

LOCATION MAP

PARCEL No. 00072080-001800
City of Key West
Stock Island, FL 33040



LEGAL DESCRIPTION:

Being part of land on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: COMMENCING at coordinates of which are X231,328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point of latitude 24 20'00" North and 500,000.00 feet West of longitude 81 00'00" West, said point being the intersection of the Easterly right of way boundary line of Junior College Road with the Northerly right of way boundary line of U.S. Highway No. 1 (State Road No. 5) at the Westerly end of Junior College Road and run thence North 70 58'03" East also the Northerly right of way line of U.S. Highway #1 a distance of 21.39 feet to the Point of Beginning of the parcel of land herein described: Thence North 04 24'16" West along the Easterly boundary line of the land described in Deed Book G-56 at Page 59 of the Public Records of Monroe County, Florida, extended Southerly, for a distance of 818.02 feet to the Southeasterly corner of lands now leased to the Key West Garden Club, Inc. as described in said lease authorized by Resolution No. 76-70 of the City Commission of the City of Key West; thence North 00 33'35" East along the Easterly boundary line of said lease for a distance of 435 feet; thence North 29 33'35" East along the Easterly boundary line of said lease for a distance of 400 feet; thence North 17 18'35" East along the Easterly boundary line of said lease for a distance of 300 feet; thence North 44 26'25" West along the Northerly boundary line of said lease for a distance of 50 feet; thence South 46 33'35" West along the Westerly boundary line of said lease for a distance of 585 feet; thence South 06 34'53" West along the Westerly boundary line of said lease for a distance of 155.68 feet to the Northeast corner of the lands described in Official Record Book No. 365 at Page 324 of the said Public Records; thence North 70 12'57" West along the North boundary line of said land described in Official Record Book No. 365 at Page 324 and extension of said North boundary line for a distance of 252.44 feet to the Easterly right-of-way line of the lands described in Official Record Book 408 at Page 345 of the said Public Records; thence North 22 53'13" East along the said Easterly right-of-way line for a distance of 598.26 feet; thence North 47 22'24" East for a distance of 400.00 feet to the Southwesterly corner of lands described in Official Record Book No. 66 at Page 421 of the said Public Records; thence North 40 25'03" East along the Northwesterly boundary line of lands described in said Official Record Book No. 66 for a distance of 600 feet to the Northwesterly corner of lands described in said Official Record Book 66; thence North 42 55'10" East for a distance of 645.91 feet to the southeasterly right-of-way line of the lands described in aforesaid Official Record Book 408; thence run North 62 03'18" East along said right-of-way line for a distance of 412 feet to the Westerly corner of the lands described in Official Record Book No. 416 at Page 457 of the said Public Records; thence run South 27 56'42" East along the Southwesterly boundary line of lands described in said Official Record Book No. 416 for a distance of 700 feet to the Southerly corner of said lands; thence North 62 03'20" East along the Southeasterly boundary line of the lands described in the said Official Record Book No. 416 for a distance of 896.20 feet to the Westerly right-of-way line of the lands described in said Official Record Book No. 408; thence South 12 03'39" East along said right-of-way line for a distance of 61.59 feet to the beginning of the curve, concave to the Northeast and having a radius of 550 feet; thence Southeasterly along said curve right-of-way line for an arc distance of 201.59 feet; thence South 33 03'39" East for a distance of 255.73 feet to the beginning of a curve, concave to the Northeast and having a radius of 550 feet; thence southeasterly along said curve right-of-way line for an arc distance of 266.83 feet; thence South 60 52'29" East for a distance of 370.58 feet to the beginning of a curve, concave to the Southwest and having a radius