

CABBAGEPOINT.COM

## 🇧🇸 How to Find Cabbage Point

SOUTHERN LONG ISLAND, BAHAMAS

# Cabbage Point

LONG ISLAND, BAHAMAS

*Find Your Passion™*

## 🇧🇸 LONG ISLAND, BAHAMAS — LOCATION OVERVIEW



Long Island sits in the southern Bahamas archipelago. Cabbage Point is on the leeward (western) coast — approx. 1 hr south of Nassau by air. Southern Air and Bahamas Air have service to Long Island from Nassau. MAKERSAIR.com has service from Fort Lauderdale Executive Airport (FXE). Stella Maris (SML) and Deadman's Cay (LGI) are the two airports on Long Island. Deadman's Cay Airport is currently being renovated with a longer runway for jets and a new terminal.

## 🇧🇸 GOOGLE MAPS DIRECTIONS & SATELLITE VIEW

CLICK ANY OPTION BELOW FOR GOOGLE MAPS DIRECTIONS

 [From Clarence Town](#)

 [From Gordon's Beach](#)

 [View Full Route with Waypoints from Queens Hwy Turnoff](#)

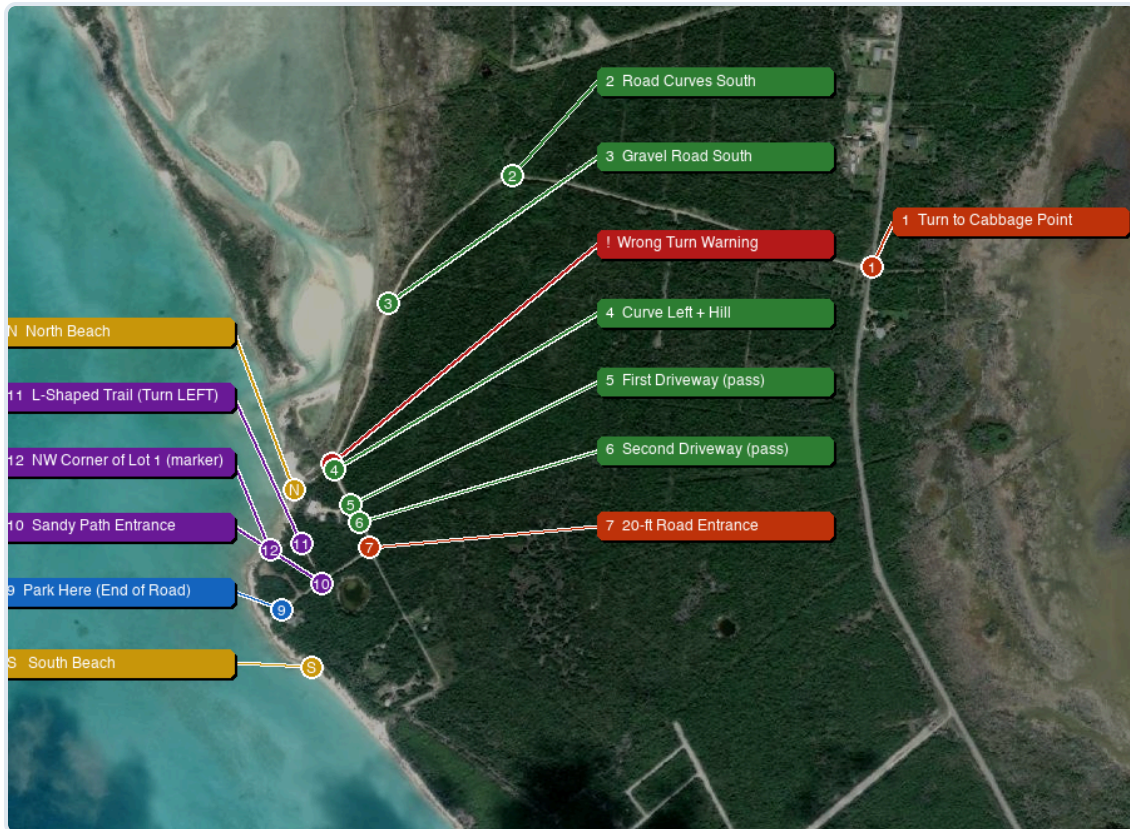
 [Satellite View](#)

**Key Landmark:** Look for the large **propane tanks and old school buses** on the Pratt Family property along the Queens Highway in the Cabbage Point Settlement of Southern Long Island. **Power line poles follow the road** all the way to the lots. A sign is visible at the junction when heading south.

