

SPECIFIC PURPOSE AND TIDAL WATER SURVEY
CITY OF KEY WEST, MONROE COUNTY, FLORIDA

TO SHOW ACCRETED LANDS ADJACENT TO
PARCEL 169-PART 2 AND THE MARRIOT BEACHSIDE RESORT PROPERTY

ADJACENT PARCEL INFORMATION-

MARRIOT BEACHSIDE RESORT PROPERTY- OFFICAL RECORDS BOOK 2308, PAGE 146:
PARCEL ID NO.'S 000361551-000100 THROUGH 000361551-013100; 3841 N. ROOSEVELT BLVD.; MULTIPLE OWNERS; BEACHSIDE
KEY WEST RESORT CONDOMINIUM.

PARCEL 169-PART 2- OFFICIAL RECORDS BOOK 2891, PAGE 418:
PARCEL ID NO. 0072080-000300: NO ADDRESS; STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; PUBLIC SIDEWALK AT N.
ROOSEVELT BLVD.

SURVEYOR'S REPORT -

1.

This is a SPECIFIC PURPOSE AND TIDAL WATER SURVEY, as defined in chapter 5J-17.050(10)(A)-(K) of the Florida Administrative Code.
2.

This field survey was completed on June 10, 2022 for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
3.

This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
4.

This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
5.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6.

This survey was prepared without the benefit of a Title Commitment. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.
7.

Bearings shown hereon are per the State of Florida Department of Transportation (FDOT) R/W Map for Section 90010-NR03, with the baseline of survey of N. Roosevelt Blvd. (S.R. 5) having a bearing of S63°10'15"E and all other bearings are relative thereto. All angles are 90° unless otherwise noted.
8.

Coordinates and/or bearings shown hereon are Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment (NAD83/11). Established by a real-time network (RTN) which is certified to a 2-centimeter local accuracy.
9.

State plan coordinate control was established by averaging multiple Global Positioning System (GPS) observations using Spectra Precision SP80 rover/receiver utilizing the Florida Permanent Reference Network (FPRN). Horizontal measurements were then obtained using Real-Time Kinematic Global Positioning System (RTK GPS) Spectra Precision base and rover survey methods and/or conventional survey methods using Trimble S5 robotic total station, both run with Spectra Precision Ranger 3 with Survey Pro. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.05 feet.
10.

Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), as established by National Geodetic Survey (NGS) Control Point 4527 G, "PIDAA1630" having a published elevation of 6.79 feet (NAVD88). Said elevations were field measured to 0.1' on ground surfaces.
11.

Aerial imagery shown hereon was obtained from Monroe County Property Appraiser. Aerial dated 2021 is shown for informational purposes only.
12.

The attached maps are intended to be displayed at a scale of: SHEET 2 OF 3: 1"=100', SHEET 3 OF 3: 1"=20'.
13.