of 3769.72 feet; thence Southeasterly along said curve right-of-way line for an arc distance of 180.60 feet; thence South 22 13'23" West for a distance of 96.38 feet to a point; thence North 43 37' West for a distance of 208.02 feet to a point; thence North 81 09' West for a distance of 115.00 feet to a point; thence South 26 10' West for a distance of 465.00 feet to a point; thence North 86 11'18" West for a distance of 238.37 feet to a point; thence South 63 00' West for a distance of 202.50 feet to a point; thence South 02 20' East for a distance of 77.00 feet to a point; thence South 33 02'52" West for a distance of 237.48 feet to a point; thence South 70 00' West for a distance of 140.00 feet to a point; thence North 34 15' West for a distance of 567.00 feet to a point; thence North 75 15' West for a distance of 655.58 feet to a point; thence South 34 41'34" West for a distance of 405.85 feet to a point; thence South 38 50' West for a distance of 251.36 feet to a point; thence South 33 20' West for a distance of 573.00 feet to a point; thence South 03 40'22" West for a distance of 549.85 feet to a point; thence North 71 00' East for a distance of 338.50 feet to a point; thence North 21 15' East for a distance of 370.00 feet to a point; thence North 38 15' East for a distance of 188.52 feet to a point; thence North 25 00' East for a distance of 165.30 feet to a point; thence North 21 30' West for a distance of 151.47 feet to a point; thence North 00 20' East for a distance of 284.00 feet to a point; thence North 20 20' East for a distance of 3400 feet to a point of curve concave to the Southeast and having a radius of 70.00 feet; thence Northeasterly and Southeasterly along said curve for an arc distance of 150.88 feet to the point of reverse curve; thence Southeasterly along a curve, concave to the Northeast and having a radius of 350.00 feet, for an arc distance of 189.99 feet to the end of said curve; thence South 15 30' East for a distance of 545.60 feet to a point; thence South 25 00' West for a distance of 600.00 feet to a point; thence North 59 00' East for a distance of 614.00 feet to a point; thence North 74 00' East for a distance of 346.00 feet to a point; thence South 88 20' East for a distance of 239.25 feet to a point; thence North 77 40' East for a distance of 183.78 feet to a point; thence South 25 40' East for a distance of 201.70 feet to a point; thence North 65 30' East for a distance of 284.00 feet to a point; thence North 24 30' West for a distance of 75.00 feet to a point; thence North 65 30' East for a distance of 88.00 feet to a point of curve, concave to the Northwest and having a radius of 500.00 feet; thence Northeasterly along said curve an arc distance of 216.08 feet to the end of said curve; thence North 87 50'12" East for a distance of 661.73 feet to a point; thence South 56 40' East for a distance of 461.00 feet to a point; thence North 38 00' West for a distance of 480.00 feet to a point; thence North 48 00' West for a distance of 510.00 feet to a point; thence North 40 11'41" East for a distance of 194.11 feet to the Southwesterly right-of-way line of the lands described in the aforesaid Official Record Book 408; thence South 57 18'04" East along said right-of-way line for a distance of 706.82 feet to the beginning of the curve, concave to the Southwest and having a radius of 250 feet; thence Southeasterly along said curve right-of-way line for an arc distance of 177.76 feet; thence South 16 33'39" East along said right-of-way line for a distance of 343.19 feet to the beginning of a curve, concave to the Southwest and having a radius of 1477.88 feet; thence southeasterly along said curve right-of-way line for an arc distance of 193.20 feet to the Northerly right-of-way line of U.S. Highway No. 1; thence South 80 54'38" West along said right-of-way line for a distance of 1165.43 feet to the beginning of a curve, concave to the Southeast and having a radius of 2964.93 feet; thence Southwesterly along said curve right-of-way line for an arc distance of 514.57 feet; thence South 70 58'03" West along said right-of-way line for a distance of 2681.10 feet back to the Point of Beginning.