HEADING NORTH FROM  
**Gordon's Beach**  
~4.5 miles north → Turn **LEFT**

HEADING SOUTH FROM  
**Clarence Town**  
~3.6 mi past Roses → Turn **RIGHT**

## 🇧🇩 ALL WAYPOINTS — AERIAL REFERENCE



Satellite aerial with all important waypoints plotted. WAYPOINTS 10 → 11 → 12 = L-Shaped Sandy Path Special Easement. N/S = North Beach and South Beach.

## 🇧🇩 PROPERTY AREA — CLOSE-UP WAYPOINT MAP



Zoomed satellite view of the property area. All trail & parking waypoints (WPs 3–11) shown with North Beach, South Beach, and Owner’s Home reference points.

## 🚩 STEP-BY-STEP DIRECTIONS

1

### The Queens Highway Turnoff

**TURN WEST HERE**

**Landmark:** Pratt Family property — large propane tanks + old school buses on Queens Highway. Look for power line poles (and the road that follows them) headed **WEST** after you pass the old school buses (if you are headed **SOUTH** from Clarence Town). If you are coming from Gordon's and you see the old school buses, **YOU HAVE GONE TOO FAR.**



**Heading SOUTH from Clarence Town → Turn RIGHT (west).** You will have just passed the propane tanks and buses on your right. The sign is visible on your right as you approach — it confirms the turn.

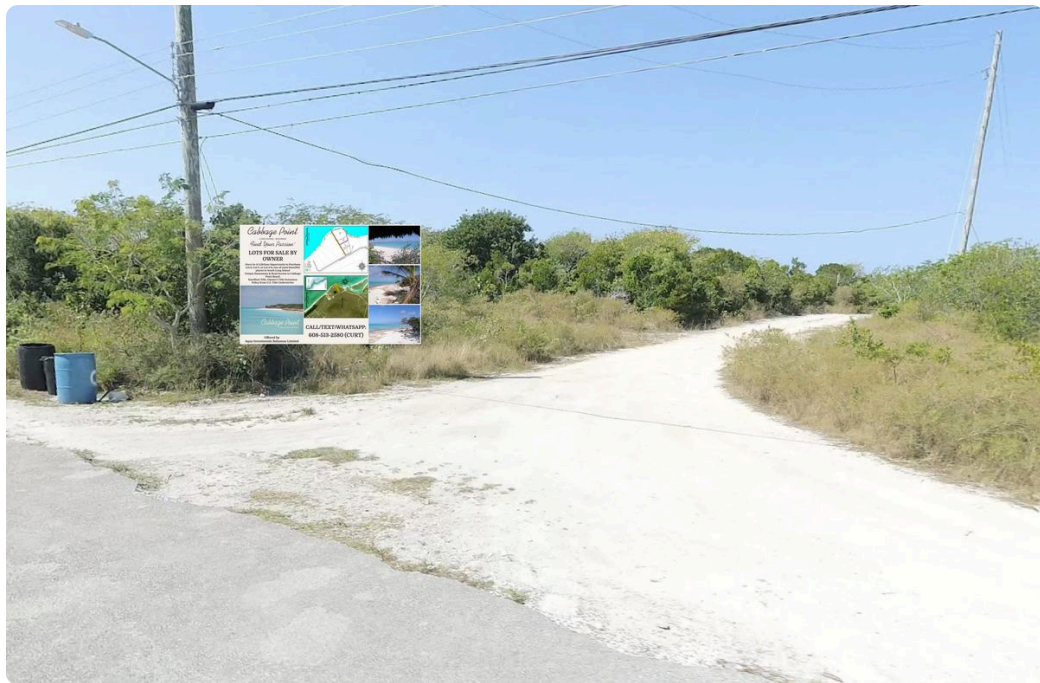
**Heading NORTH from Gordon's Beach → Turn LEFT (west).** The sign is behind the power pole — once you've turned, look left out your window to confirm.