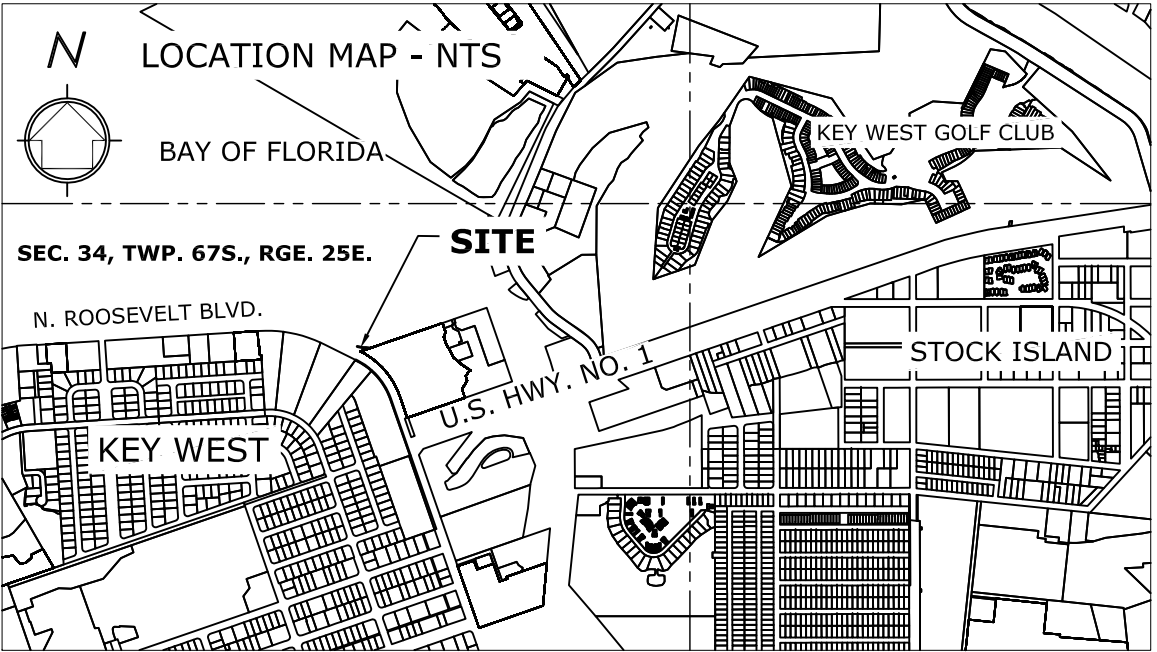
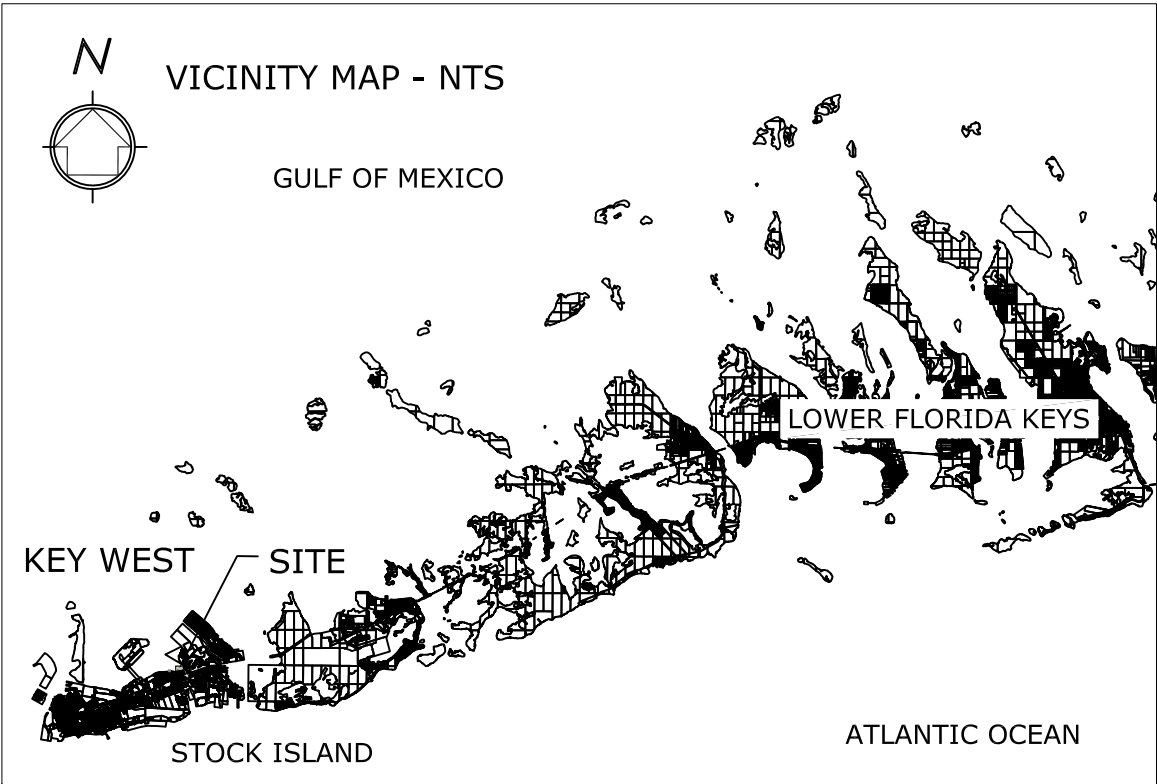
Units of measurement are in U.S. Survey Feet and decimal parts thereof.
14.

No underground improvements, if any, were located except as shown hereon.
15.

All recorded documents are of the Public Records of Monroe County, Florida, unless noted otherwise.

ABBREVIATIONS - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)

C/L	CENTERLINE	FND	FOUND NAIL & DISK	R/W	RIGHT OF WAY
(C)	PER CALCULATION	FNL	FOUND NAIL (NO ID)	SCO	SANITARY CLEAN-OUT
(D)	PER DEED	(M)	PER FIELD MEASUREMENT	SIR	SET 1/2" IRON ROD & CAP "LB7846"
EL	ELEVATION	MHWL	MEAN HIGH WATER L INE	SND	SET NAIL & DISK "LB7846"
EP	EDGE OF PAVEMENT	MTF	METAL FENCE	SVD	SET RIVET & DISK "LB7846"
FCM	FOUND CONC MONUMENT	ORB	OFFICIAL RECORDS BOOK	TBM	TEMPORARY BENCHMARK
FIR	FOUND IRON ROD	PG	PAGE	WDF	WOOD FENCE
FIRC	FOUND IRON ROD & CAP	(P)	PER PLAT	WM	WATER METER
		POB	POINT OF BEGINNING		



