ALTA/NSPS LAND TITLE SURVEY
30330 OVERSEAS HIGHWAY
SECTION 26, TOWNSHIP 66 SOUTH, RANGE 29 EAST
BIG PINE KEY, MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION - (Old Republic National Title Insurance Company Commitment Order No.: 1450404)

PARCEL 1:
A part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 66 South, Range 29 East, on Big Pine Key, Monroe County, Florida and more particularly described by metes and bounds as follows:
COMMENCING at the Southeast Corner of the Southeast 1/4 of the Northwest 1/4 of the aforesaid Section 26, run West along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 26 for a distance of 521.0 feet to a point, said point being the POINT OF BEGINNING of the parcel of land hereinafter described; from said POINT OF BEGINNING, continue West along the South line of the Southeast 1/4 of the Northwest 1/4 of Section 26 for a distance of 215.0 feet to a point; thence run at right angles and North at a distance of 165.41 feet to a point on the Southerly Right-of-Way Line of U.S. Highway No. 1; thence run South 89°51'00" East a distance of 215.0 feet along the Southerly Line of U.S. Highway No. 1 to a point; thence run South a distance of 164.85 feet back to the POINT OF BEGINNING.

PARCEL 2:
A part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 66 South, Range 29 East, on Big Pine Key, Monroe County, Florida and more particularly described by metes and bounds as follows:
COMMENCING at the Southeast Corner of the Southeast 1/4 of the Northwest 1/4 of the aforesaid Section 26, run West along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 26 for a distance of 736.0 feet to a point, said point being the POINT OF BEGINNING of the parcel of land hereinafter described; FROM SAID POINT OF BEGINNING, continue West along the South line of the Southeast 1/4 of the Northwest 1/4 of Section 26 for a distance of 10.0 feet to a point; thence run at right angles and North at a distance of 165.44 feet to a point on the Southerly Right-of-Way Line of U.S. Highway No. 1; thence run South 89°51'00" East a distance of 10.0 feet along the Southerly Right-of-Way Line of U.S. Highway No. 1 to a point; thence run South a distance of 165.41 feet back to the POINT OF BEGINNING.

Containing 35,509 sq. ft., more or less.

SURVEYOR'S REPORT -

1. The survey date is October 30, 2023. The last date of field work performed is October 23, 2023.
2. This is an ALTA/NSPS LAND TITLE SURVEY, made in accordance with the current Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS and a BOUNDARY SURVEY, as defined in #(2), FAC 5J-17.050 definitions.
3. 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.
4. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.
5. Instruments of record are per Old Republic National Title Insurance Company Commitment Number 1450404 with a commitment date of September 25, 2023 @ 11:00 PM.
6. The property described hereon is the same as the property described in Old Republic National Title Insurance Company Commitment Number 1450404.
7. All easements, covenants and restrictions referenced in Old Republic National Title Insurance Company Commitment Number 1450404 or apparent from a physical inspection of the site or otherwise known have been plotted hereon or otherwise noted as to their effect on the subject property.
8. Title to the Fee Simple estate or interest in the land per the above referenced Policy is vested in K & A Leasing Corp., a Florida corporation.
9. The Subject property shown hereon is located within an Special Flood Hazard Areas having Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 12087C, with a date of identification of February 18, 2005, for Community "Unincorporated Monroe County", Panel No. 1336K, in Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
10. The Subject Property shown hereon has direct physical access (egress and ingress) to State Road 5 / U.S. Highway 1 / Overseas Highway on the North, an FDOT public right-of-way.
11. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises. Said survey was made in accordance with laws and/or Standards of Practice of the State of Florida.
12. The total number of striped parking spaces located on the subject property is ten (10), one (1) of which is designated handicap.
13. During the course of the field work no evidence of recent earth moving work and building construction was observed.
14. No evidence of jurisdictional flagging was observed at the time of field work.
15. The bearing base for this survey is the South line of the S.E. 1/4 of the N.W. 1/4 of Sec. 26 as East - West as per deed and all other bearings are relative thereto. The boundary computed was verified through a redundancy of measurements to meet or exceed closure for Rural: Linear 1 foot in 5,000 feet.
16. No underground improvements or utilities were located. The location of utilities were limited to visible and above ground evidence only. Symbols shown hereon may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
17. The current zoning classification, setback requirements, height and floor space area restrictions and parking requirements specific to the surveyed property are set forth in a zoning report or letter, were not provided to the surveyor by the client or the client's designated representative.
18. The attached map is intended to be displayed at a scale of: 1"=20".
19. Units of measurement are in U.S. Survey feet and decimal parts thereof.
20. Apparent Physical use areas: (shown on Map of Survey)