Look for the **black and blue barrels** at the corner of the road as a landmark from both directions.

GPS (turnoff): 22.930906°N, 74.885853°W

Sign visible at junction when heading south from Clarence Town

▼ **What you see heading SOUTH (from Clarence Town) — turn RIGHT:**



Turn Off to Cabbage Point (you will see an advertisement sign for Cabbage Point, so you can confirm you turned onto the correct road)

▼ **What you see heading NORTH (from Gordon's Beach) — turn LEFT:**



Turn Off to Cabbage Point



Look LEFT out your window and you will see an advertisement sign for Cabbage Point, so you can confirm you turned onto the correct road

2

## Road Curves South — Follow the Power Poles

**KEEP GOING SOUTH**

After turning off Queens Highway, head **WEST** and drive slowly as the road is narrow and a little bumpy. After driving for a while, the road will begin to curve **SOUTH**. Keep following the road (the power poles follow the road for reference).

GPS (curve south): 22.932347°N, 74.892009°W



3

### Follow the Gravel Road South

**KEEP GOING**

Keep going on the gravel road heading **SOUTH** towards the leeward coastline near Cabbage Point. **Power line poles** run alongside the road the entire way — follow them.

As you drive south along this stretch, **look out your RIGHT window** — you will see **beautiful shallow sand flats** along the western shoreline (which used to be part of the Diamond Salt Crystal salt harvesting operation many decades ago). At low tide you can walk these beautiful sand flats. It is also an exhilarating, grounding experience to kayak them. This is the leeward (calm, protected) coast of Long Island — the same calm water and coastline that Lot 2, Lot 3, and Lot 4 special easements give you access to. **Keep driving south** — but, don't turn right yet. See **⚠ Wrong Turn Ahead** Warning below.

GPS (sand flats viewpoint): 22.930326°N, 74.894151°W – look RIGHT as you pass



#### ⚠ Wrong Turn Ahead — Don't Take This Road

As the road curves left, you will pass a road on the **right that leads straight to the North Beach of Cabbage Point** (access to this is included as a 5 ft above high-water mark special easement in the Lot 2, Lot 3, and Lot 4 conveyances). **This is NOT the road to the lots.** Do not turn here. Keep following the main road south past this junction and up a small hill.

**Wrong turn GPS:** 22.927791°N, 74.895107°W – if your GPS shows this, keep going straight.



4

#### Curve Left — Slight Hill

STAY ON ROAD

Follow the curve left and continue south. You will reach a **slight hill** — drive up it. Stay on the main road.

GPS (hill approach): 22.927703°N, 74.895072°W



5

## First Driveway on the Right

SKIP — KEEP GOING

You will see a driveway on your right. **Do not turn.** Keep going.

GPS (1st driveway): 22.927149°N, 74.894795°W



6

## Second Driveway on the Right

SKIP — KEEP GOING

You will see a **second driveway** on your right, with a **wire and wood fence** marking the northern boundary of the property. **Do not turn.**

Just after this driveway, your first **white cement survey marker with aqua blue top** becomes visible on your right — this marks the NE corner of Lot 3. You're almost there.

GPS (2nd driveway): 22.926871°N, 74.894647°W



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7

## Turn onto the 20-Foot Road Reservation

TURN HERE

The next road is the **20-foot road reservation**. This is your turn.

Turn **RIGHT** onto this road and follow it **WEST** toward the sea. You will see a **white cement survey marker with aqua top** on your **right side** — that is the SE corner of Lot 4, confirming you are on the correct road.

