

MATCH LINE SEE SHEET V-004
MATCH LINE SEE SHEET V-001



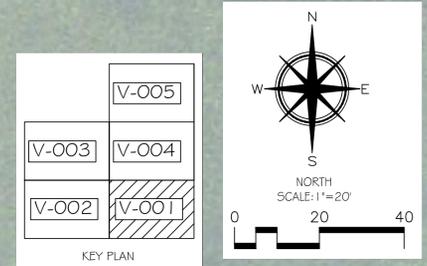
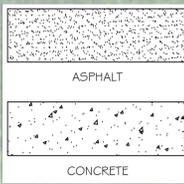
LOCATION MAP - NTS
SECTION 5-T685-R25E

SURVEYOR'S REPORT:

1. Reproductions of this Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. A Chain of Title Report on the subject property has been provided by Fidelity National Title Insurance Company. No search of the Public Records has been made by the Surveyor.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Underground utility markings were established by contacting: Sunshine State One Call of Florida, Inc.
4. Bearings and coordinates shown hereon are referenced to Grid North, based on the 1990 adjustment of the North American Datum of 1983 (NAD 83/90), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
5. Coordinates were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, relative to the nearest control point within the National Geodetic Survey (NGS) Geodetic Control Network.
 - a) Method: Wide Area Continuously Operating Reference Station Network.
 - b) Equipment Used: Trimble R10 GNSS, Serial Number: 5249419679 (Dual Frequency Receiver).
 - c) Processing Software: Trimble Geomatics Office, Version 11.63.
 - d) Horizontal ties were made to the National Geodetic Survey Control Point: WEST MARTELLO TOWER 2 (P.I.D. AA1146), having a differential of N. 0.02, E. 0.12, from the published value of: WEST MARTELLO TOWER 2 (P.I.D. AA1146) = N 78.401, 68 E 394.906, 10
6. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
7. Benchmark Description: National Geodetic Survey Benchmark *072 4557 TIDAL 3" (P.I.D. AA0915), Elevation=4.01' (NGVD 1929).
8. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
9. The species of trees as shown hereon were identified by Karen DeMania, the City of Key West Urban Forestry Manager. Only Monocot trees with a height of 8 feet or greater to the terminal bud and Dicot trees with trunks of 3.5 inches or greater at breast height, were located and shown on this survey.
10. 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 0.08'. The elevations on impervious surfaces were field measured to 0.02' and on ground surfaces to 0.06'.
11. The subject property lies within Flood Zones AE with Base Flood Elevations of 7.8, 8.3 and VE with a Base Flood Elevation of 10.
 - a) The above Flood Zones information are referenced to Community Panel No. 1201681516 K, dated February 18, 2005.
 - b) Flood Zones lines shown hereon were digitized from the 1" = 500' FEMA Flood Insurance Rate Map Number 12087C1516K.
12. Additions or deletions to survey map or report by other than the signing party is prohibited without written consent of the signing party.
13. Abbreviation Legend: AC = Air Conditioner; A.C.E. = Army Corps of Engineering; ACSM = American Congress on Surveying and Mapping; ALTA = American Land Title Association; ASPH = Asphalt; BUDG = Building; B.M. = Benchmark; CONC = Concrete; DIP = Ductile Iron Pipe; EL = Elevation; ELEC = Electric; FD = Flood; FEMA = Federal Emergency Management Agency; F.F. = Finished Floor Elevation; INACC = Inaccessible; INV = Invert; LB = Licensed Business; MA = Measured; NAD = North American Datum; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; O/W = Overhead Wires; P.I.D. = Point Identifier; P.L.S. = Professional Land Surveyor; PVC = Polyvinyl-chloride Pipe; RCP = Reinforced Concrete Pipe; RIM = Rim Elevation; RTK = Real-time Kinematic; TELE = Telecommunication; T.O.P. = Top of Pipe; TRAV = Traverse Point; TYP = Typical; UNK = Unknown; WTR = Water.

