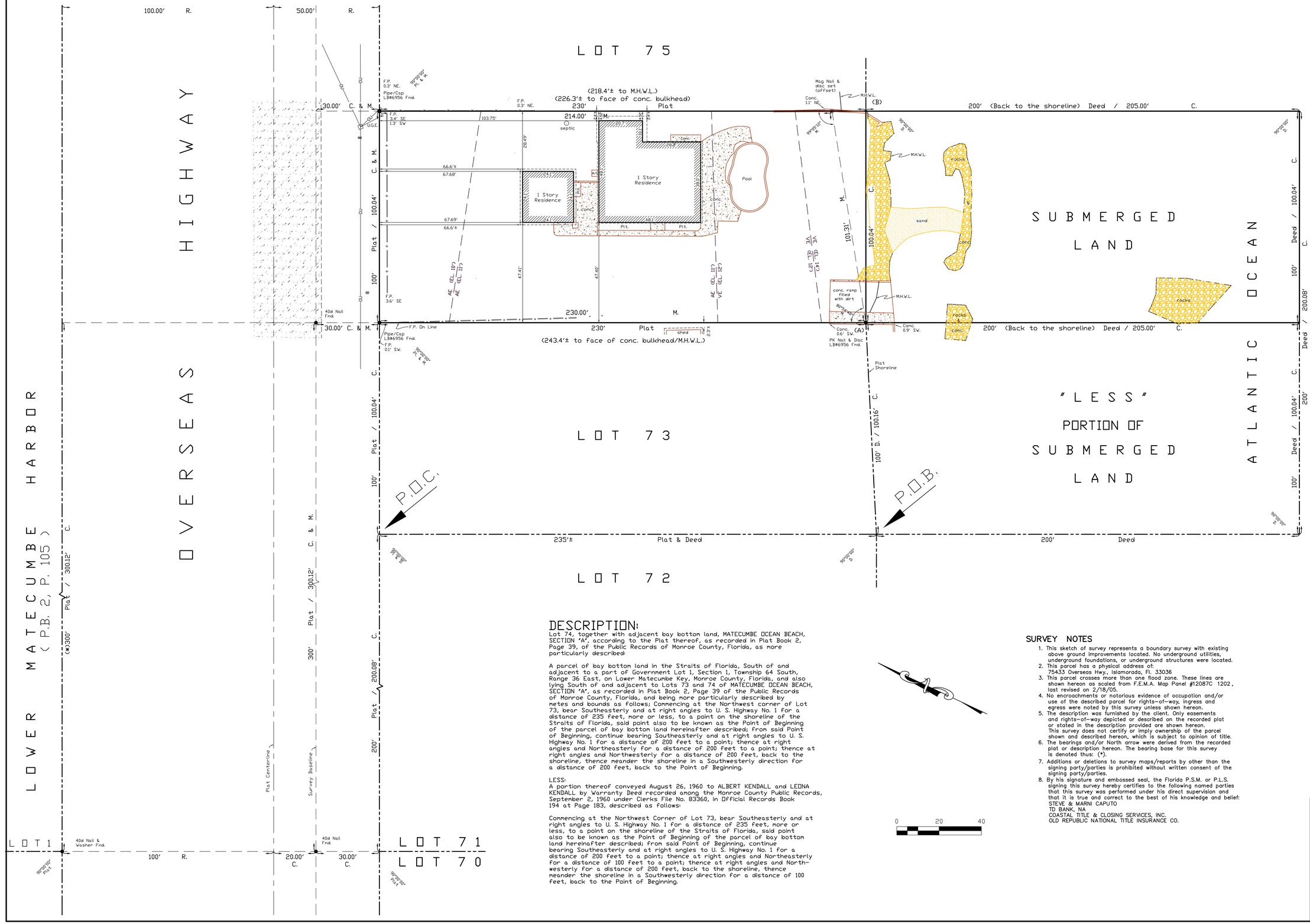

DESCRIPTION:

Lot 74, together with adjacent bay bottom land, MATECUMBE OCEAN BEACH, SECTION 'A', according to the Plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Monroe County, Florida, as more particularly described:

A parcel of bay bottom land in the Straits of Florida, South of and adjacent to a part of Government Lot 1, Section 1, Township 64 South, Range 36 East, on Lower Matecumbe Key, Monroe County, Florida, and also lying South of and adjacent to Lots 73 and 74 of MATECUMBE OCEAN BEACH, SECTION 'A', as recorded in Plat Book 2, Page 39 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows; Commencing at the Northwest corner of Lot 73, bear Southeasterly and at right angles to U. S. Highway No. 1 for a distance of 235 feet, more or less, to a point on the shoreline of the Straits of Florida, said point also to be known as the Point of Beginning of the parcel of bay bottom land hereinafter described; from said Point of Beginning, continue bearing Southeasterly and at right angles to U. S. Highway No. 1 for a distance of 200 feet to a point; thence at right angles and Northeasterly for a distance of 200 feet to a point; thence at right angles and Northwesterly for a distance of 200 feet, back to the shoreline, thence meander the shoreline in a Southwesterly direction for a distance of 200 feet, back to the Point of Beginning.