GPS (20' road entrance): 22.926480°N, 74.894470°W



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8

## Start of 20-Foot Road Reservation

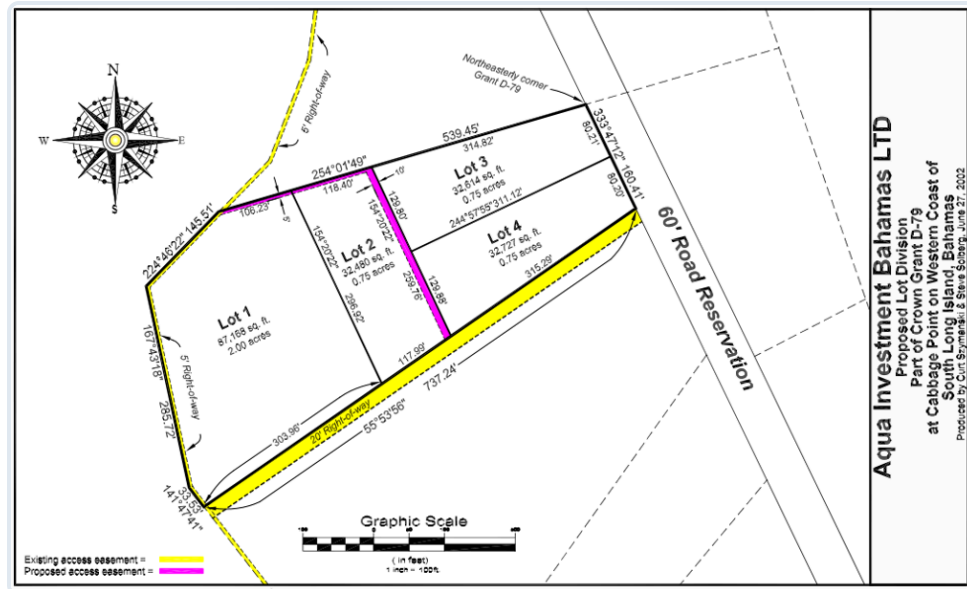
DRIVE WEST

You are now on the **20-foot road reservation**. Follow it west toward the sea. The road is narrow — drive slowly. It ends at the shoreline. As you are driving toward the sea and Cabbage Point, roughly halfway (between the end of the road where you turned and the parking area at the end of the road near the sea) on your **RIGHT**, you will see the **Sandy Path Entrance** to an L-shaped trail (shown in PURPLE below) that leads to the sea (one of the Special Easements that is deeded into Lot 2, Lot 3, and Lot 4). You will see **two white cement survey marker posts with aqua tops** and a sign reading “**Cabbage Point, Owners Only, Beach Access, Private Property.**” You may park here and explore the trail to the sea, or keep going and park at the end of the 20 ft road reservation.

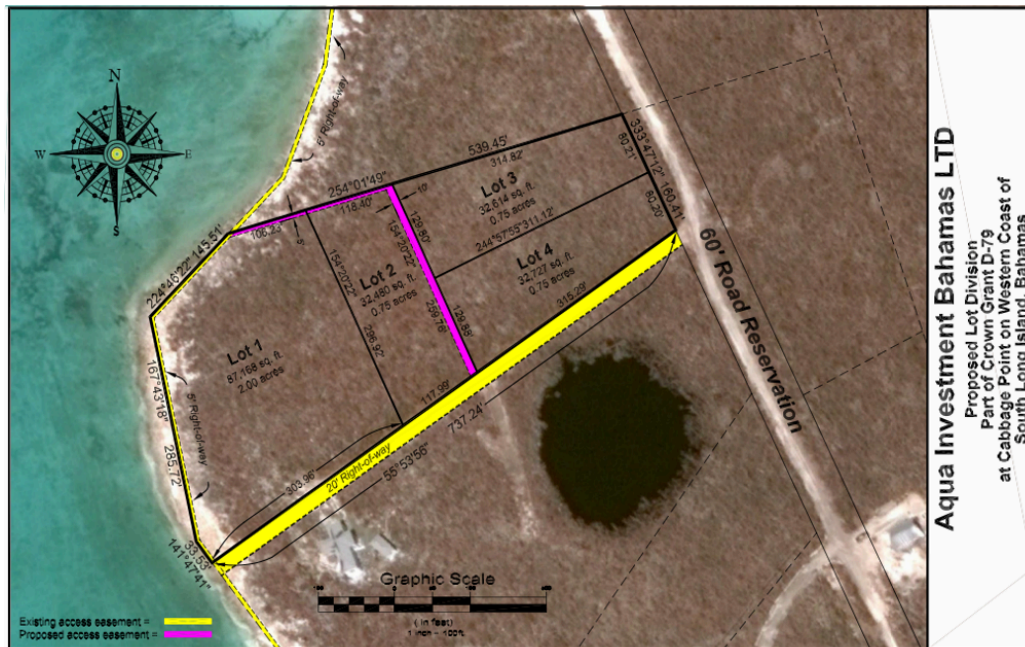
Please note that both Lot 3 and Lot 4 are **EAST** of this sandy path, as shown in the Property Survey & Easement Map below. Lot 2 is **WEST** of the sandy path.

