



LEGEND

- ⊕ BENCHMARK
- ▣ CATCH BASIN
- ▣ CONCRETE UTILITY POLE
- ▣ CURB INLET
- ⊙ DRAINAGE MANHOLE
- ⊙ EXISTING ELEVATION
- ⊙ GUY ANCHOR
- ⊙ MONITORING WELL
- ⊙ OVERHEAD WIRES
- ⊙ PILE
- ⊙ SIGN (UNLESS NOTED)
- ⊙ UNKNOWN VALVE
- ⊙ WOOD UTILITY POLE

UPLANDS SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- 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.
- The legal description shown hereon is based on a survey by Frederick H. Hildebrandt, Drawing Number 07-259 dated August 19, 1996, revised August 23, 2007. During the course of our field work we determined the lines of occupation, supported by recovered boundary evidence, existing infrastructure and geometric calculations indicates that the true line of the eastern boundary falls westerly of the course and distance (S 71°45'24" E, 49.75'). The lines of occupation and recovered boundary monuments were respected and held as true based on a preponderance of the recovered evidence and coincides with the improvements of the docks as shown on the Hildebrandt survey.
- No underground improvements were located.
- Bearings and distances shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the Northeast right-of-way line of Palm Avenue having a bearing of S 79°15'24" E.
- The property described hereon lies within Flood Zones AE (Elevation 8 & 9), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12087C1516K, Community Number 120168, dated February 18, 2005.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). To convert NGVD 1929 elevations to North American Vertical Datum of 1988 (NAVD 1988) for this property, the model value of (-)1.345 feet must be added algebraically to the NGVD 1929 height.
- Benchmark Description: National Geodetic Survey (N.G.S.) Benchmark D 121, Elevation = 3.92 feet (NGVD 29), 2.57 feet (NAVD 88)
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:240 (1" = 20').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.07' and on ground surfaces to 0.1'.
- Pipe size, material and inverts of sewer and drainage structures were obtained where accessible. Due to the nature of obtaining the data where the structures are in use and the actual inverts may be obscured, the information obtained is the best approximation of the true measurements. It is the responsibility of the end user to verify the diameter and material utilizing as-built drawings or other resources prior to construction.
- Abbreviation Legend: B/D= Brass Disk; B.M. = Benchmark; C.M.P. = Corrugated Metal Pipe; CONC. = Concrete; EL. = Elevation; FEMA = Federal Emergency Management Agency; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; ID. = Identification; INV. = Invert; I.R. = Iron Rod; L.B. = Licensed Business; M.C.R. = Monroe County Records; NAVD = North American Vertical Datum; N/D = Nail & Disk; N.G.S. = National Geodetic Survey; NGVD = National Geodetic Vertical Datum; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P.B. = Plat Book; PG. = Page; P.I. = Point of Intersection; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R. = Record; R/W = Right-of-Way; S.F. = Square Feet; W/ = With; ⊕ = Centerline.

BATHYMETRIC SURVEYOR'S REPORT:

- This Bathymetric Survey was conducted on February 7, 2023 through February 9, 2023.
- (a) The Tidal Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Tidal Water Survey File _____
(b) The Tidal Water (MHW) Line at this site is along the wet-face of the seawall, having an elevation of (-) 0.23' (NAVD 88) as located on February 09, 2023.
(c) The Tidal Water Elevation as shown hereon was established by extending the elevation shown at Tidal Station ID. 8724542 (Sigbee Park, Garrison Bight Channel), which is based on the National Oceanic and Atmospheric Administration (NOAA) established Tidal Datum.
(d) NOTE: The Tidal Datum from NOAA was utilized because an application was made to the Florida Department of Environmental Protection for the Tidal Datum for Subordinate Tide Station 3262, Garrison Bight without a response.
- The horizontal data shown hereon are based on the North American Datum of 1983, adjustment of 2011 (NAD 83/2011) Epoch 2010.00, of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone established by a Real-time Network (RTN) GPS Control Survey which is certified to a 2 centimeter local accuracy.
a. Method: Wide Area Continuously Operating GPS Reference Station Network
b. Equipment Used: Leica: GS18, Serial No. 3602394
c. Processing Software: Leica Infinity, Version 3.1.0.3188
- Bathymetry data shown hereon are in tenths of a foot, showing elevations relative to the National Geodetic Vertical Datum of 1929 (NGVD 29). The Mean Low Water (MLW) elevation of (-) 1.24 feet (NAVD 88) is based on the National Ocean and Atmospheric Administration (NOAA) Tidal Datum relative to Tide Station ID 8724542. To convert the bathymetry data from elevations in NGVD 29 to depths below MLW add algebraically (-) 1.55 feet to the elevations.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). To convert NGVD 1929 elevations to North American Vertical Datum of 1988 (NAVD 1988) for this property, the model value of (-)1.345 feet must be added algebraically to the NGVD 1929 height.
- Tidal Benchmark Description: National Geodetic Survey (N.G.S.) Benchmark D 121, Elevation = 3.92 feet (NGVD 29), 2.57 feet (NAVD 88)
- Local Tidal Benchmarks were established by a three wire closed loop differential bench run to the N.G.S. Benchmark D 121.
- The information depicted on this map represents the results of the survey on the date indicated and is considered as depicting the General Conditions during that epoch of time.
- This chart is intended to be displayed at a scale of 1:240 (1"=20') or smaller.
- Soundings were obtained by direct measurements to the sea floor utilizing G.P.S., with redundant checks made to the established Tidal Benchmarks.

LEGAL DESCRIPTION:

A parcel of land and bay bottom lying Northeasterly of Palm Avenue, and Southeasterly of a 80 foot Access Easement and adjacent to Garrison Bight, in the City of Key West, Monroe County, Florida, and being more particularly described as follows:

COMMENCE at the intersection of the said Northeasterly right-of-way line of Palm Avenue and the Northwesternly right-of-way line of Eaton Street, said point being marked by a brass disk stamped "L.B. 6929 Navy Boundary"; thence S 79°15'24" E along the said Northeasterly right-of-way line of Palm Avenue for 1710.68 feet to the Southeast corner of the City of Key West Garage, or the City sewerage plant property, thence continue S 79°15'24" E along the said Northeasterly right-of-way line of Palm Avenue for 80.00 feet to the POINT OF BEGINNING; thence continue S 79°15'24" E along the said Northeasterly right-of-way line of Palm Avenue for 94.30 feet; thence N 55°37'00" E for 106.06 feet; thence S 79°18'55" E for 38.49 feet; thence N 07°02'00" E for 153.79 feet; thence N 88°18'37" W for 200.16 feet to the Southeasterly line of an 80 foot easement; thence S 10°44'36" W along the said Southeasterly line of the 80 foot easement for 197.17 feet to the POINT OF BEGINNING.

Said land situate in the City of Key West, Monroe County, Florida, and containing 37,893 square feet (0.87 acres), more or less.

CERTIFICATION:

I HEREBY CERTIFY that this Boundary Survey, Topographic Survey, Bathymetric Survey and Tidal Water Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Tidal Water Survey File _____

Date: 02/04/2023

KEITH M. CHEE--A--TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: keith@aviromsurvey.com



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
© 2023 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

| REVISIONS | DATE | F.B./PG. | BY | CKD | REVISIONS | DATE | F.B./PG. | BY | CKD |
|-----------|------|----------|----|-----|-----------|------|----------|----|-----|
| | | | | | | | | | |

BOUNDARY, TIDAL WATER, BATHYMETRIC AND TOPOGRAPHIC SURVEY

SPENCERS BOATYARD
701 PALM AVENUE
(O.R.B. 357, PAGE 489, M.C.R.)
& CORRECTIVE DEED 19259-A
CITY OF KEY WEST
MONROE COUNTY, FLORIDA

| | |
|----------|------------------|
| JOB#: | 12699 |
| SCALE: | 1" = 20' |
| DATE: | 02/04/2023 |
| BY: | M.A.J. |
| CHECKED: | K.M.C. |
| F.B. | 2162 PG. 04 - 16 |
| SHEET: | 1 OF 1 |