SHEET INDEX -

1. Cover Sheet
2. Map of Boundary
3. Tidal Water Survey

CERTIFIED TO -
CITY OF KEY WEST

CERTIFICATION -
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. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

Robert E. Reece

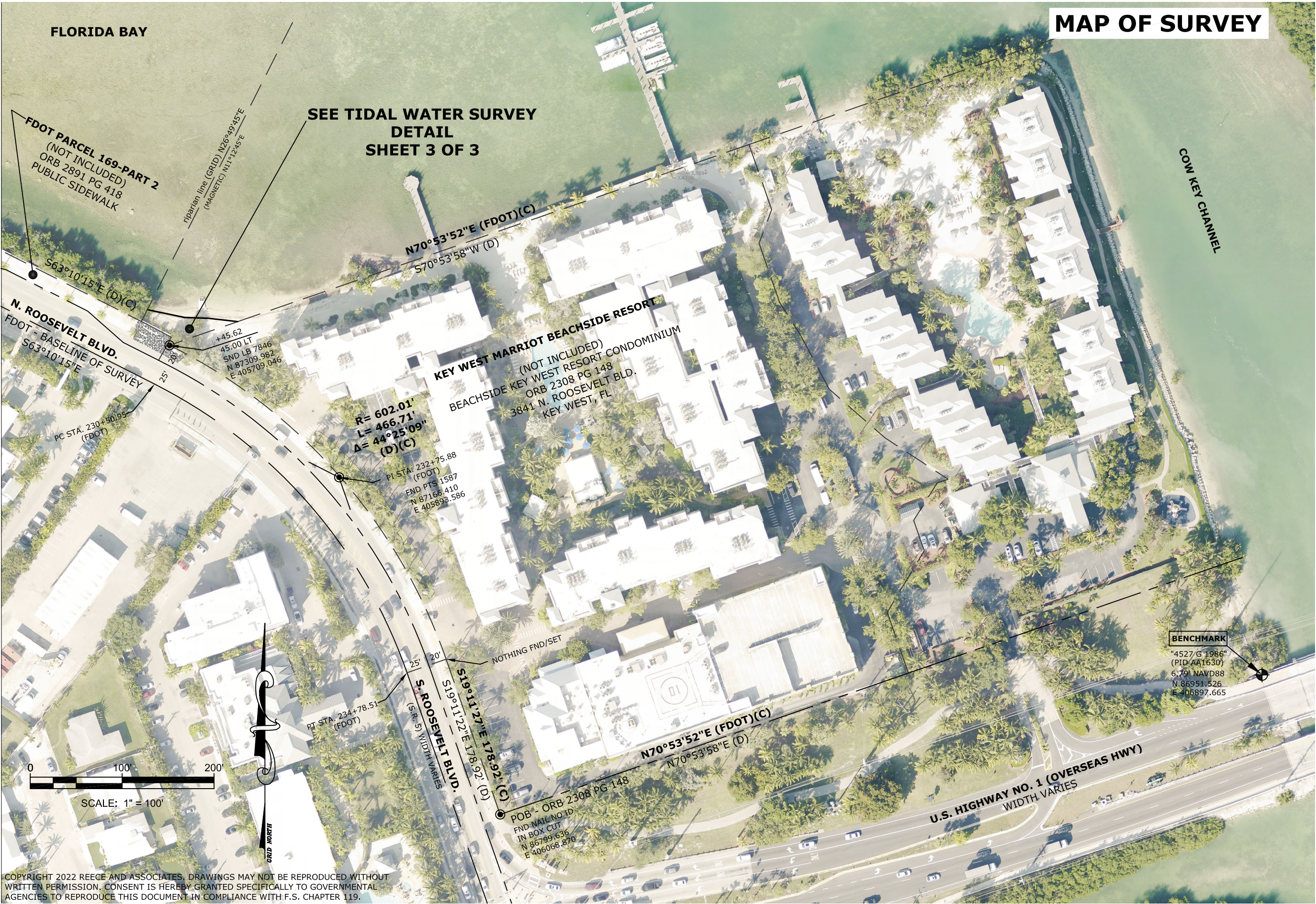
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
EMAIL INFO@REECESURVEYING.COM

SHEET: 1 OF 3	FB/PG: 22052306	FLD: RW / BS	OFF: KB CKD: RER	DATE: 06/13/2022	REVISIONS/ADDITIONS
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MONROE COUNTY, FLORIDA