LESS AND EXCEPT: The lands described in Official Record Book 66 at Page 421 of the said Public Records. The lands described in Official Record Book G-52 at Page 32 of the said Public Records. On the Island of Stock Island in Monroe County, State of Florida, and more particularly described by metes and bounds as follows: Starting at an iron pin located at the Northwest corner of the County Home premises, and running thence in a Northwesterly direction 116 feet to a pin; thence at an angle to the right of 27 degrees and 17 minutes for a distance of 152 feet to an iron pin (No. #); thence at an angle to the right 23 degrees and 21 minutes a distance of 600 feet to an iron pin (No. 5); thence running 120 feet in an opposite direction for a Point of Beginning, which Point of Beginning is also the Southwesterly corner of the premises leased to the Humane Society; thence at right angles in a Southeasterly direction 200 feet to a point; thence at right angles in a Southwesterly direction 200 feet; thence at right angles in a Northwesterly direction 200 feet; thence at right angles in a Northeasterly direction 200 feet back to the Point of Beginning.

TRACT 2:

On the island known as Stock Island and being a part of Gov't Lot 1 of Section 34 of Township 67 South of Range 25 East, more particularly described as follows: Commencing at the point of intersection of the center line of the former Florida East Coast Railway main track extended Southwesterly from Stock Island with the center line of Roosevelt Blvd. On the Island of Key West; thence North 71 degrees 19 East along the centerline of the former Florida East Coast Railway main track a distance of 1607.24 feet; thence North 4 degrees 06' 41" West a distance of 181.44 feet to a point or Place of Beginning. From said point or Place of Beginning continue North 4 degrees 06'41" West a distance of 707.66 feet; thence West a distance of 111.49 feet; thence 858 degrees 44'50" West a distance of 481.49 feet; thence 838 degrees 43'21" East a distance of 169.62 feet; thence Southeasterly 187.69 feet along a 702.78 foot radius curve concave Northeasterly with a central angle of 15 degrees 18'52"; thence 854 degrees 02'13" East a distance of 151.81 feet; thence Southerly 181.57 feet along a 333.62 foot radius curve concave Southwesterly with a central angle of 35 degrees 32'08"; thence North 71 degrees 19' East a distance of 101.74 feet back to the Point or Place of Beginning. Containing 5.5 acres, more or less.

ALSO:

Commencing at the most Westerly corner of the above described property; thence S 8 degrees 44'50" West a distance of 28.24 feet to a Point or Place of Beginning; thence S 38 degrees 43'21" East a distance of 100 feet; thence South 51 degrees 16'39" West a distance of 15 feet, more or less, to the waters edge; thence meandering the shore in a Northwesterly direction 100 feet, more or less, to a point that is South 58 degrees 44'50" West of the Point of Beginning; thence South 58 degrees 44'50" East a distance of 20 feet, more or less, back to the Point or Place of Beginning, including all Riparian rights. Together with an easement to lay, maintain and operate, between the above described parcels of land but beneath the surface of the road to the Golf Course, all utility pipe lines or conduits such as sewer, gas, steam or electric; the upper surfaces of such pipes or conduits shall be

LEGAL DESCRIPTION:

From the intersection of the centerline of U.S. Highway Number One (1) and the East abutment of the Stock Island Highway Bridge go Easterly along the centerline of U.S. Highway Number One (1) a distance of 300.00 feet to a point; thence making a deflection angle of 91 degrees 10 minutes with the last described course a distance of 305.64 feet to a point; thence making a deflection angle 32 degrees 40 minutes to the left with the last described course a distance of 330.00 feet to Traverse Point One; thence making a deflection angle of 12 degrees 49 minutes to the right with the last described course a distance of 300.00 feet to Traverse Point Two; thence making a deflection angle of 8 degrees 49 minutes to the right with the last described course a distance of 265.00 feet to Traverse Point Three and the Point of Beginning of the parcel of land herein being described; thence run in a Northeasterly direction parallel with the Southerly line of the land held by the Cerebral Palsy Association 200 feet to a point; thence turn a deflection angle of 79 degrees 30 minutes right and run thence Southerly 210 feet to the Northerly line of Monroe County Hospital property; thence Northeasterly and at right angles, along the Northerly line of said Hospital property 300 feet to a point; thence turn a deflection angle of 31 degrees 15 minutes 10 seconds right and run thence 111.91 feet to the Northeast corner of the said Hospital property; thence turn a deflection angle of 87 degrees 45 minutes left and run thence Northerly 415 feet to a point; thence turn a deflection angle of 29 degrees zero minutes right and run thence Northeasterly 400 feet to a point; thence turn a deflection angle of 12 degrees 49 minutes left and run thence Northerly 300 feet to a point; thence turn a deflection angle of 61 degrees 45 minutes left and run thence Northerly 110 feet to a point; thence turn a deflection angle of 59 degrees zero minutes left and run thence Southwesterly 585 feet to a point which bears N 20 degrees 8 minutes East from the Northeast corner of property described in OR 365 Page 324 of the Public Records of Monroe County, Florida; thence run 130 feet, more or less, to said Northeast corner; thence run Easterly along the Northerly line of the property of the Florida Keys Aqueduct Commission 200 feet to a point; thence run Southerly along the Easterly line of said Florida Keys Aqueduct Commission property 401.18 feet to the Southeast corner of said property; thence run Westerly along the Southerly line of said Florida Keys Aqueduct Commission property 200.36 feet to the Southwest corner of said property; thence turn a deflection angle of 45 degrees left and run thence Southwesterly along the Southerly line of a 30 foot wide easement 372.71 feet to a point on the tangent line between traverse points 3 and 4; thence run Southerly along said tangent line 106 feet back to the Point of Beginning. Containing 11 acres, more or less.

