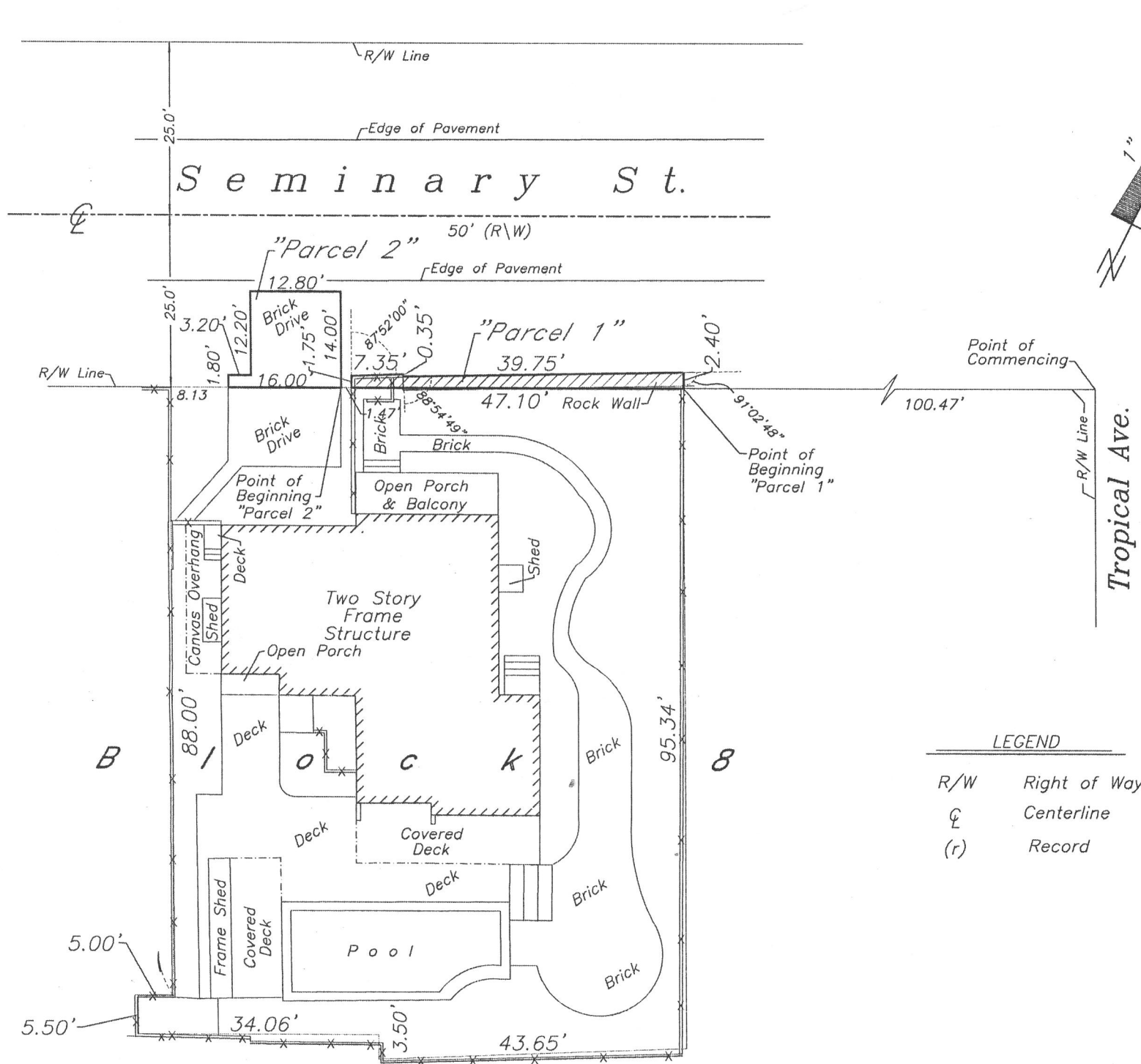


Specific Purpose Survey Map to illustrate a legal description of a portion of the right of way of Seminary Street adjacent to Block 8, TROPICAL BUILDING AND INVESTMENT COMPANY'S Plat, on the Island of Key West, prepared by the undersigned



LEGEND

R/W	Right of Way
⊕	Centerline
(r)	Record

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

Specific Purpose Survey Report to illustrate a legal description of a portion of the right of way of Seminary Street adjacent to Block 8, TROPICAL BUILDING AND INVESTMENT COMPANY'S Plat, on the Island of Key West, prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1230 Seminary Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. This Sketch does not represent a field boundary survey.
10. This Survey Report is not full and complete without the attached Survey Map.

SPECIFIC PURPOSE SKETCH TO ILLUSTRATE A LEGAL DESCRIPTION AUTHORED BY THE UNDERSIGNED:

PARCEL 1: A parcel of land on the Island of Key West and known as a portion of the right of way of Seminary Street, adjacent to Block 8, of Tract 19, as shown on the TROPICAL BUILDING AND INVESTMENT COMPANY'S Plat, recorded in Plat Book 1, at Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Tropical Avenue with the Southeasterly right of way line of Seminary Street and run thence Southwesterly along the Southeasterly right of way line of the said Seminary Street for a distance of 100.47 feet to the Point of Beginning of the parcel being described herein; thence continue Southwesterly along the Southeasterly right of way line of the said Seminary Street for a distance of 47.10 feet; thence Northwesterly and at right angles for a distance of 1.75 feet; thence Northeasterly with a deflection angle of 87°52'00" to the right for a distance of 7.35 feet; thence Southeasterly and at right angles for a distance of 0.35 feet; thence Northeasterly with a deflection angle of 88°54'49" to the left for a distance of 39.75 feet; thence Southeasterly with a deflection angle of 91°02'48" to the right for a distance of 2.40 feet back to the Point of Beginning, containing 95 square feet, more or less.

PARCEL 2: A parcel of land on the Island of Key West and known as a portion of the right of way of Seminary Street, adjacent to Block 8, of Tract 19, as shown on the TROPICAL BUILDING AND INVESTMENT COMPANY'S Plat, recorded in Plat Book 1, at Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Tropical Avenue with the Southeasterly right of way line of Seminary Street and run thence Southwesterly along the Southeasterly right of way line of the said Seminary Street for a distance of 149.04 feet to the Point of Beginning of the parcel being described herein; thence continue Southwesterly along the Southeasterly right of way line of the said Seminary Street for a distance of 16.00 feet; thence Northwesterly and at right angles for a distance of 1.80 feet; thence Northeasterly and at right angles for a distance of 3.20 feet; thence Northwesterly and at right angles for a distance of 12.20 feet; thence Northeasterly and at right angles for a distance of 12.80 feet; thence Southeasterly and at right angles for a distance of 14.00 feet back to the Point of Beginning, containing 185 square feet, more or less.

SPECIFIC PURPOSE SKETCH FOR: Susan Henshaw Jones;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SKETCH
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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(305) 296-7422 FAX (305) 296-2244

June 20, 2017

Revised September 18, 2017