MATCH LINE SEE SHEET V-002
MATCH LINE SEE SHEET V-001

ABBREVIATION LEGEND:	SYMBOL LEGEND:	LINE LEGEND:
BM BENCHMARK	⊕ BENCHMARK	— CHAIN LINK FENCE
CBW CONCRETE BLOCK WALL	⊖ BACKFLOW PREVENTOR VALVE	— OVERHEAD WIRES
CLP CHAIN LINK FENCE	⊕ CATCH BASIN	— WETLAND DELINEATION
CONC CONCRETE	⊕ CONCRETE POWER POLE	— PROPERTY BOUNDARY
EP EDGE OF PAVING	⊕ DISABLED PARKING SPACE	— APPROXIMATE MEAN HIGH WATER LINE
FL FLOW LINE	⊕ DRAINAGE MANHOLE	— FEMA FLOOD ZONES
NGS NATIONAL GEODETIC SURVEY	⊕ ELECTRIC MANHOLE	— MINOR CONTOUR
NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929	⊕ EXISTING ELEVATION	— MAJOR CONTOUR
OHV OVERHEAD WIRES	⊕ GUY WIRE	— TOP OF BANK
R/W RIGHT-OF-WAY	⊕ LIGHT POLE	— TOE OF SLOPE
SSCO SANITARY SEWER CLEANOUT	⊕ SANITARY CLEANOUT	— UNDERGROUND AIR
TYP TYPICAL	⊕ SANITARY MANHOLE	— UNDERGROUND DRAINAGE
EL OR ELEV ELEVATION	⊕ SIGN	— UNDERGROUND ELECTRIC
	⊕ TRAFFIC SEPARATOR	— UNDERGROUND FORCE MAIN
	⊕ WATER VALVE	— UNDERGROUND GAS
	⊕ WATER METER	— UNDERGROUND SANITARY
	⊕ WATER FAUCET	— UNDERGROUND TELECOMMUNICATION
	⊕ MISC. VALVE	— UNDERGROUND UNKNOWN UTILITY
	⊕ UTILITY POLE	— UNDERGROUND WATER
	⊕ WOOD UTILITY POLE	



SURVEYORS CERTIFICATION

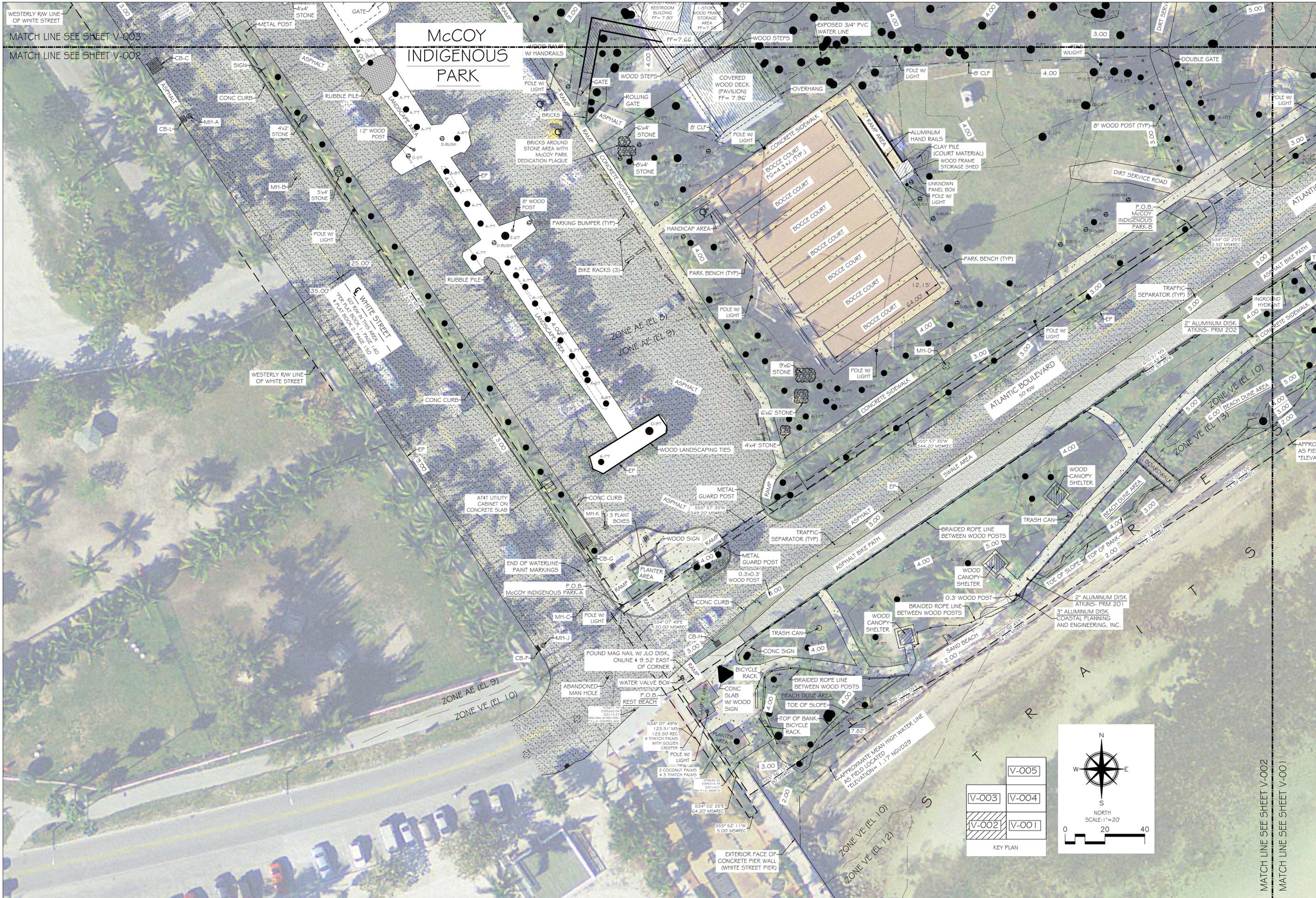
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER SJ-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED _____
ERIC A. ISAACS, FSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

