

SKETCH & DESCRIPTION  
**Keys Overnight Temporary Shelter (KOTS)**  
 PORTION OF TIF DEED NUMBER 19725  
 STOCK ISLAND  
 MONROE COUNTY, FLORIDA



**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. 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.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are referenced to the legal description recorded in Official Records Book 1490, Page 291 of the Public Records of Monroe County, Florida based on Grid North of the North American Datum of 1927 (NAD 27) of the Florida State Plane Coordinate System with the north right-of-way line of Sunset Marina Road having a bearing of N 63°32'06" E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: A= Arc Distance, Δ= Central Angle, E= Easting, F.D.O.T.= Florida Department of Transportation, ID.= Identification, M.C.R.= Monroe County Records, MHTL= Mean High Tide Line, N= Northing, P.B.= Plat Book; PG.= Page; P.O.B. Point of Beginning; P.O.C. = Point of Commencement, R= Radius; R/W = Right-of-Way; sq. ft.= square feet, TIF= Trustees of the Internal Improvement Trust Fund of the State of Florida.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: September 04, 2019

*Keith M. Chee-A-Tow*  
 KEITH M. CHEE-A-TOW, P.L.S.  
 Florida Registration No. 5328  
 AVIROM & ASSOCIATES, INC.  
 L.B. No. 3300

*Keith M. Chee-A-Tow*

Digitally signed by Keith M. Chee-A-Tow  
 Date: 2019.09.04 17:20:06 -04'00'

**REVISIONS**




**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
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JOB #:	11227-2
SCALE:	N/A
DATE:	09/04/2019
BY:	K.C.
CHECKED:	K.M.C-A-T
F.B.	N/A
PG.	N/A
SHEET:	1 OF 5

**SKETCH & DESCRIPTION**  
**Keys Overnight Temporary Shelter (KOTS)**  
 PORTION OF TIIF DEED NUMBER 19725  
 STOCK ISLAND  
 MONROE COUNTY, FLORIDA


**LEGAL DESCRIPTION:**

A parcel of land being a portion of land as described in Official Records Book 1490, Page 291 of the Public Records of Monroe County, formerly submerged in the Bay of Florida, being a part of the Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, said parcel being in Section 27, Township 67 South, Range 25 East in Monroe County, Florida being more particularly described by metes and bounds as follows:

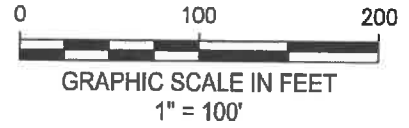
COMMENCE at the Point of Beginning (Point #9) of said parcel of land as described in said Public Records having coordinates of N=89066.35' & E=250957.42', (said coordinates based on Grid North of the North American Datum of 1927 – NAD 27) with all subsequent coordinates being referenced thereto; thence S 63°32'06" E for a distance of 47.66 feet to Point #32 (N=89045.11' & E=251000.08') being the westerly and curved right of way line of Junior College Road (now College Road as laid out and currently in use); said curve being concave to the southeast and having a radius of 984.84 feet; thence northeasterly along the said curved right of way line for an arc distance of 66.04 feet to Point #31 (N=89098.13' & E=251039.42'); thence N 63°32'06" W for a distance of 316.58 feet to Point #30 (N=89239.22' & E=250756.02'); thence S 40°23'19" W for a distance of 157.23 feet to Point #29 (N=89119.46' & E=250654.14'); thence N 56°50'29" W for a distance of 483.59 feet to Point #28 (N=89383.96' & E=250249.30'); thence S 74°46'08" W for a distance of 80.26 feet to Point #27 (N=89362.88' & E=250171.86') and the POINT OF BEGINNING of the described parcel; thence S 43°21'06" E a distance of 44.02 feet; thence S 31°20'02" W a distance of 5.17 feet; thence S 45°01'05" W a distance of 14.62 feet; thence N 44°51'01" W a distance of 166.36 feet; thence S 45°08'59" W a distance of 28.30 feet; thence N 42°07'31" W a distance of 52.20 feet; thence S 49°22'22" W a distance of 69.17 feet; thence N 40°56'30" W a distance of 110.21 feet; thence S 49°19'57" W a distance of 43.48 feet; thence N 40°40'03" W a distance of 75.03 feet; thence N 14°10'00" E a distance of 47.99 feet; thence N 40°09'54" W a distance of 72.63 feet to the Approximate Mean High Tide Line of Florida Bay (MHTL) and the boundary as described in said Public Records; thence along said boundary as described in said Public Records for the next four courses and distances:

N 38°26'33" E a distance of 93.87 feet to Point #24 (N=89695.14' & E=249833.32');  
 thence S 52°04'36" E a distance of 195.00 feet to Point #25 (N=89575.29' & E=249987.14');  
 thence S 13°16'39" W a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02');  
 thence S 44°52'02" E a distance of 269.09 feet; to Point #27 (N=89362.88' & E=250171.86') and the POINT OF BEGINNING.

Said lands lying and being in Section 27, Township 67 South, Range 25 East on Stock Island, Monroe County, Florida containing 42,593.06 square feet (0.978 acre) more or less.

<b>REVISIONS</b>	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b>  <b>SURVEYING &amp; MAPPING</b>          50 S.W. 2nd AVENUE, SUITE 102          BOCA RATON, FLORIDA 33432          (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a>  <small>© 2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved.          This sketch is the property of AVIROM &amp; ASSOCIATES, INC.          and should not be reproduced or copied without written permission.</small></p>	JOB #: <b>11227-2</b>
		SCALE: N/A
		DATE: 09/04/2019
		BY: K.C.
		CHECKED: K.M.C-A-T
		F.B. N/A PG. N/A
SHEET: <b>2 OF 5</b>		

SKETCH & DESCRIPTION  
**Keys Overnight Temporary Shelter (KOTS)**  
 PORTION OF TIF DEED NUMBER 19725  
 STOCK ISLAND  
 MONROE COUNTY, FLORIDA



**FLORIDA BAY**

OWNER:

**Sunset Marina LLC**

Parcel ID: 00072080-001400

OWNER:

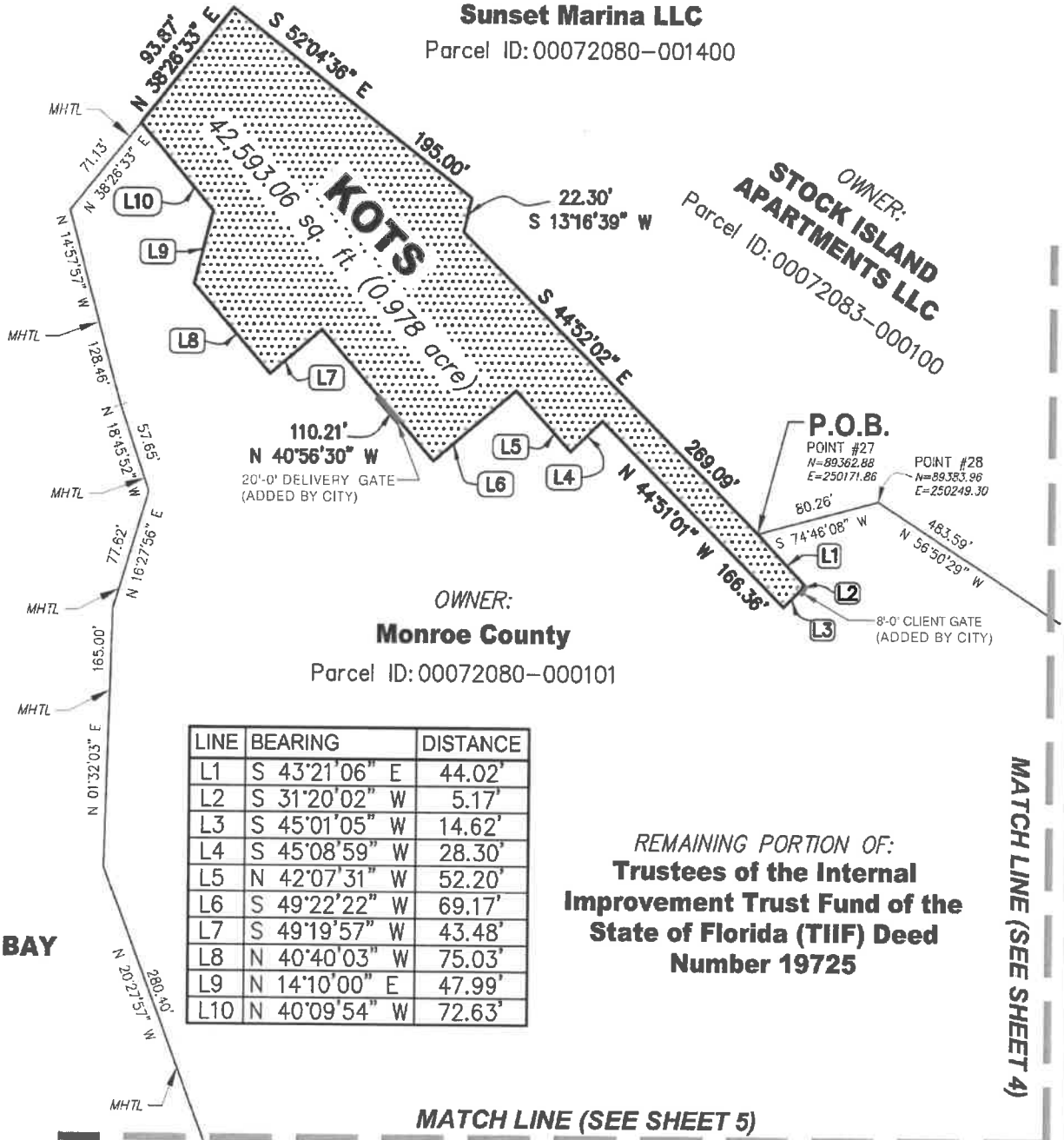
**STOCK ISLAND APARTMENTS LLC**

Parcel ID: 00072083-000100

OWNER:

**Monroe County**

Parcel ID: 00072080-000101



LINE	BEARING	DISTANCE
L1	S 43°21'06" E	44.02'
L2	S 31°20'02" W	5.17'
L3	S 45°01'05" W	14.62'
L4	S 45°08'59" W	28.30'
L5	N 42°07'31" W	52.20'
L6	S 49°22'22" W	69.17'
L7	S 49°19'57" W	43.48'
L8	N 40°40'03" W	75.03'
L9	N 14°10'00" E	47.99'
L10	N 40°09'54" W	72.63'

REMAINING PORTION OF:  
**Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725**

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 5)