GPS (20' road start): 22.926510°N, 74.894431°W

## PROPERTY SURVEY & EASEMENT MAP



3.



### THE L-SHAPED NATURE TRAIL & BEACH ACCESS

GPS (path entrance): 22.925894°N, 74.895278°W

The L-shaped trail (shown in PURPLE above) leads you **NORTH** then turns **WEST** to the leeward shoreline and beach in front of Lot 1. The L-shaped trail connects to the 1700+ ft 5 ft above high-water mark easement included in the Lot 2, Lot 3, and Lot 4 conveyances (Special Easements).

**Survey Markers:** White cement posts with **aqua blue painted tops** mark all lot corners. Signs read "*Cabbage Point, Owners Only, Beach Access, Private Property.*"





9

### Option A: Explore Cabbage Point Starting from End of 20 ft Road Reservation

#### PARK YOUR VEHICLE

Drive to the very end of the 20-foot road. You will pass the crushed limestone driveway of Lot 1 (not for sale) on your **RIGHT**. The road simply ends and you can park. You will see:

- A **house with a fence on your LEFT** (Dr. Lincoln's former property)
- A **small sand pile** on the right
- A **white cement survey marker** on your right with aqua top and a video surveillance sign

Park here. You will hear the sea. Continue on foot.

GPS (end of road / park here): 22.925495°N, 74.895964°W

There is a **house and a fence on your left**. Your trail entrance is directly ahead (west) as it extends where the road ends toward the sea, as shown in the picture below.



Narrow Footpath Leading to Cabbage Point and The Sea



Park Here (to the left of the white cement survey marker with aqua top and surveillance sign on it)



**⚠ NAVIGATION HELP:** Look for the white cement survey marker with aqua top and surveillance sign on it to know you are in the right place

### **You've Arrived — Cabbage Point**

After walking through the narrow footpath, if you are facing the sea, look **RIGHT**. That is Cabbage Point. Again facing the sea, look **LEFT** — that is the direction of South Beach. The images below should give you reference to know you are in the right place.



View After You Traverse Narrow Footpath



**⚠ NAVIGATION HELP:** If you walk around Cabbage Point north, or if you walk south to explore South Beach, note that THIS marker shows you where the narrow footpath is located, so you can return to the parking area at the end of the 20 ft road reservation.

10

### Option B: Explore Cabbage Point Starting from Sandy Path Entrance

#### PARK YOUR VEHICLE

Walk from wherever you parked to (and through) the two side-by-side **white cement survey marker posts with aqua tops** (look for a sign reading "Cabbage Point, Owners Only, Beach Access, Private Property.") Walk **NORTH** on the sandy path. You will see a **home under construction** on an adjacent neighbor parcel in the distance at the end of the sandy path. That is your destination, and where you will turn **LEFT** towards the sea when you get there.

GPS (path entrance): 22.925894°N, 74.895278°W



11

**Option B (Continued): Trail Turning Point — Turn Left****TURN LEFT (WEST)**

After you have followed the sandy path to the end of the sandy path, you will see the **house being constructed on an adjacent neighboring lot**. When you reach the **turning point of the L-shaped trail**, turn **LEFT (WEST)**. Follow the narrow sandy path **WEST** toward the sound of the waves and the leeward shoreline and beach. Cabbage Point shoreline and the ocean is straight ahead.