SHEET: 2 OF 3	
FB/PG: 22052306	
FLD: RW / BS	
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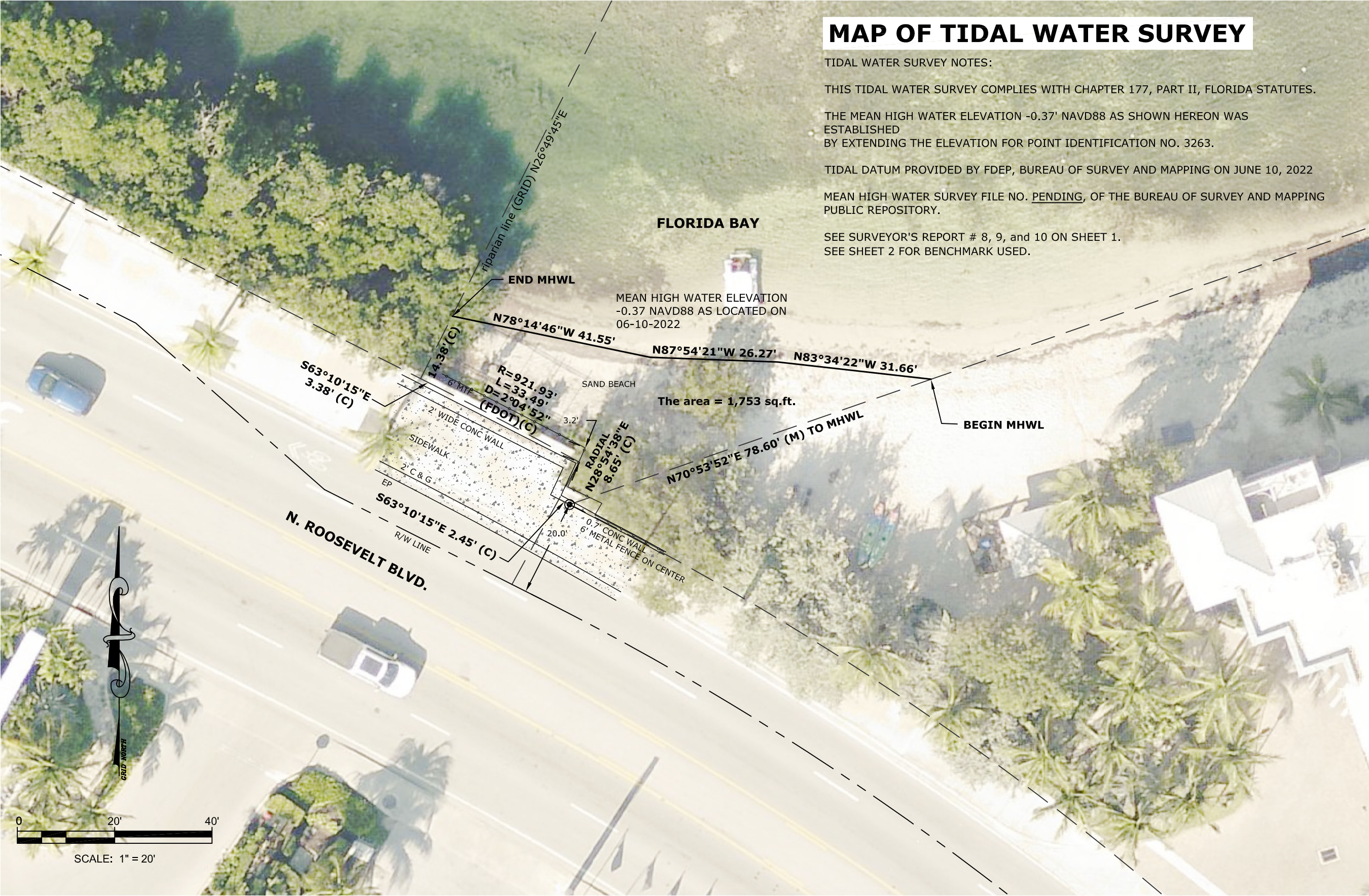
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MAP OF TIDAL WATER SURVEY

TIDAL WATER SURVEY NOTES:

THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

THE MEAN HIGH WATER ELEVATION -0.37' NAVD88 AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION FOR POINT IDENTIFICATION NO. 3263.

TIDAL DATUM PROVIDED BY FDEP, BUREAU OF SURVEY AND MAPPING ON JUNE 10, 2022

MEAN HIGH WATER SURVEY FILE NO. PENDING, OF THE BUREAU OF SURVEY AND MAPPING PUBLIC REPOSITORY.

SEE SURVEYOR'S REPORT # 8, 9, and 10 ON SHEET 1.
SEE SHEET 2 FOR BENCHMARK USED.

REECE & ASSOCIATES

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SHEET: 3 OF 3	
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