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2016-102

MONROE CO. PLANNING DEPT

LAWRENCE P. FRANK

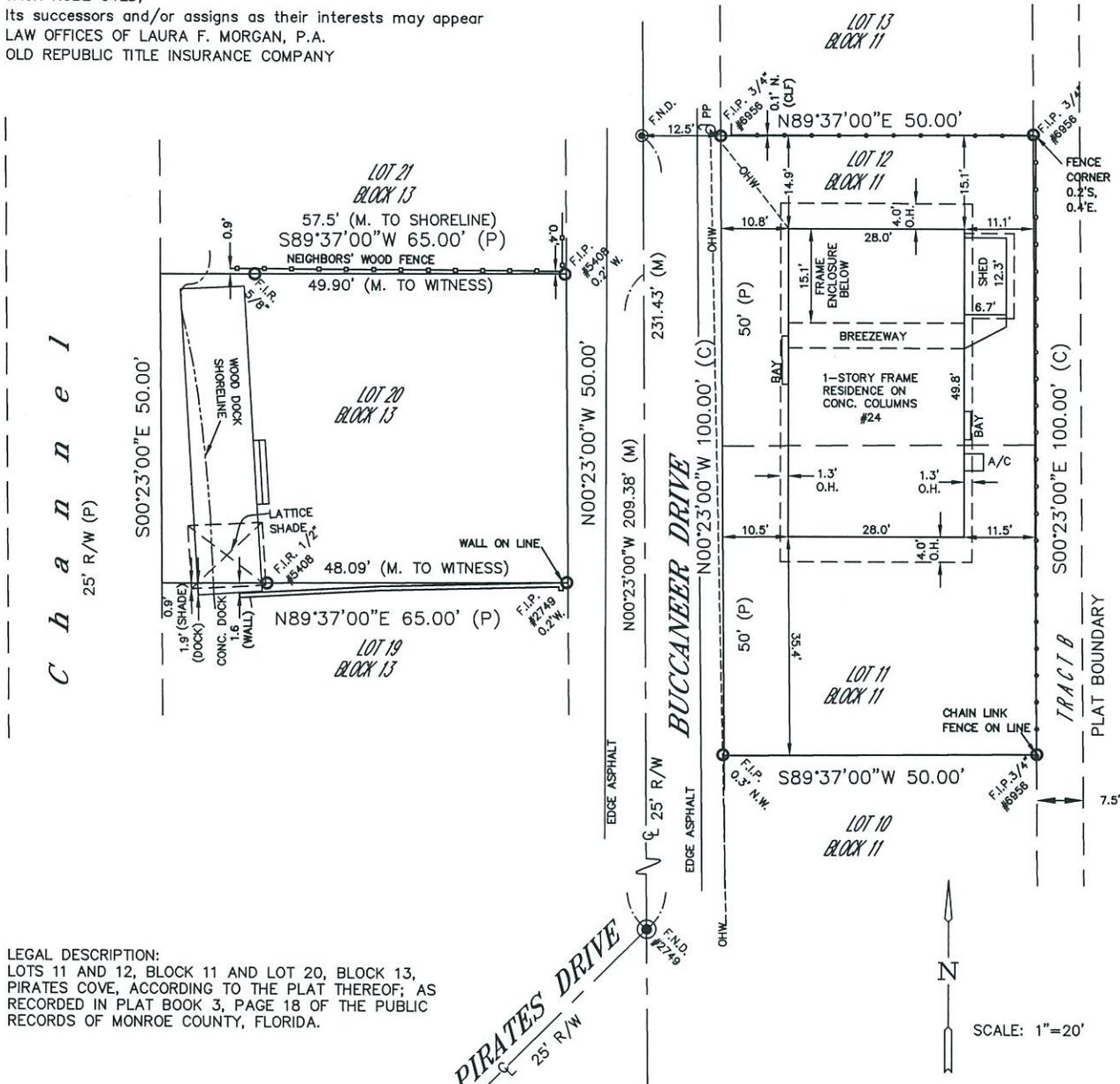
SURVEYORS • LAND PLANNERS
83266 OVERSEAS HIGHWAY, SUITE 300, ISLAMORADA, FL 33036
Phone (305) 664-0764 FAX (305) 664-0816

CERTIFIED TO:

KATHLEEN M. RYZOC AND
PAUL MAGGI
JACK KOBE OVIED,

Its successors and/or assigns as their interests may appear
LAW OFFICES OF LAURA F. MORGAN, P.A.
OLD REPUBLIC TITLE INSURANCE COMPANY

JOB No. K09171
SEC. 32, TWP. 61 S., RGE. 39 E.
MONROE COUNTY, FLORIDA



LEGAL DESCRIPTION:
LOTS 11 AND 12, BLOCK 11 AND LOT 20, BLOCK 13,
PIRATES COVE, ACCORDING TO THE PLAT THEREOF; AS
RECORDED IN PLAT BOOK 3, PAGE 18 OF THE PUBLIC
RECORDS OF MONROE COUNTY, FLORIDA.

PIRATES DRIVE
25' R/W

SURVEYOR'S NOTES:

- 1.) ALL CORNERS FOUND HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN.
- 2.) ALL BEARINGS AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED.
- 3.) NO UNDERGROUND ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE NOTED.
- 4.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN HEREON.
- 5.) ELEVATION DATUM: N/A FB/P: K84/30-3
BASIS OF BEARINGS: C/L BUCCANEER DRIVE BEING N00°23'00"W, ASSUMED PER PLAT.
- 6.) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY No.125129, PANEL No.0929 K, EFFECTIVE DATE 2/18/05, AND THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE, WITH A BASE ELEVATION OF 10' M.S.L.

ABBREVIATION LEGEND:

F.I.R. FOUND IRON ROD, SIZE INDICATED	SEC. SECTION
S.I.R. SET IRON ROD, 1/2" L.B. No. 5408	TWP. TOWNSHIP
F.I.P. FOUND IRON PIPE, SIZE INDICATED	RGE. RANGE
F.N.D. FOUND NAIL AND DISK	(D) DEED
S.N.D. SET NAIL AND DISK, L.B. No. 5408	(P) PLAT
F.C.M. FOUND CONCRETE MONUMENT	(M) MEASURED
P.R.M. PERMANENT REFERENCE MONUMENT	(C) CALCULATED
P.C.P. PERMANENT CONTROL POINT	CONC. CONCRETE
P.I. POINT OF INTERSECTION	COV. COVERED
P.C. POINT OF CURVE	MH MANHOLE
P.O.B. POINT OF BEGINNING	CLF CHAIN LINK FENCE
R/W RIGHT-OF-WAY	ELEV. ELEVATION
CPP CONC. POWER POLE	WM WATER METER
PP POWER POLE	O.H. ROOF OVERHANG
ohw OVERHEAD WIRES	MHW MEAN HIGH WATER

CERTIFIED FOR BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Lawrence P. Frank
LAWRENCE P. FRANK P.L.S. #4619

DATE: 10/30/09

NOT VALID UNLESS SEALED