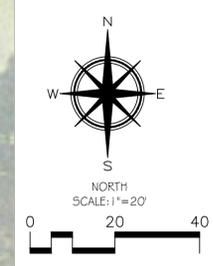
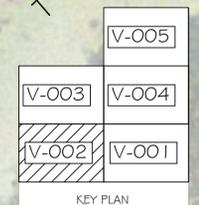
FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@gmail.com

TOPOGRAPHIC SURVEY			
- McCOY INDIGENOUS PARK & REST BEACH -			
KEY WEST, MONROE COUNTY, STATE OF FLORIDA			
DATE: 06/28/2013	SURVEY BY: EAI	PROJECT: INDIGENOUS PARK	
ORDER:	DRAWN BY: EAI	H. SCALE: 1"=20'	
BOOK: FKLS 102-103	CHECKED BY:	SHEET 1 OF 5	



MATCH LINE SEE SHEET V-003
 MATCH LINE SEE SHEET V-002

McCoy INDIGENOUS PARK



MATCH LINE SEE SHEET V-002
 MATCH LINE SEE SHEET V-001

MATCH LINE SEE SHEET V-005
MATCH LINE SEE SHEET V-004



KEY PLAN

V-003	V-004	V-005
V-002	V-001	

MATCH LINE SEE SHEET V-004
MATCH LINE SEE SHEET V-001

Structure Table			
Structure ID	Rim Elevation	Description	Invert Data/Invert Elevation
CB-A	2.43	CATCH BASIN	(S)24" HDPE (-)2.41 (E)24" HDPE (-)4.25
CB-B	1.78	CATCH BASIN	(W)24" HDPE (-)5.10
CB-C	2.96	CATCH BASIN	*INACCESSIBLE
CB-D	2.83	CATCH BASIN	(W)30" HDPE (-)3.04 (E)30" HDPE (-)3.00
CB-E	2.88	CATCH BASIN	(N)50" STEEL (-)3.55 (S)24" HDPE (-)3.16 (W)30" HDPE (-)2.83 (E)30" HDPE (-)3.01
CB-F	3.02	CURB INLET	BOTTOM= (-)0.98
CB-G	2.94	CATCH BASIN	*INACCESSIBLE
CB-H	2.33	CATCH BASIN	(N)12" HDPE (-)3.35
CB-I	2.90	CATCH BASIN	(S)15" HDPE (-)0.27
CB-J	3.18	CATCH BASIN	(N)15" HDPE (-)0.57 (S)15" HDPE (-)0.59
CB-K	2.79	CATCH BASIN	(N)15" HDPE (-)0.30
CB-L	2.63	CURB INLET	BOTTOM= (-)1.97
NJ, WELL BOX	3.04	INJ. WELL BOX	(N)15" HDPE (-)1.48 (S)15" HDPE (-)1.30
MH-A	2.91	STM. SEW. MH	(N)18" RCP (-)1.69 (S)18" RCP (-)1.40
MH-B	3.56	SAN. SEW. MH	(N)12" PVC (-)7.83 (S)12" PVC (-)7.83
MH-C	3.39	SAN. SEW. MH	(N)12" PVC (-)8.49 (SW)8" PVC (-)3.00 (E)12" PVC (-)8.45
MH-D	2.91	SAN. SEW. MH	(W)18" RCP (-)1.03 (E)18" RCP (-)1.32
MH-E	3.16	SAN. SEW. MH	(W)12" PVC (-)9.44 (E)12" PVC (-)9.46
MH-F	2.83	SAN. SEW. MH	(N)12" PVC (-)11.22 (W)12" PVC (-)10.10 (E)12" PVC (-)10.91
MH-G	2.76	SAN. SEW. MH	(N)8" PVC (-)4.94, (-)10.54 (S)12" PVC (-)10.82 (W)12" PVC (-)10.86
