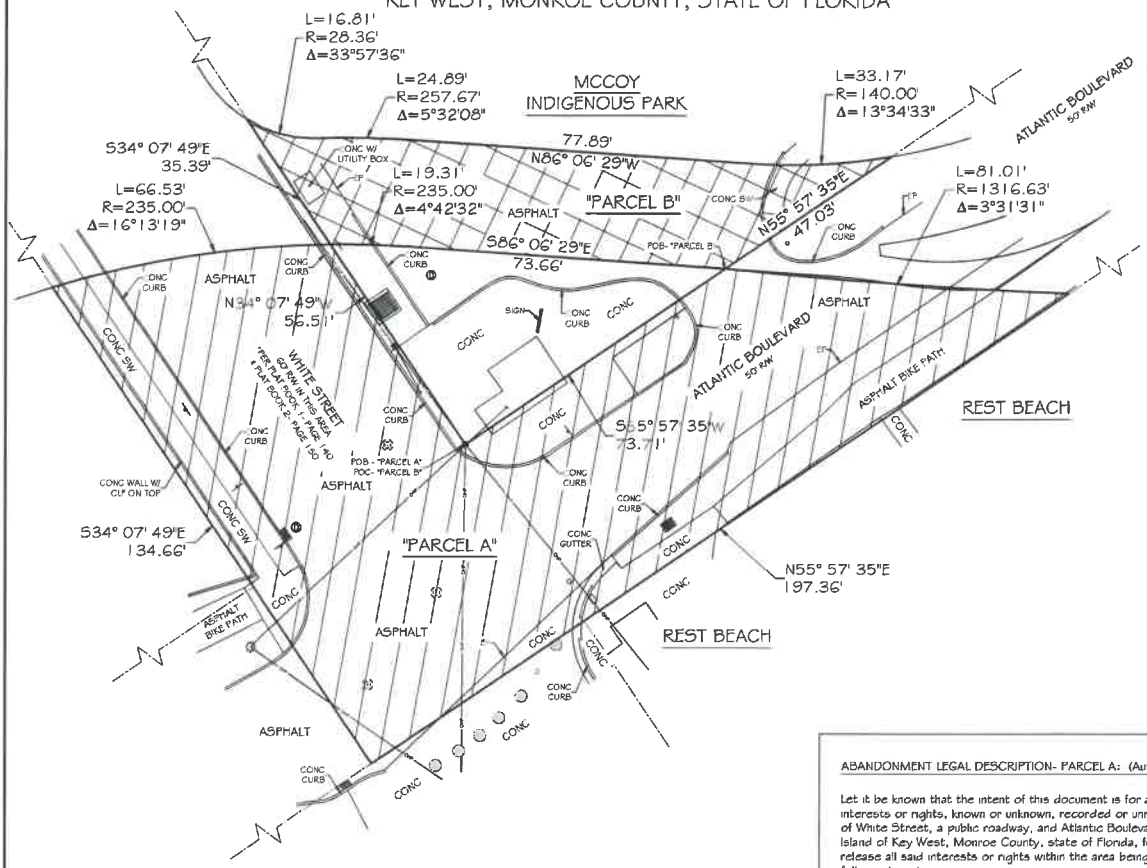
OVERALL SITE PLAN

LA-1.01

LEGAL DESCRIPTION SKETCH

-PORTION OF ATLANTIC BOULEVARD & WHITE STREET -

KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 05-T68S-R25E

N
W E
S

GRID NORTH

LEGAL DESCRIPTION- PARCEL B: (Authored by the undersigned)