GPS (turning point): 22.926536°N, 74.895621°W



12

**Option B (Continued): You've Arrived — Cabbage Point Beach**

**YOU'RE HERE!**

Walk to the Cabbage Point leeward shoreline and beach. You will find another **white cement survey marker with aqua top** and Cabbage Point signage. If you turn and look back away from the sea, the trail marker confirms you are at the right location at the end of the sandy path.

Turn **LEFT (SOUTH)** along the leeward shoreline and beach to walk around Cabbage Point to the south (in front of Lot 1 in the Survey Drawing).

GPS (beach arrival): 22.926437°N, 74.896169°W





▶ Tap to watch the beach path walk video at [CabbagePoint.com](http://CabbagePoint.com)

## 🚩 BONUS: EXPLORE THE BEACHES (EASEMENT ACCESS)

If you purchase Lot 2, Lot 3, or Lot 4, you will have deeded Cabbage Point rocky and sandy shoreline access for 1700 ft+ included in your final conveyance. This includes access to both North Beach (“N” below) and South Beach (“S” below). In addition to the north beach at WP12, the rocky and beach shoreline around Cabbage Point and South Beach (“S” below) are both worth exploring. The **south beach** (south of the lots, past a natural point — “Cabbage Point”) is accessible when sand has accreted seasonally and has spectacular turquoise water, especially when the sea is calm.

N

### North Beach — Easement Access (Worth a Walk)

#### EASEMENT ACCESS

From the cement survey marker (GPS: 22.926437°N, 74.896169°W) at the edge of the sea (at NW corner of Lot 1 in the Survey & Easement Drawing below), turn **RIGHT (NORTH)** along the shoreline to the GPS coordinate below. This coordinate is “A” in the Survey & Easement Drawing below, and marks the northern end of the 1700 ft+ **5 ft above high-water mark easement** to be included in the Lot 2, Lot 3 and Lot 4 conveyances. This walks you along the rocky and beach shoreline in front of two other homes on an adjacent neighboring property to the north of the lots for sale. Your easement rights will include **5 feet above high water mark** along the entire Cabbage Point frontage from “A” to “D” as confirmed in the Survey & Easement Drawing below.

