

- LEGENDS**
- ASPHALT
  - BUILDING
  - BENCH MARK
  - CONCRETE
  - CONCRETE LIGHT POLE
  - CONCRETE MONUMENT
  - PAVER
  - UTILITY POLE
  - PROPERTY LINE
  - BUILDING LINE
  - LOT SUBDIVISION
  - CHAIN LINK FENCE (CLF)
  - WOOD FENCE (WF) OR SCREENED POOL ENCLD
  - STEEL FENCE (SF)
  - WIRE FENCE
  - CENTER LINE STREET
  - OVERHEAD POWER LINE

- ABBREVIATIONS**
- A = ARC LENGTH
  - A/C = AIR CONDITIONER PAD
  - ADJ. PROP = ADJACENT PROPERTY
  - A.A. = ALUMINUM ROOF
  - ASPH = ASPHALT
  - B.C. = BLOCK CORNER
  - BLDG = BUILDING
  - B.M. = BENCH MARK
  - B.O.B. = BASIS BEARING
  - (C) = CALCULATED
  - C.B. = CATCH BASIN
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - C.B.W. = CONCRETE BLOCK WALL
  - CH = CHORD
  - CHATTA. = CHATTAHOOCHE
  - CL = CENTER LINE
  - CL. = CLEAR
  - C.O. = CLEAN OUT
  - COMM. = COMMUNITY
  - C.L.F. = CHAIN LINK FENCE
  - C.M.U. = CONCRETE MANSORY UNIT
  - CON. = CONCRETE
  - C.U.P. = CONCRETE UTILITY POLE
  - C.V. = CONCRETE PORCH
  - C.S. = CONCRETE SLAB
  - C.W. = CONCRETE WALL
  - DBH = DIAMETER AT BREST HEIGHT
  - C.X. = DRAINAGE EASEMENT
  - D = DIAMETER
  - D.W. = DRIVEWAY
  - D.M.E. = DRAINAGE & MAINTENANCE EASEMENTS
  - D.E. = DRAINAGE EASEMENT
  - E.B. = ELECTRIC BOX
  - ETP = ELECTRICAL TRANSFORMER PAD
  - ELEV = ELEVATION
  - ENCR. = ENCROACHMENT
  - F.D.H. = FOUND DRILL HOLE
  - F.H. = FIRE HYDRANT
  - F.I.P. = FOUND IRON PIPE
  - F.I.R. = FOUND IRON ROD
  - F.I.N. = FOUND IRON NAIL
  - F.N.D. = FOUND NAIL AND DISC
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.P.L. = FLORIDA POWER LIGHT
  - FT. = FEET
  - H. = HIGH OR (HEIGHT)
  - I.C.P. = IRRIGATION CONTROL VALVE
  - I.F. = IRON FENCE
  - L.B. = LICENSED BUSINESS
  - L.F.E. = LOWEST FLOOR ELEVATION
  - L.S. = LAND SURVEYOR
  - (M) = MEASURED DISTANCE
  - M.B. = MAIL BOX
  - M.D.C.R. = MIAMI DADE COUNTY RECORD
  - M.C.R. = MONROE COUNTY RECORD
  - M.E. = MAINTENANCE EASEMENT
  - M.A. = MANHOLE
  - M.L. = MONUMENT LINE
  - M.F. = METAL FENCE
  - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - N.T.A. = NOT TO SCALE
  - # OR NO = NUMBER
  - O.S. = OFFSET
  - O.H. = OVERHEAD
  - O.H. = ROOF OVERHANG
  - O.H.L. = OVERHEAD UTILITY LINES
  - O.R.B. = OFFICIAL RECORD BOOK
  - O.V.H. = OVERHANG
  - P. = PAVEMENT
  - PLA. = PLANTER
  - P.L. = PROPERTY LINE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - P.C. = POINT OF CURVATURE
  - P.C.P. = PERMANENT POINT CONTROL
  - P.I. = POINT INACCESSIBLE
  - P.F. = PLASTIC FENCE
  - P.N.F. = POINT NOT FOUND
  - P.O.T. = POINT OF TANGENCY
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.R.D. = POINT OF REFERENCE CURVATURE
  - P.W. = PARKWAY
  - P.R.M. = PERMANENT REFERENT MONUMENT
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - P.P. = POWER POLE
  - PG. = PAGE
  - PB. = PLAT BOOK
  - (P) = PLAT
  - PKWY. = PARKWAY
  - R. = RADIUS
  - (R) = RECORD DISTANCE
  - R.R. = RAIL ROAD
  - RES. = RESIDENCE
  - R.W. = RIGHT OF WAY
  - RAD. = RADIUS OR RADIAL
  - RNG. = RANGE
  - SEC. = SECTION
  - SWK. = SIDEWALK
  - S.I.B. = SET IRON PIPE
  - S. = SOUTH
  - S.F. = STEEL FENCE
  - S.P. = SCREENED PORCH
  - S.V. = SEWER VALVE
  - T. = TANGENT
  - TB. = TELEPHONE BOOTH
  - TSB. = TRAFFIC SIGNAL BOX
  - TSP. = TRAFFIC SIGNAL POLE
  - TWP. = TOWNSHIP
  - UTIL. = UTILITY
  - U.E. = UTILITY EASEMENT
  - U.P. = UTILITY POLE
  - W.M. = WATER METER
  - W.F. = WOOD FENCE
  - W.P. = WOOD PORCH
  - W.R. = WOOD ROOF
  - S.C.P. = STAMPED CONC. PAVEMENT