ALSO:

A parcel purportedly belonging to the City and lying along the Northeast boundary of Hospital Road where it intersects with Junior College Road and measuring approximately 200.00' x 53.28' x 202.85' x 53.16' and comprising approximately 10,600.00 square feet, shown as Parcel "A" on a Phillips & Trice survey, dated May 3, 1981.

LEGAL DESCRIPTION PARCEL "A" PROPERTY TO BE LEASED TO BOTANICAL GARDENS:

A parcel of land being part of Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates which are x251,328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at Latitude 24 20'00" North and 500,000 feet West of Longitude 81 00'00" West, said point being the intersection of the Easterly right-of-way boundary line of Junior College Road, Northerly right-of-way boundary line of U.S. Highway One (State Road 5) at the Westerly end of Junior College Road and run thence North 70 58'03" E along the Northerly right-of-way line of U.S. Highway #1 a distance of 21.39 feet; thence North 04 24'16" W along the Easterly boundary line of the land described in Deed Book G-56 at Page 59 of the Public Records of Monroe County, extended Southerly, for a distance of 818.02 feet to the Southeasterly corner of the land now leased to the Key West Garden Club, Inc. as described in said lease authorized by resolution No. 76-70 of the city commission of the City of Key West; thence N 00 33'35" E along the Easterly boundary line of said lease for a distance of 345.54 feet to the Point of Beginning. Run thence N 32 32'21" E a distance of 185.70 feet; thence N 42 55'46" E a distance of 51.64 feet; thence N 20 00'01" E a distance of 95.57 feet; thence N 32 37'33" E a distance of 51.76 feet; thence N 55 24'15" E a distance of 61.57 feet; thence N 36 27'05" E a distance of 40.99 feet; thence N 40 30'53" E a distance of 44.84 feet; thence N 41 49'08" E a distance of 94.15 feet; thence N 35 58'50" W a distance of 39.43 feet; thence N 35 41'17" E a distance of 40.88 feet; thence N 50 49'43" E a distance of 54.11 feet; thence N 18 48'19" W a distance of 43.53 feet; thence S 73 57'20" W a distance of 139.19 feet to a point on the boundary line of the property leased to the Key West Garden Club, Inc.; thence along said property line S 17 18'35" W a distance of 176.10 feet; thence S 29 33'35" W a distance of 400.00 feet, and S 00 33'35" W a distance of 89.46 feet to the Point of Beginning. LEGAL DESCRIPTION PARCEL "B" PROPERTY TO BE LEASED TO THE KEY WEST GOLF COURSE:

ALSO:

A parcel of land being part of Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates which are X251,328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at Latitude 24 20'00" North and 500,000 feet West of Longitude 81 00'00" West, said point being the intersection of the Easterly right-of-way boundary line of Junior College Road with the Northerly right-of-way Boundary line of U.S. Highway #1 (State Road No. 5) at the Westerly end of Junior College Road and run thence North 70 58'03" E along the Northerly right-of-way line of U.S. Highway #1 a distance of 21.39 feet; thence N 04 24'16" W along the Easterly boundary line of the land described in Deed Book G-56 at Page 59 of the Public Records of Monroe County, extended Southerly, for a distance of 818.02 feet to the Southeasterly corner of the land now leased to the Key West Garden Club, Inc. as described in said lease authorized by resolution No. 76-70 of the city commission of the City of Key West; thence N 00 33'35" E along the Easterly boundary line of said lease for a distance of 435.00 feet; thence N 29 33'35" E a distance of 400.00 feet; thence N 17 18'35" E a distance of 176.10 feet to a point on the boundary line of the property leased to the Key West Garden Club, Inc. and the Point of Beginning; thence S 73 57'20" W a distance of 158.11 feet; thence S 49 59'43" W a distance of 174.95 feet; thence S 37 18'53" W a distance of 162.06 feet; thence S 28 20'09" W a distance of 69.40 feet; thence S 13 15'54" W a distance of 58.81 feet; thence N 70 12'57" W a distance of 15.01 feet, to a point on the boundary line of property leased to the Key West Garden Club, Inc.; thence along said boundary line N 06 34'53" E a distance of 155.68 feet; thence N 46 33'55" E a distance of 585.00 feet; thence S 44 26'25" E a distance of 50.00 feet thence S 17 18'35" W a distance of 123.90 feet to the Point of Beginning. Parcel containing 36,884 square feet.

LESS: Legal Description, Out Parcel, Prepared by undersigned:

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described as follows: Beginning at coordinates of which are N 87,268.27 and E 407,559.07, based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System, Florida East Zone, 1983, which has for its zero coordinates a point at Latitude 24'20'00" North and 500,000 feet West of Longitude 81'00'00", said point being the intersection of the Easterly Right-of-Way Line of Junior College Road and the Northerly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5), at the Westerly end of Junior College Road; thence N.70°40'03"E., along the said Northerly Right-of-Way Line of U.S. Highway No. 1 a distance of 21.39 feet; thence N.04°20'14"W., a distance of 78.14 feet; thence S.71°09'00"W., a distance of 44.31 feet to the said Easterly Right-of-Way Line of Junior College Road and the point on a curve, to the left, having: a radius of 265.00 feet, a central angle of 09°36'44", a chord bearing of S.23°25'20"E. and a chord length of 39.79 feet; thence along the arc of said curve, an arc length of 39.83 feet to the point of tangency of said curve; thence S.19°06'58"E., a distance of 36.16 feet to the Point of Beginning. Parcel contains 2413.40 square feet or 0.0554 acres, more or less.

Legal Description, (Ingress/Egress & Utility Easement), repored by ndersigned:

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described as follows: Beginning at coordinates of which are N 87,268.27 and E 407,559.07, based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System, Florida East Zone, 1983, which has for its zero coordinates a point at Latitude 24'20'00" North and 500,000 feet West of Longitude 81'00'00", said point being the intersection of the Easterly Right-of-Way Line of Junior College Road and the Northerly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5), at the Westerly end of Junior College Road; ; thence N.70°40'03"E., along the said Northerly Right-of-Way Line of U.S. Highway No. 1 a distance of 21.39 feet; thence N.04°20'14"W., a distance of 78.40 feet; thence S.89°21'03"W., a distance of 111.41 feet; thence S.58°05'53"W., a distance of 304.38 feet; thence S.34°13'10"E., a distance of 35.93 feet to the Point of Beginning; thence continue S 34°13'10" E for a distance of 46.61 feet; thence S 34°45'03" W for a distance of 142.04 feet to the Northwesterly Right-of-Way Line of Junior College Road; thence N 39°47'17" W along the said Northwesterly Right-of-Way Line of Junior College Road for 59.34 feet; thence N 40°13'12" E for a distance of 143.60 feet to the Point of Beginning. Parcel contains 7286.10 square feet or 0.167 acres, more or less.

Legal Description, Prepared by undersigned:

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described as follows: Beginning at coordinates of which are N 87,268.27 and E 407,559.07, based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System, Florida East Zone, 1983, which has for its zero coordinates a point at Latitude 24'20'00" North and 500,000 feet West of Longitude 81'00'00", said point being the intersection of the Easterly Right-of-Way Line of Junior College Road and the Northerly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5), at the Westerly end of Junior College Road; ; thence N.70°40'03"E., along the said Northerly Right-of-Way Line of U.S. Highway No. 1 a distance of 21.39 feet; thence N.04°20'14"W., a distance of 78.40 feet; thence S.89°21'03"W., a distance of 111.41 feet; thence S.58°05'53"W., a distance of 304.38 feet; thence S.34°13'10"E., a distance of 35.93 feet; thence S.40°13'12"W., a distance of 143.60 feet to the said Easterly Right-of-Way Line of Junior College Road; thence S.39°47'17"E., a distance of 135.59 feet to the point of curvature of a curve to the left, having: a radius of 361.02 feet, a central angle of 14°25'40", a chord bearing of S.47°00'07"E. and a chord length of 90.67 feet; thence along the arc of said curve, an arc length of 90.91 feet to the point of tangency of said curve; thence S.54°12'57"E., a distance of 272.56 feet to the point of curvature of a curve to the right, having: a radius of 265.00 feet, a central angle of 35°06'00", a chord bearing of S.36°39'58"E. and a chord length of 159.82 feet; thence along the arc of said curve, an arc length of 162.34 feet to the point of tangency of said curve; thence S.19°06'58"E., a distance of 36.16 feet to the Point of Beginning. Parcel contains 209036 square feet or 4.80 acres, more or less.

NOTE: Boundary information based on composite of Key West Golf Course Survey, Junior College Road Plot and existing conditions.

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
Ⓢ	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FPK	Found Nail & Disc	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

SYMBOLS

Ⓢ	Concrete Utility Pole	☀	Street Light
Ⓢ	Fire Hydrant	Ⓢ	Wood Utility Pole
Ⓢ	Sanitary Sewer Clean Out	Ⓢ	Water Meter

SURVEYOR'S NOTES:

North arrow based on deeds
Reference Bearing: Fla. East Zone, 1983, Coordinates
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.:R-273 Elevation: 8.43

SURVEYOR'S NOTES:

North arrow based on deeds
Reference Bearing: Florida East Zone, 1983 Coordinates
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: R-273 Elevation: 8.43
No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

MONUMENTATION:

- ▲ = FPK
- △ = SPK, P.L.S. No. 2749
- = FIB/FIP
- ⊙ = SIB, 1/2"

Field Work performed on: 10/13/17

Sheet 1 of 3

Key West Botanical Garden 5100 College Road, Key West, FL 33040			
BOUNDARY SURVEY		Dwg. No. 17-338	
Scale 1"= 40'	Ref. 219-1 File	Flood Panel No. 1517 K Flood Zone AE	Dwn. By F.H.H. Flood Elev. 8'
5/31/05			
REVISIONS AND/OR ADDITIONS			
10/19/17: Updated, numerous changes			
ENGINEERS PLANNERS SURVEYORS			
3152 Northside Drive Suite 201 Key West, FL 33040			
(305) 293-0466 Fax: (305) 293-0237 fhilde1@bellsouth.net L.B. No. 7700			
fred\drawings\stockisland\botanicalgardens\gardens as built			

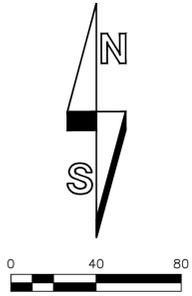


CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



City of
Key West

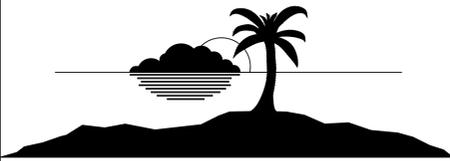
County of
Monroe
(Bayshore Manor)

KEY WEST GOLF COURSE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C3	446.86'	208.74'	206.85'	N 14°24'21" W	26°45'53"	106.51'
C4	446.86'	93.59'	93.42'	S 33°47'12" E	11°59'59"	46.97'
C5	361.02'	90.91'	90.67'	N 47°00'08" W	14°25'40"	45.70'
C6	265.00'	122.51'	121.42'	S 40°58'20" E	26°29'16"	62.37'

Sheet 2 of 3

Key West Botanical Garden
Boundary Survey
5100 College Road, Key West, FL 33040



ENGINEERS PLANNERS SURVEYORS

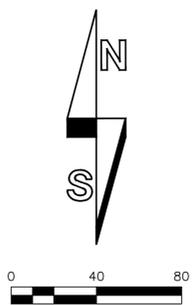
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