MH-H	3.21	SAN. SEW. MH	(N)12" PVC (-)10.67 (E)12" PVC (-)10.67
MH-I	3.33	SAN. SEW. MH	(N)12" PVC (-)3.61 (S)8" PVC (-)3.62 (E)8" PVC (-)1.87
MH-J	2.91	SAN. SEW. MH	(N)18" RCP (-)1.32 (S)18" RCP (-)1.03
MH-K	3.08	STM. SEW. MH	(N)24" HDPE (-)2.48 (S)12" HDPE (-)4.05 (W)24" HDPE (-)2.06
MH-L	3.09	STM. SEW. MH	(W)30" HDPE (-)3.00 (E)30" HDPE (-)2.91
MH-M	3.10	STM. SEW. MH	(N)30" HDPE (-)2.59 (W)30" HDPE (-)2.80
MH-N	3.46	SAN. SEW. MH	(N)8" PVC (-)1.78

Tree ID Table	
Tree ID	Species
A	COCONUT PALM
B	ROYAL PALM
C	GREEN BUTTWOOD
D	SILVER BUTTWOOD
E	GUMBO LIMBO
F	FIGUS - NATIVE
G	CABBAGE PALM
H	JAMAICA DOGWOOD
I	PAUROTIS PALM
J	UNIDENTIFIED TREE
K	SPANISH STOPPER
L	PIGEON PLUM
M	BLOOLY
N	JAMAICA CAPER
O	MAHOGANY
P	SILVER THATCH PALM
Q	RED MANGROVE
R	SEA GRAPE
S	BRAZILIAN PEPPER
T	THATCH PALM
U	SAFFRON PLUM
V	LIGNUM VITAE
W	WILD LIME
X	RED STOPPER
Y	GEIGER TREE
Z	TABEBUIA

Tree ID Table	
Tree ID	Species
AA	WILD TAMARIND
BB	THESPIA
CC	WASHINGTONIAN PALM
DD	WOMEN'S TONGUE
EE	AUSTRALIAN PINE
FF	OAK
GG	PITCH APPLE
HH	BLACKBEAD
II	BISMARCK PALM
JJ	BLACK MANGROVE
KK	CHRISTMAS PALM
LL	ARECA PALM
MM	WLD CINNAMON
NN	7 YEAR APPLE
OO	SABLE PALM
PP	BAY CEDAR
QQ	SATINLEAF

LEGAL DESCRIPTION -
 RE: 00059570-000000 AND 00059590-000000
 MCCOY INDIGENOUS PARK - "A" PARCEL

BEGINNING at the intersection of the Easterly property line of White Street and the North edge of Atlantic Boulevard; thence Northerly along the Easterly property line of White Street 432.5 feet; thence Easterly and parallel to Atlantic Boulevard 125 feet; thence Southerly and parallel with White Street 60 feet; thence Easterly and parallel to Atlantic Boulevard 663.5 feet; thence Southerly and parallel to White Street 372.3 feet; thence Westerly along the North edge of Atlantic Boulevard 788.5 feet to the Point of BEGINNING; the property described being a part of Tract 28 in the City of Key West, Monroe County, Florida.