SCHEDULE B SECTION II EXCEPTIONS - [SURVEYOR'S COMMENT]

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I- Requirements are met. **[NOT A SURVEY MATTER]**

2.
a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. **[NOT A SURVEY MATTER]**
b. Rights or claims of parties in possession not recorded in the Public Records. **[NOT A SURVEY MATTER]**
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **[SUBJECT SURVEY]**
d. Easements or claims of easements not recorded in the Public Records. **[NOT A SURVEY MATTER]**
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **[NOT A SURVEY MATTER]**

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. **[NOT A SURVEY MATTER]**

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **[NOT A SURVEY MATTER]**

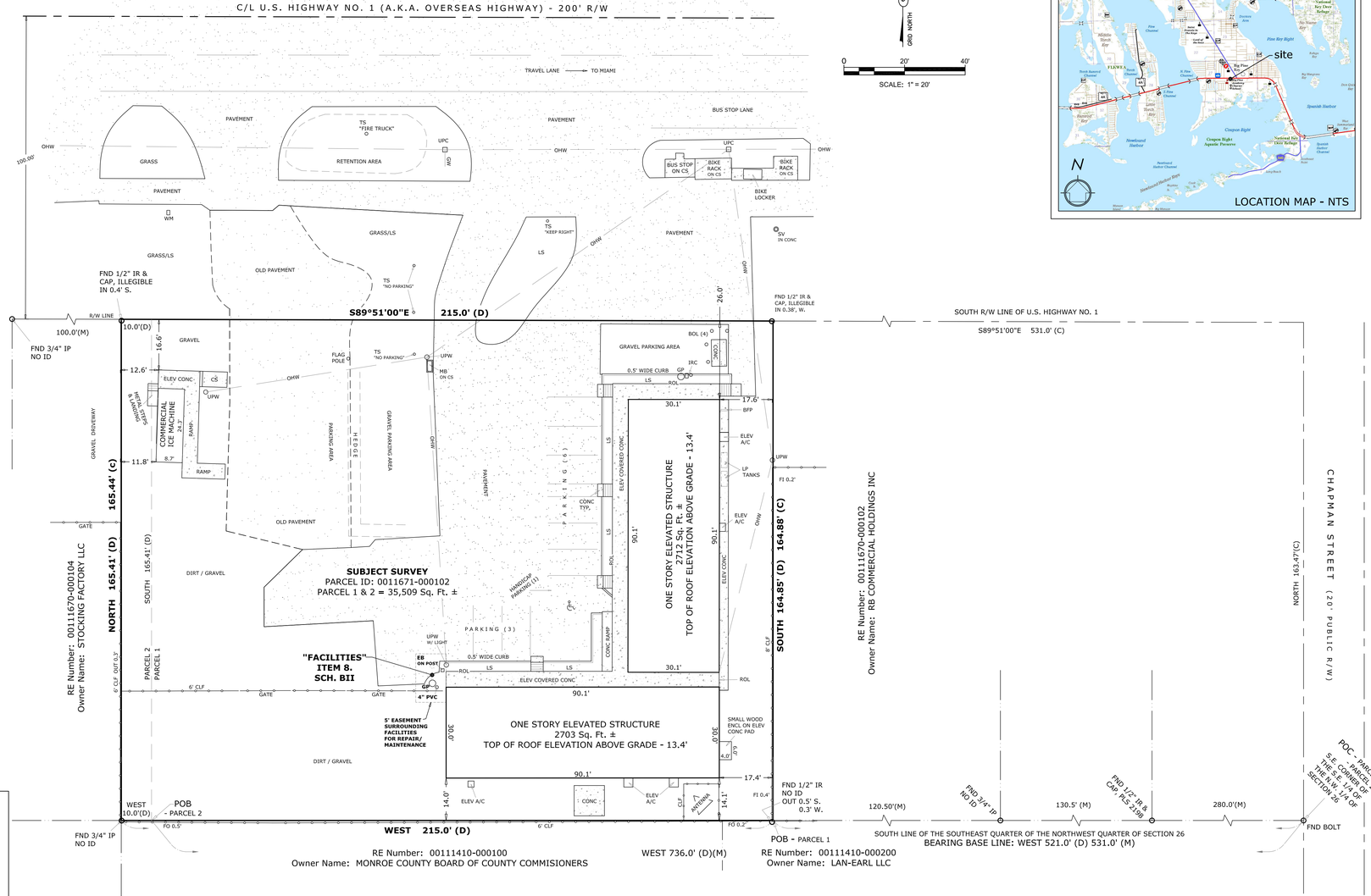
5. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, recorded In O.R. Book 668, Page 43, Public Records of Monroe County, Florida. **[NOT A SURVEY MATTER]**