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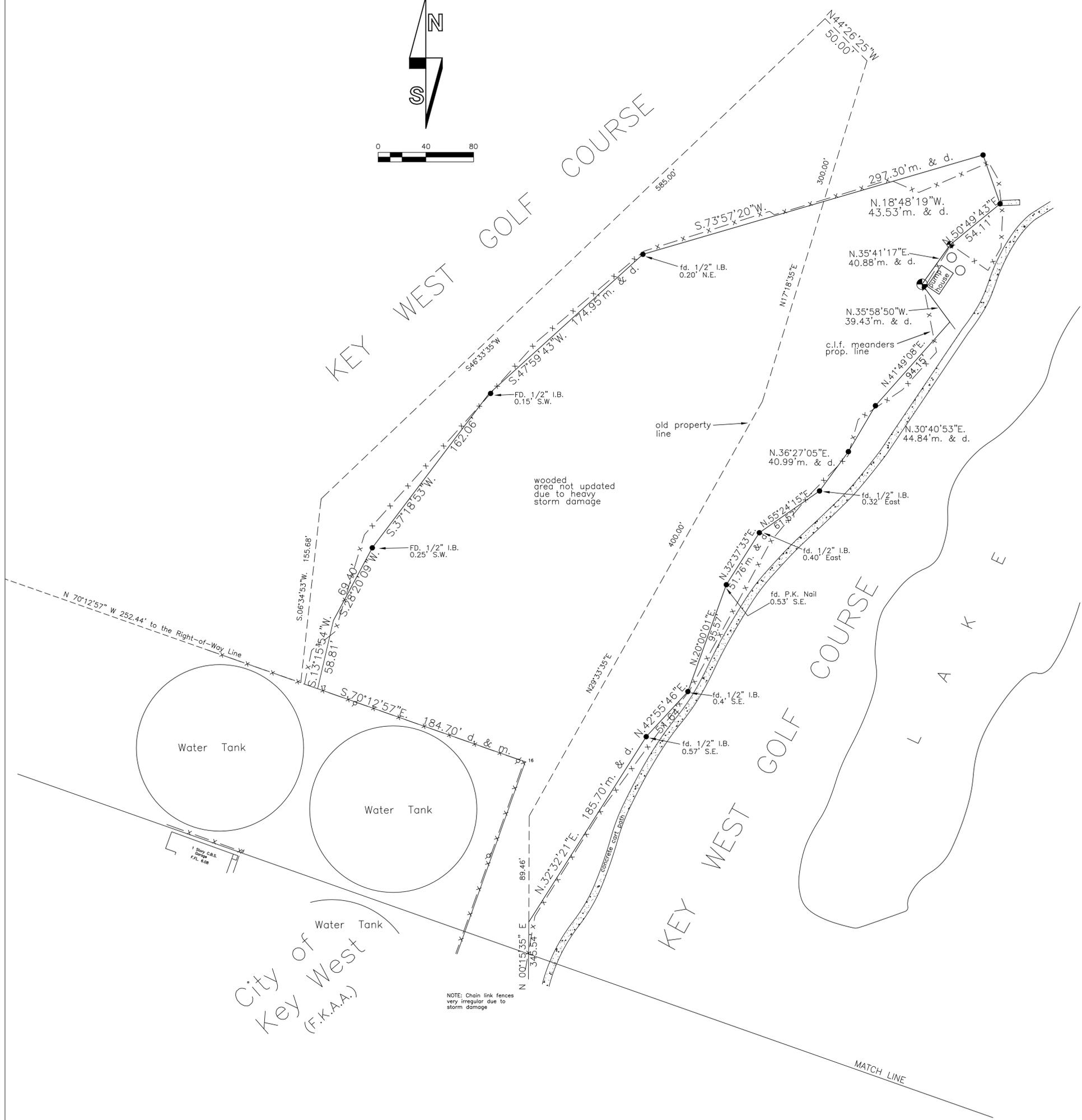
PER MONROE COUNTY APPRAISAL OFFICE
OWNERSHIP IS THE CITY OF KEY WEST

NOTE: Chain link fences
very irregular due to
storm damage

U.S. Highway No. 1



KEY WEST GOLF COURSE



Sheet 3 of 3

Key West Botanical Garden

Boundary Survey

5100 College Road, Key West, FL 33040

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

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