MCCOY INDIGENOUS PARK - "B" PARCEL

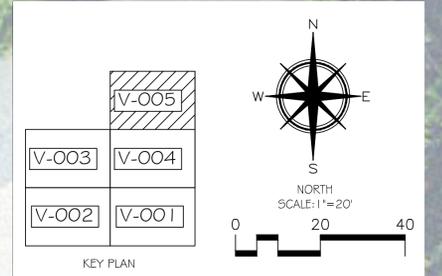
BEGINNING at a point on the Northwesterly side of Atlantic Boulevard 342.5 feet distant Northeastly from the corner of White Street; thence at right angles and in a Southeasterly direction a distance of 3.5 feet; thence at right angles and in a Southwesterly direction and parallel with the Northwesterly side of Atlantic Boulevard and its prolongation Southwesterly a distance of 344.2 feet; thence at right angles and in a Southeasterly direction and parallel with the Northwesterly side of White Street a distance of 120.00 feet to the outside face of a concrete wall which crosses the end of White Street; thence at right angles and in a Southwesterly direction a distance of 5.0 feet; thence at right angles and in a Northwesterly direction and parallel with the Northwesterly side of White Street a distance of 123.5 feet; thence at right angles and in a Northeasterly direction and along the Northwesterly side of Atlantic Boulevard and its prolongation Southwesterly a distance of 349.2 feet back to the Point of BEGINNING.

RE: 00064630-000000
 REST BEACH PARCEL

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island delineated in February A.D., 1829 as part of Tract 31 and being more particularly described by metes and bounds as follows;

Commence at the point of intersection of the Easterly right-of-way line on White Street and the Southerly right-of-way line of Atlantic Boulevard; said point being the point of BEGINNING of the parcel of land herein being described; thence bear South 33 degrees 56 minutes 35 seconds East a distance of 64.20 feet to a point on the Mean High Water Line of the Atlantic Ocean; thence along said line North 56 degrees 02 minutes 05 seconds East 62.80 feet to a point; thence continue along said line North 61 degrees 06 minutes 55 seconds East 60.39 feet to a point; thence continue along said line North 55 degrees 44 minutes 35 seconds East 84.25 feet to a point; thence continue along said line North 57 degrees 24 minutes 25 seconds East 65.41 feet to a point; thence continue along said line North 56 degrees 13 minutes 05 seconds East 63.39 feet to a point; thence continue along said line North 60 degrees 00 minutes 45 seconds East 82.98 feet to a point; thence continue along said line North 66 degrees 22 minutes 35 seconds East 104.48 feet to a point; thence continue along said line North 61 degrees 58 minutes 20 seconds East 56.25 feet to a point; thence continue along said line North 59 degrees 56 minutes 15 seconds East 58.85 feet to a point; thence continue along said line North 67 degrees 53 minutes 50 seconds East 35.03 feet to a point; thence North 33 degrees 56 minutes 35 seconds West 112.07 feet to a point on the said right-of-way line of Atlantic Boulevard; said point being North 56 degrees 03 minutes 25 seconds East and 670.43 feet from the Point of Beginning; thence South 56 degrees 03 minutes 25 seconds West along the said right-of-way line of Atlantic Boulevard 670.43 feet to a point on the said right-of-way line of White Street and the Point of BEGINNING.

MCCOY INDIGENOUS PARK
 PARCEL A AREA= 6.90 ACRES±
 MCCOY INDIGENOUS PARK
 PARCEL B AREA= 0.04 ACRES±
 REST BEACH RECORD AREA= 1.22 ACRES±
 REST BEACH AREA USING
 APPROXIMATE MEAN HIGH WATER
 AS FIELD LOCATED ON MARCH 3, 2013 = 1.10 ACRES±



MATCH LINE SEE SHEET V-005
 MATCH LINE SEE SHEET V-004