**REVISIONS**




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JOB #: **11227-2**

SCALE: **1" = 100'**

DATE: **09/04/2019**

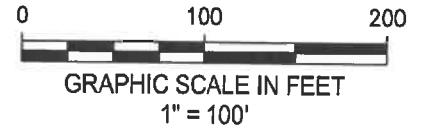
BY: **K.C.**

CHECKED: **K.M.C-A-T**

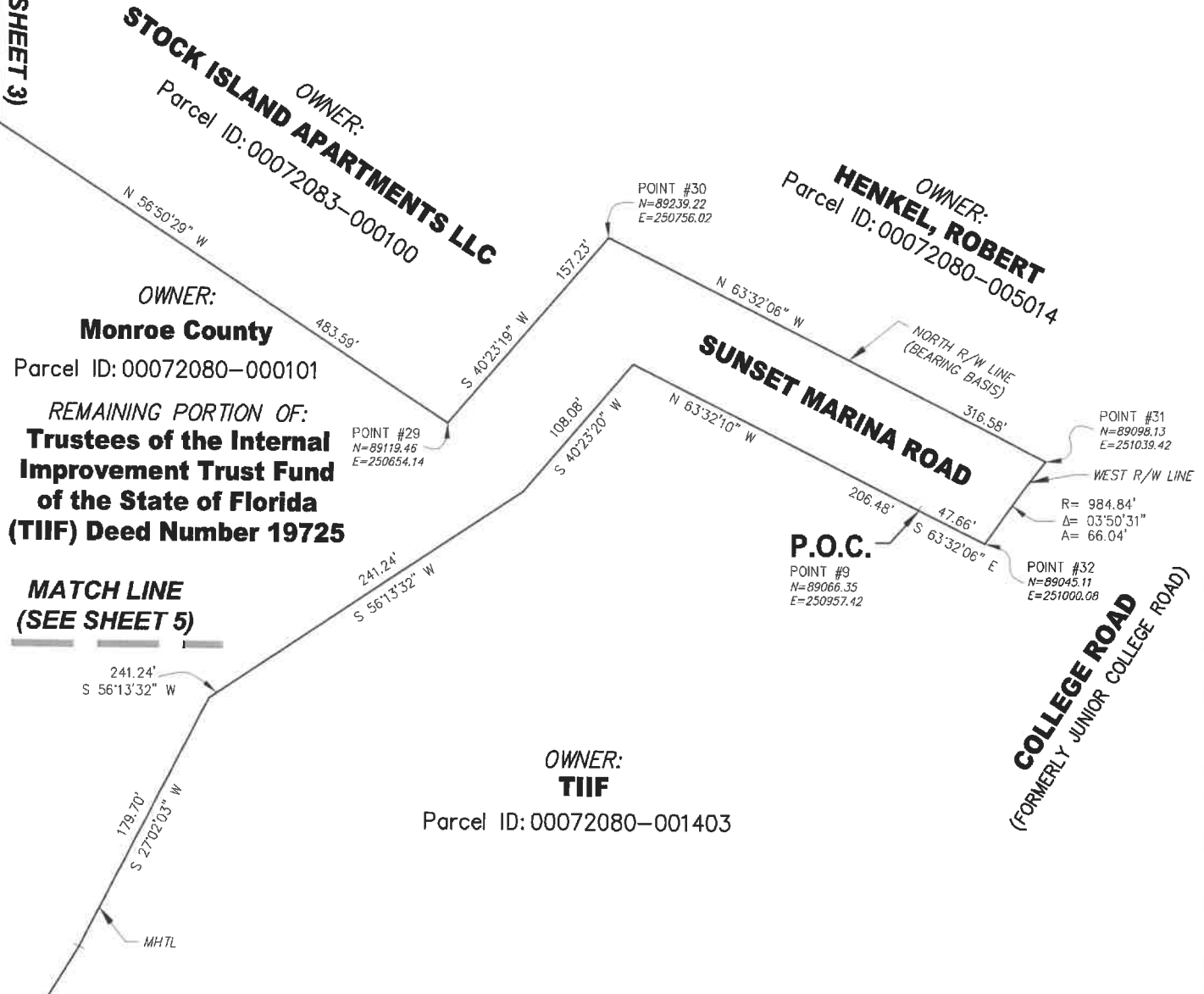
F.B. **N/A** PG. **N/A**

SHEET: **3 OF 5**

**SKETCH & DESCRIPTION**  
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 MONROE COUNTY, FLORIDA



MATCH LINE (SEE SHEET 3)



MATCH LINE (SEE SHEET 5)

