

MAP OF BOUNDARY SURVEY  
PART OF LOT 2, SQUARE 2, TRACT 4,  
WILLIAM A. WHITEHEAD'S MAP  
ON THE ISLAND OF  
KEY WEST

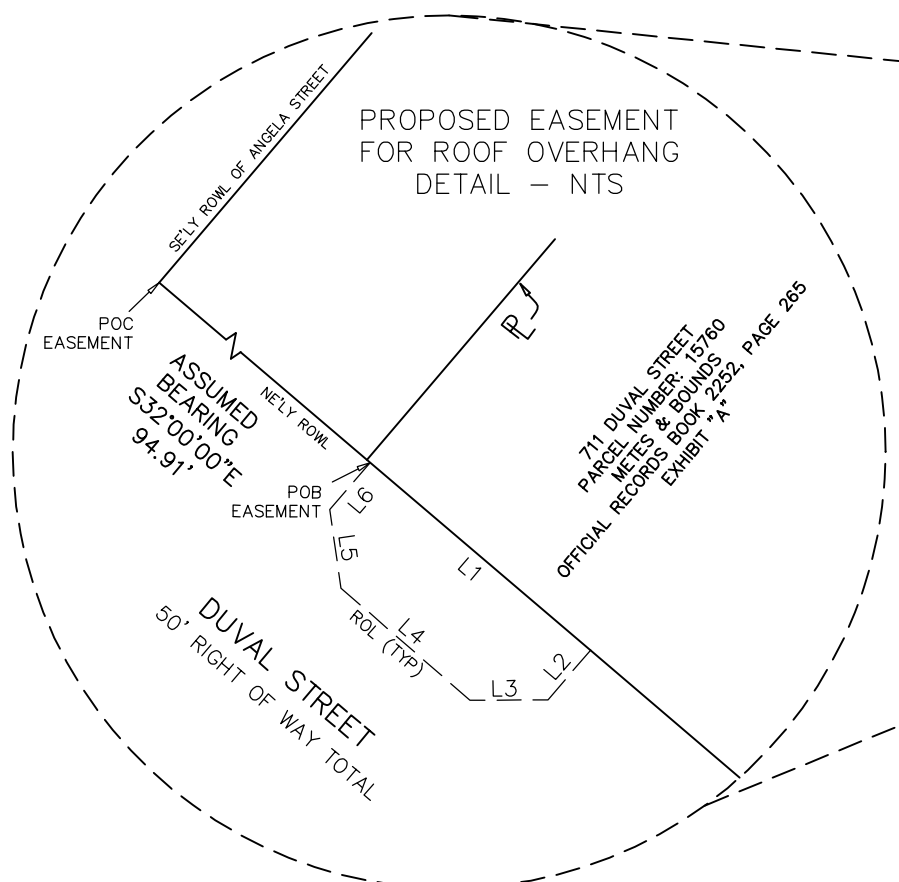
NORTH  
ASSUMED FROM  
LEGAL DESCRIPTION  
SCALE: 1" = 20'

PROPOSED EASEMENT FOR ROOF OVERHANG NEWLY DESCRIBED  
AT THE REQUEST OF CLIENT, DATED 03/3/2014

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D., 1829, as part of Lot Two (2) of Square Two (2) of Tract Four (4), described by metes and bounds as follows:

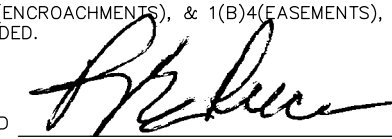
Commencing at the intersection of the Northeasterly right-of-way line of Duval Street and the Southeasterly right-of-way line of Angela Street, thence on an assumed bearing of S32°00'00"E on the Northeasterly right-of-way line of Duval Street for a distance of 94.91 feet to the Point of Beginning; thence continue bearing S32°00'00"E a distance of 15.06 feet; thence bear S58°15'40"W for a distance of 3.39 feet; thence bear N72°46'56"W for a distance of 4.06 feet; thence bear N31°27'48"W for a distance of 8.90 feet; thence bear N09°19'24"E for a distance of 4.13 feet; thence bear N58°20'17"E for a distance of 3.23 feet back to the Point of Beginning, containing 82 square feet, more or less.