- NOTES:**
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
  - NO UNDERGROUND IMPROVEMENTS OR UTILITIES MARKED BY VALVES, CATCH BASINS, AND MANHOLES WERE SURVEYED.
  - THERE MAY BE ADDITIONAL INFORMATION CONTAINED WITHIN THE PUBLIC RECORDS THAT MAY AFFECT THIS PROPERTY.
  - THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 FLORIDA EAST). THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE OBTAINED AND PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK.
  - DATUM: ALL ELEVATIONS ARE PROVIDED IN NAVD 88, ADDS (1.565' ±0.003') TO CONVERT TO NGVD 29.
  - LAST DATE OF FIELDWORK: 03/11/2025.

**CERTIFIED TO:**  
MARIO LUIS HOYOS RUSSINYOL

**LEGAL DESCRIPTION:**  
A tract of land in LONG BEACH ESTATES, SECTION "B", (an unrecorded Plat to be recorded in the future) and being more particularly described as follows: COMMENCING at the Northwest corner of Lot 24 of LONG BEACH ESTATES, SECTION "A", as recorded in Plat Book 5, Page 38 of the Public Records of Monroe County, Florida, said corner being on a curve, said curve having a central angle of 26 degrees and 45 minutes and a radius of 550 feet, bear Westerly along said curve and deflecting to the right, 182.93 feet to a Point of Tangent; thence bear South 82 degrees and 00 minutes West 500 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing South 82 degrees and 00 minutes West 150 feet; thence bear South 08 degrees and 00 minutes East 226 feet, more or less, to a point on the shoreline of the Atlantic Ocean; thence meander the shoreline to a point which is 150 measured at right angles to the preceding course; thence bear North 08 degrees and 00 minutes West from said point to the shoreline and from said shoreline continue 210 feet, more or less, back to the POINT OF BEGINNING.

**SURVEYOR'S NOTES:**  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.



DATE: 03/16/25  
DRAWN BY: E.L.S.  
CHECKED BY: J.C.R.  
NOTES/REVISIONS:

**JOSE A CORREA**  
PROFESSIONAL SURVEYOR AND MAPPER JOSE A. CORREA NO. 7023

PROPERTY ADDRESS: 1557 LONG BEACH DR BIG PINE KEY FL 33043  
Parcel ID: 00112340-001100

**CONSTRUCTION SURVEY**

BASIS OF BEARINGS: CL LONG BEACH DR  
ASSUMED NORTH N 82°00'00" E (M)

JOB No: 2025-066A  
SCALE: 1" = 25'  
SHEET 1 OF 1