REVISIONS



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SHEET:	4 OF 5

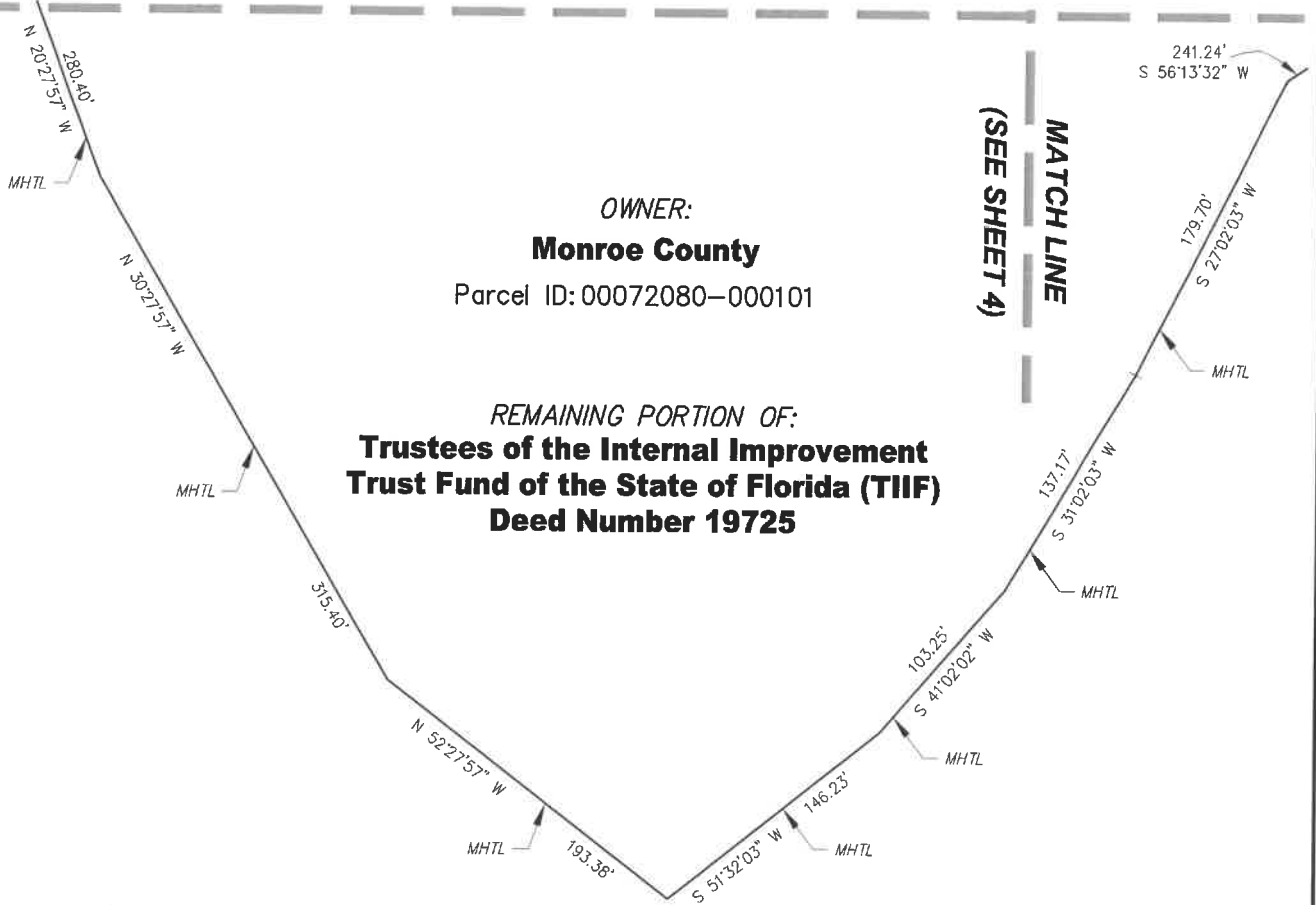
**SKETCH & DESCRIPTION**  
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PORTION OF TIF DEED NUMBER 19725

STOCK ISLAND

MONROE COUNTY, FLORIDA

**MATCH LINE (SEE SHEET 3)**

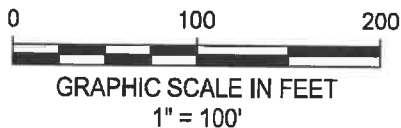


OWNER:  
**Monroe County**  
 Parcel ID: 00072080-000101

REMAINING PORTION OF:  
**Trustees of the Internal Improvement  
 Trust Fund of the State of Florida (TIIF)  
 Deed Number 19725**



**FLORIDA BAY**



**REVISIONS**




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