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	15.06	S32°00'00"E
L2	3.39	S58°15'40"W
L3	4.06	N72°46'56"W
L4	8.90	N31°27'48"W
L5	4.13	N09°19'24"E
L6	3.23	N58°20'17"E



SCALE:	1"=20'
FIELD WORK DATE	02/08/14
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	GF
INV. NO.:	14020306

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED  NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER

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

REECE & WHITE  
LAND SURVEYING, INC.  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
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NO.	DATE	DESCRIPTION	BY
1.	03/03/14	ADD DETAIL AND DESCRIPTION FOR EASEMENT	KB

BFP = BACK-FLOW PREVENTER BO = BLOW OUT C = CALCULATED C&G = 2" CONCRETE CURB & GUTTER CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CBRW = CONCRETE BLOCK RETAINING WALL CI = CURB INLET CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE C/S = CONCRETE SLAB CVRD = COVERED D = DEED DEASE = DRAINAGE EASEMENT DELTA = DELTA ANGLE DMH = DRAINAGE MANHOLE EB = ELECTRIC BOX EL = ELEVATION ELEV = ELEVATED EM = ELECTRIC METER ENCL = ENCLOSURE FFE = FINISHED FLOOR ELEVATION FH = FIRE HYDRANT	F1 = FENCE INSIDE FND = FOUND FND&D = FOUND NAIL & DISK (FXXXX) FO = FENCE OUTSIDE FOL = FENCE ON LINE GB = GRADE BREAK GI = GRATE INLET GL = GROUND LEVEL GW = GUY WIRE HB = HOSE BIB IP = IRON PIPE IR = IRON ROD L = ARC LENGTH LE = LOWER ENCLOSURE LS = LANDSCAPING M = MEASURED MB = MAILBOX MHWL = MEAN HIGH WATER LINE MTLF = METAL FENCE NAVD = NORTH AMERICAN (1988) VERTICAL DATUM NGVD = NATIONAL GEODETIC (1929) VERTICAL DATUM NTS = NOT TO SCALE OHW = OVERHEAD WIRES	P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS ROL = ROOF OVERHANG LINE ROWL = RIGHT OF WAY LINE R/W = RIGHT OF WAY SCD = SANITARY CLEAN-OUT SN&D = SET NAIL & DISK LB 7846 SIR = SET IRON ROD 3/4" LB 7846 SMH = SANITARY MANHOLE SPV = SPRINKLER CONTROL VALVE SV = SEWER VALVE TB = TELEPHONE BOX TMH = TIDAL BENCHMARK TMH = TELEPHONE MANHOLE	TOB = TOP OF BANK TOS = TIE OF SLOPE TS = TRAFFIC SIGN TYP = TYPICAL UEASE = UTILITY EASEMENT UPC = CONCRETE UTILITY POLE UPW = METAL UTILITY POLE UPWL = WOOD UTILITY POLE VB = VIDEO BOX WD = WOOD DECK WDF = WOOD FENCE WL = WOOD LANDING WM = WATER METER WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE T = TREE TBW = BUTTWOOD TQ = GUMBO LIMBO TMA = MAHOGANY TO = OAK TPA = PALM YPAC = COCONUT PALM TPON = ROYAL PONGIANA TSCH = SCHIEFLERA TSG = SEAGRASS TUNK = UNKNOWN
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BEARING BASE:  
90° LOTS

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
711 DUVAL STREET  
KEY WEST, FL 33040



LOCATION MAP - NTS

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD29  
VERTICAL DATUM

I HAVE CONSULTED THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAP -  
COMMUNITY NAME: CITY OF KEY WEST  
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
THE HERON DESCRIBED  
PROPERTY APPEARS TO BE IN -  
FLOOD ZONE: X  
BASE ELEVATION: N/A

BENCHMARK USED:  
PID AA 0008  
CGS DISK  
ELEVATION 14.32', NGVD29

⊙ DENOTES SET NAIL & DISK, LB 7846

CERTIFIED TO -  
MICHAEL INGRAM

LEGAL DESCRIPTION -

OFFICIAL RECORDS BOOK 2252, PAGE 285 - EXHIBIT "A"

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D., 1829, as part of Lot Two (2) of Square Two (2) of Tract Four (4), described by metes and bounds as follows:

Commencing at a point on the Northeast side of Duval Street distant Ninety-four (94) feet eight (8) inches Southeasterly from the corner of Duval and Angela Streets, and running thence along Duval Street in a Southeasterly direction Forty-two (42) feet four (4) inches; thence at right angles in a Northeasterly direction One hundred thirty-five (135) feet; thence at right angles in a Northwesterly direction forty-two (42) feet Four (4) inches; thence at right angles in a southwesterly direction One hundred thirty-five (135) feet to the point or place of beginning on Duval Street.

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

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