LESS:
A portion thereof conveyed August 26, 1960 to ALBERT KENDALL and LEONA KENDALL by Warranty Deed recorded among the Monroe County Public Records, September 2, 1960 under Clerks File No. 83360, in Official Records Book 194 at Page 183, described as follows:

Commencing at the Northwest Corner of Lot 73, bear Southeasterly and at right angles to U. S. Highway No. 1 for a distance of 235 feet, more or less, to a point on the shoreline of the Straits of Florida, said point also to be known as the Point of Beginning of the parcel of bay bottom land hereinafter described; from said Point of Beginning, continue bearing Southeasterly and at right angles to U. S. Highway No. 1 for a distance of 200 feet to a point; thence at right angles and Northeasterly for a distance of 100 feet to a point; thence at right angles and Northwesterly for a distance of 200 feet, back to the shoreline, thence meander the shoreline in a Southwesterly direction for a distance of 100 feet, back to the Point of Beginning.

SURVEY NOTES

1. This sketch of survey represents a boundary survey with existing above ground improvements located. No underground utilities, underground foundations, or underground structures were located.
2. This parcel has a physical address of: 75433 Overseas Hwy., Islamorada, Fl. 33036
3. This parcel crosses more than one flood zone. These lines are shown hereon as scaled from F.E.M.A. Map Panel #12087C 1202 , last revised on 2/18/05.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description provided are shown hereon. This survey does not certify or imply ownership of the parcel shown and described hereon, which is subject to opinion of title.
6. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*).
7. Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.
8. By his signature and embossed seal, the Florida P.S.M. or P.L.S. signing this survey hereby certifies to the following named parties that this survey was performed under his direct supervision and that it is true and correct to the best of his knowledge and belief:
   STEVE & MARNI CAPUTO
   TD BANK, NA
   COASTAL TITLE & CLOSING SERVICES, INC.
   OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

ABBREVIATIONS/LEGEND

Fnd. – Found
R. – Record
M. – Measured
Fls./Fr. – Finished floor
Elev. – Elevation
Cb. – concrete block
Brick – brick
Frc. – fence
Asph. – asphalt
M.E. – PARKER KALON FASTENER
W.M. – water meter
N.I.S. – not in service
U.G.T. – underground tank
U.G.E. – underground electric
W.F. – wood fence
W.M. – Bollard
N.S.E.W. – North, South, East, West
P.O.B. – Point of Beginning
P.O.C. – Point of Commence
P.C. – Point of Curvature
P.T. – Point of Tangency
P.C.C. – Point of Compound Curve
P.R.C. – Point of Reverse Curve
P.C./P.T. – Point of Concurvature/Tangency
P.I.C. – Point of Intersect Curve
N.G.V.D. – National Geodetic Vertical Datum
N.A.V.D. – North American Vertical Datum
A.M.S.L. – Above Mean Sea Level

D. – Deed
L.S. – Land Surveyor
L.B. – Licensed Business
Pl. – Plat
C. – Calculated
Mon. – Monument
cor. – corner
Elec. – electric
A/C – air conditioner
Tel. – telephone
F.H. – fire hydrant
F.S. – frame shed
C.B.S. – concrete block shed
P.S. – plastic shed
M.S. – metal shed
Add. – addition
Det. – detached
R.O.W. – right of way
P.O.B. – Point of Beginning
P.O.C. – Point of Commence
C.P.I. – concrete power pole
L.P. – light/lamp pole
W.P. – wood power pole
M.H.W. – mean high water
S.U.E. – safe upland line
W.L.E. – mean low water line

Found 5/8" rebar
Set 5/8" Rebar LB #7882
Found Pipe
Pipe Found LB #7882 set
Found Bollard
Wood Bollard
Overhead Wire
Overhead electric lines
Overhead telephone lines
Overhead cable television
Utility pole
Wood fence
Chain link fence
Metal fence
Concrete Iron Rod
Monument Found (outside diameter)
with cap stamped LB #7882
Monument Found (outside diameter)
disc stamped LB #7882
Monument Found (outside diameter)
with cap stamped LB #7882 set
Concrete monument or pipe found
1/2" (outside diameter)
Unless indicated points have no identification

MASSEY-RICHARDS SURVEYING & MAPPING, LLC. * 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070
PHONE (305) 853-0066 FAX (305) 853-0233
Prepared for: Caputo
Section 21 Township 64 South, Range 36 East Scale: 1" = 20'
Lower Matecumbe Key Monroe County, Florida Drawn By: AMR
Drawing No.: 16982 Surveyed: 8/13/2020 Fieldbook: 247

Florida Certificate of Authorization No. LB 7882

GARY S. MASSEY PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE PSM 5125 STATE OF FLORIDA REGISTERED LAND SURVEYOR

David S. Massey

Digitally signed by David S. Massey
Date: 2021.02.11 13:18:34 -05'00'

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

David S. Massey, P.S.M. # 5125