GPS (north beach access): 22.927378°N, 74.895759°W

S

### South Beach — Easement Access (Worth a Walk)

#### EASEMENT ACCESS

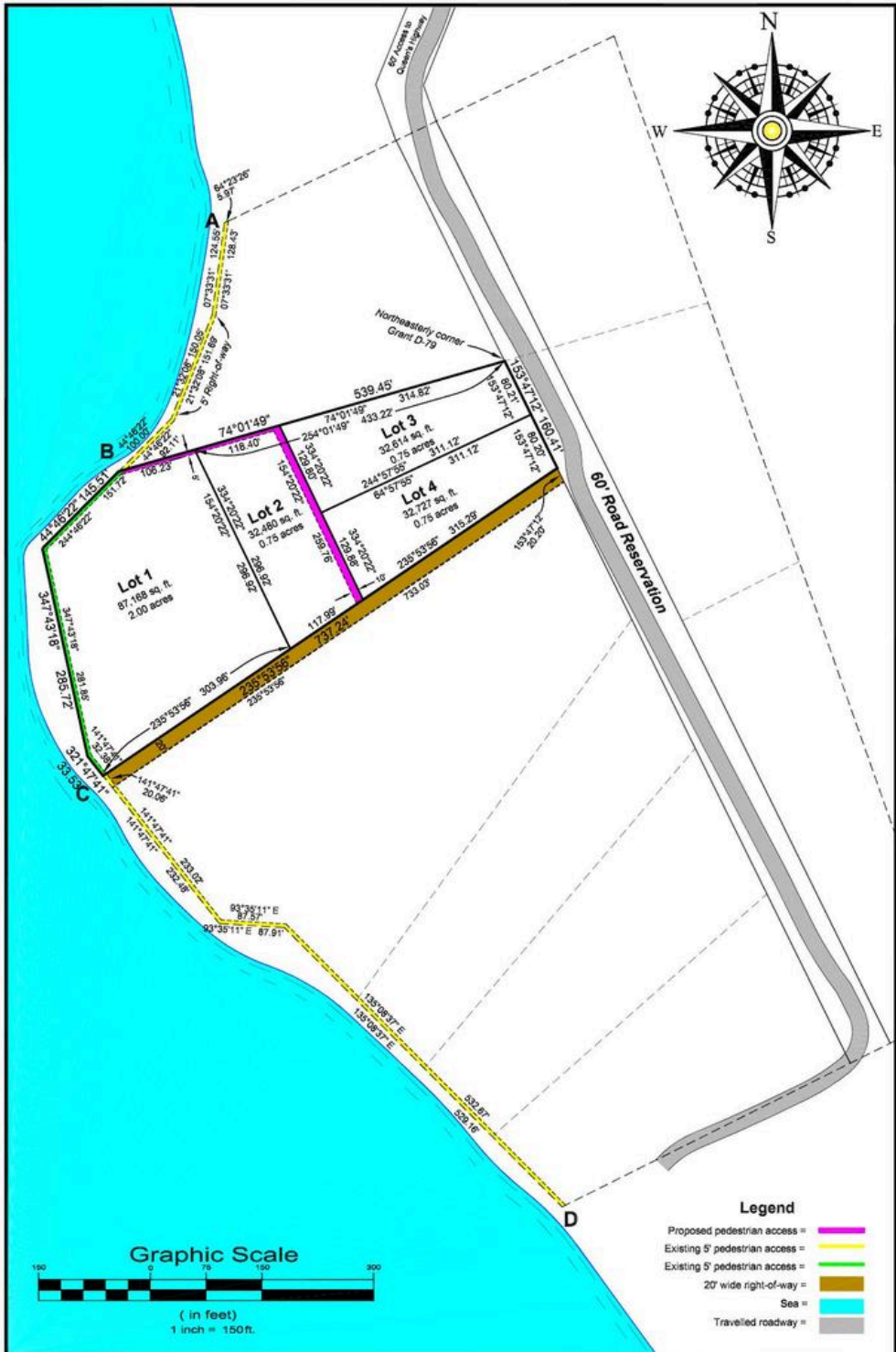
#### From North Beach

From the north beach at WP12 (shown as “A” in the Survey & Easement Drawing below), walk **south along the shoreline**, first around and past Cabbage Point, then past the small trail that leads back up to the parking spot at the end of the 20 ft road reservation (shown as “C” in the Survey & Easement Drawing below), and proceed towards South Beach (shown between “C” and “D” in the Survey & Easement Drawing). When sand has accreted (depends on season and conditions), this reveals a stunning stretch of white sand beach south of the lots. Accessible via the **special beach access easements** in the conveyance if you purchase Lot 2, Lot 3, or Lot 4 — 5 feet above high water mark as shown in the Survey Drawing.

GPS (south beach): 22.924577°N, 74.895454°W



South beach — accessible via easements when sand has accreted



**Aqua Investment Bahamas LTD**  
**Proposed Lot Division**  
**Part of Crown Grant D-79**  
**at Cabbage Point on Western Coast of**  
**South Long Island, Bahamas**  
 Produced by Curt Szymanski & Steve Solberg, May 5, 2023

Official Survey and Easement Drawing — Crown Grant D-79. Pink = Sandy Path (Nature Trail) to Sea/Cabbage Point. Yellow = 5' ft above high-water mark Pedestrian Access Easements from "A" North Beach to "D" South Beach. Gold = 20' road reservation. All these easements are INCLUDED in the final conveyances to Lot 2, Lot 3 and Lot 4.

**LOST? CALL OR WHATSAPP/TEXT DIRECTLY**

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We want you to find us — don't hesitate to reach out!

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