6. House Bill No. 634, Chapter 70-231, an act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida Statutes by adding Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variance by the Department of Natural Resources, providing penalties, and providing an effective date. **[NOT A SURVEY MATTER]**

7. Resolution No. 198-2012 regarding wastewater assessments recorded in O.R. Book 2588, Page 683, Public Records of Monroe County, Florida. **[NOT A SURVEY MATTER]**

8. Agreement and Grant of Easement for Installation and Maintenance of Low Pressure Sewer System Pump Station recorded in O.R. Book 2766, Page 2244, Public Records of Monroe County, Florida. **[INGRESS/EGRESS TO FACILITIES, BLANKET IN NATURE. FACILITIES SHOWN ON SURVEY MAP]**

9. Rights of the lessees under unrecorded leases. **[NOT A SURVEY MATTER]**



ABBREVIATIONS - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C = CALCULATED
CBW = CONCRETE BLOCK WALL
CBRW = CONCRETE BLOCK RETAINING WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CS = CONCRETE SLAB
CVRD = COVERED
D = DEED
DEASE = DRAINAGE EASEMENT
EB = ELECTRIC BOX
EL = ELEVATION
ELEV = ELEVATED
EM = ELECTRIC METER
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GI = GRATE INLET
GL = GROUND LEVEL
GP = GRINDER PUMP
GW = GUY WIRE
HB = HOSE BIB
ILL = ILLEGIBLE
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LE = LOWER ENCLOSURE
LP = LIGHT POLE
LS = LANDSCAPING
M = MEASURED
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
P = PLAT
P/M = PLAT & MEASURED
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PVCF = PVC FENCE
R = RADIUS
ROL = ROOF OVERHANG LINE
R/W = RIGHT OF WAY
SCO = SANITARY CLEAN-OUT
SMH = SANITARY MANHOLE
SV = SEWER VALVE
TBM = TIDAL BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPM = METAL UTILITY POLE
UPW = WOOD UTILITY POLE
WD = WOOD DECK
WDF = WOOD FENCE
WF = WIRE FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

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CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

ZONING INFORMATION - (Zoning Report not provided.)

PARCEL INFORMATION - (from Monroe County qPublic.net 10/25/23)

Parcel ID: 00111671-000102 - K & A Leasing Corp., 30330 Overseas Highway, Big Pine Key, FL 33040

CERTIFICATION -

This survey is certified to and made for the benefit of: T&M Investments, LLC, a Virginia limited liability company; Oropeza, Stones & Cardenas, PLLC; Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on October 23 2023.

Date of Plat or Map: 10/30/2023

Robert Reece Digitally signed by Robert Reece Date: 2023.10.31 12:34:29 -04'00'

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

ROBERT E. REECE License Number 5632 STATE OF FLORIDA Professional Surveyor and Mapper

_X_ This digital survey is not valid without the electronic signature and electronic seal.

____ This survey is not valid without the original signature and original seal.

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7946
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE: (305) 872 - 1348
EMAIL INFO@REECESURVEYING.COM

							By: JM
							REVISION
							DATE

CAD: \REECESERVER\Projects\Big Pine\30330 OVERSEAS HWY\23100402-ALTA\23100402.dwg\23100402.dwg
PROJECT: 23100402
FLD: BH/RV
FB/PG: N/A
DATE: 10/30/2023
SCALE: N/A
OFF: JMM
CKD: KB
SHEET: 1 OF 1

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