



Folio No. 00490160-000000.
The South 100 feet of the North 300 feet of Tract 1, Plat of Survey of ELLIS PROPERTY, in the Northeast 1/4 and the Southeast 1/4 of Section 27, Township 62 South, Range 38 East, Key Largo, according to the Plat thereof, as recorded in Plat Book 2, at Page 99, of the Public Records of Monroe County, Florida.
AND
A parcel of submerged land in the Bay of Florida in Section 27, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, lying Northwestly of and abutting the South 100 feet of the North 300 feet of Tract ONE, PLAT OF SURVEY OF ELLIS PROPERTY, recorded in Plat Book 2, at Page 99, of the Public Records of Monroe County, Florida, more particularly described as follows: Commencing at the Southwest Corner of the said South 100 feet of the North 300 feet of Tract ONE, said corner also to be known as the Point of Beginning of the tract of bay bottom land hereinafter described; bear North 57°00'00" West, for a distance of 200 feet; thence bear North 33°42'30" East, for a distance of 133.69 feet; thence bear South 60°00'00" East, for a distance of 240.35 feet to the Northwest Corner of said 100 foot parcel; thence meander Southwestly along the shoreline of the Bay of Florida along the Northwestly boundary of said 100 foot parcel for a distance of 152.09 feet; more or less, to the Point of Beginning.

Properties Address: 92510 OVERSEAS HIGHWAY, TAVERNER, FL. 33070

SURVEYOR'S NOTES

- The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
- This certification is only for the Lands as described. It is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this Survey that may be found in the Public records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- Reasonable efforts were made to the existence and location of the above ground Utilities. This Firm does not accept responsibility for any Underground Information. Before excavation or construction contact the appropriate Utility companies for verification.
- The subject property is located within a Flood Hazard Area as defined by a Federal Insurance Administration. Community Panel No. 125129-0919 Suffix "K" Flood Zone "AE-VE", Base Elevation: 8'-9'-10". Map Date: 02/18/2005 (Revised).
- This Plan OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- 0.0' Indicates Existing Elevations.
- Elevations are referred to National Geodetic Vertical Datum, 1929. (N.G.V.D.)
- Bench Mark (Used): B.M. No. B-276Elevation: 4.95 feet. (N.G.V.D.)
- Bearings shown hereon are based on: Centerline of ELLIS DRIVE being S.87°22'54"W.
- Zoning, Zoned Street lines, Set-backs, Undergrounds, Easements (not in Plat) and Right-of-Ways, etc. to be verified and/or obtained by owner, Architect or Builder before design or construction.
- The expected use of the land, as classified in the Minimum Technical Standards (61G17 - 6 FAC), is "Suburban Class Survey". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500.00 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- An ordinary High Water Line has not been determined at this site. Based on available records, as of this date, an elevation of 0.0 feet North American Vertical Datum of 1988 along the natural shoreline is sufficient for a safe upland line. The safe upland line is at or above the ordinary High Water Line. The ordinary high water line is an ambulatory boundary that will shift in response to long term natural changes in the shoreline (e.g., accretion, erosion, reliction and submergence).
- All information obtained per Florida Department of Environmental Protection, pursuant to Chapter 177, Part II, Florida Statutes.

FOR THE BENEFIT OF:

- GREGORY DELL AND KELLY DELL
- SCOTT A. ELK P.A.
- CITIBANK N.A.
- CHICAGO TITLE INSURANCE COMPANY
- PARROT FISH BAY LLC.

R E V I S I O N S			A B B R E V I A T I O N S			
Date	Description	J.N.	P.O.B.	Point of Beginning	R/W	Right-of-Way
			O.S.B.	Official Record Book	Meas.	Measured
			P.O.C.	Point of Commencement	Desc.	Described
			P.O.T.	Point of Termination	Sec.	Section
			P.R.M.	Permanent Reference Monument	N	North
			Asph.	Asphalt	S	South
			C/L	Centerline	E	East
			Av.	Avenue	W	West
			St.	Street	Elev.	Elevation
			Int.	Intersection	Inv.	Invert
			Ct.	Court	Sto.	Station
			Encr.	Encroachment	B.M.	Bench Mark
			Acc.	Accretion	Swk.	Side Walk
			T	Tangent	N/A	Not available
			Mt	Mountain	C.B.S.	Concrete Block & Stucco
			P.B.	Plot Book	Conc.	Concrete
			P.S.	Page	Li.	License
			F.F.	Finish Floor	G.P.S.	Global Positioning System
					Li.B.	License Business
					N.T.S.	Not To Scale

Plan of Survey

The above "Boundary Survey" represents the herein described property and it was completed under my supervision and/or direction, to the best of my knowledge and belief and it also meets the Standards of Practice, set forth by the Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Administrative Code.

NOTE:
THIS IS NOT A VALID CERTIFICATION OR REPRODUCTION OF THIS DRAWING WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT

MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS

52 S.W. 81st Avenue, Miami, Florida 33144

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Certificate of Authorization No.: 4249

Scale: 1" = 30'	C.A.D. File: T:\Survey\131579	Drawn By: M.G.	JOB NUMBER 31579-A 1 OF 1 SHEETS
Date: April 29, 2020 (Per State Seal Renewal)	Field Date: April 23, 2020 (Per State Seal Renewal)	Checked By: M.P.III.	

Mario Prats III,
Professional Surveyor & Mapper No. 6686
State of Florida