A strip of land on the Island of Key West, Monroe County, state of Florida, being more particularly described as follows, to-wit: Commencing at the intersection of the Northeasterly Right of Way line of White Street and the Northwesterly Right of Way line of Atlantic Boulevard, thence N55°57'35"E along said Northwesterly Right of Way line of Atlantic Boulevard for a distance of 73.71 feet to the point of beginning; thence N55°57'35"E continuing along said Northwesterly Right of Way line of Atlantic Boulevard for a distance of 47.03 feet to a point; thence S80°10'59"W for a distance of 0.00 feet to a point of curvature; thence along a curve to the right, having a radius of 140.00 feet and a central angle of 13°34'33" for an arc length of 33.17 feet to a point of tangency; thence N86°06'29"W for a distance of 77.89 feet to a point of curvature; thence along a curve to the left having a radius of 257.67 feet and a central angle of 05°32'08" for an arc length of 24.89 feet to a point of reverse curvature; thence along a curve to the right, having a radius of 28.36 feet and a central angle of 33°57'36" for an arc length 16.81 feet to a point; thence S34°07'49"E for a distance of 35.39 feet to a point; thence N89°10'59"E for a distance of 0.00 feet to a point of curvature; thence along a curve to the right, having a radius of 235.00 feet and a central angle of 04°42'32" for an arc length of 19.31 feet to a point of tangency; thence S86°06'29"E for a distance of 73.66 feet back to the point of beginning. Said strip of land area totals 3,004.55 square feet more or less.

ABANDONMENT LEGAL DESCRIPTION- PARCEL A: (Authored by the undersigned)

Let it be known that the intent of this document is for all concerned parties having any interests or rights, known or unknown, recorded or unrecorded, in the public Right of Way of White Street, a public roadway, and Atlantic Boulevard, a public roadway, both on the Island of Key West, Monroe County, state of Florida, for all said parties to abandon or release all said interests or rights within the area being more particularly described as follows, to-wit:

Beginning at the intersection of the Northeasterly Right of Way line of White Street and the Northwesterly Right of Way line of Atlantic Boulevard, thence N34°07'49"W along said Northeasterly Right of Way line of White Street for a distance of 56.51 feet to a point; thence S89°10'59"W for a distance of 0.00 feet to a point of curvature; thence along a curve to the left, having a radius of 235.00 feet and a central angle of 16°13'19" for an arc length of 66.53 feet to a point on the Southwesterly Right of Way line of White Street; thence S34°07'49"E along said Southwesterly Right of Way line of White Street for a distance of 134.66 feet to the point of intersection of the Southwesterly Right of Way line of White Street and the Southeasterly Right of Way line of Atlantic Boulevard; thence N55°57'35"E along said Southeasterly Right of Way line of Atlantic Boulevard for a distance of 197.36 feet to a point; thence N87°40'59"W for a distance of 0.00 feet to a point of curvature; thence along a curve to the right, having a radius of 1316.63 feet and a central angle of 03°31'31" for an arc length of 81.01 feet to a point on the Northwesterly Right of Way line of Atlantic Boulevard; thence S55°57'35"W along said Northwesterly Right of Way line of Atlantic Boulevard for a distance of 73.71 feet back to the point of beginning. Said abandonment area totals 12,582.32 square feet more or less.

LEGEND

- CATCH BASIN
- CONCRETE BOLLARD
- CONCRETE UTILITY POLE
- DRAINAGE MANHOLE
- GUY WIRE
- SANITARY MANHOLE
- SIGN
- WOOD UTILITY POLE

1"=20'

0 10 20 40

"PARCEL A" TOTAL AREA = 12,582.32 SQFT±

"PARCEL B" TOTAL AREA = 3,004.55 SQFT±

CERTIFIED TO –

EDSA, INC;
CITY OF KEY WEST;

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
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PLV = 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
TOD = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UR = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WSAC= LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
DATE:	08/29/2017
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	17-270

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

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

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

FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

SURVEYOR NOTES

1. HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
2. COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
3. ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
4. ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
5. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE AUTHORED BY THE UNDERSIGNED.
6. THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES
7. ADDRESS: ATLANTIC BOULEVARD & WHITE STREET, KEY WEST, FL 33040.
8. 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.
9. THE FIELD WORK WAS COMPLETED BETWEEN AUGUST 15, 2017 & AUGUST 26, 2017.