

## LEGAL DESCRIPTION

A portion of Tract 47, "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", according to the plat thereof, as recorded in Plat Book 3, at Page 35, of the public records of Monroe County, Florida, lying and being in Section 4, Township 68 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

BEGINNING at the SW corner of said Tract 47 said point being on a circular curve concave to the southeast and said point bears N08°19'55"W from the center of said curve; Thence northeasterly, easterly, and southeasterly along the southerly line of said Tract 47; said line also being the northerly right of way line of State Road A-1-A (South Roosevelt Boulevard), as per Florida Department of Transportation Right of Way Map of State Road A-1-A, Section 90003, dated June 23rd, 2000, and along the arc of said curve to the Right having a radius of 3,462.87 feet and a central angle of 09°55'39" for a distance of 600.00 feet to a point; Thence N01°26'21"E for a distance of 18.00 feet to a point on a circular curve concave to the Southeast said curve being concentric with and 18.00 feet northerly of said northerly right of way line of State Road A-1-A (South Roosevelt Boulevard), said point bears N01°35'41"E from the center of said curve; Thence northwesterly, westerly, and southwesterly along the arc of said curve to the Left, having a radius of 3,480.87 feet and a central angle of 09°53'29" for a distance of 600.93 feet to a point on the westerly line of said Tract 47; Thence S01°33'05"E, along the westerly line of said Tract 47 for a distance of 18.13 feet to THE POINT OF BEGINNING.

Containing 10,808 square feet or 0.248 acres, more or less.


SURVEYOR'S NOTES:

- Bearings and coordinates are relative to the State Plane Coordinate System, Florida East Zone (901), Transverse Mercator Projection, North American Datum 1983 (NAD83), 1990 adjustment.
- A bearing of N81°15'59"E has being established along the Baseline of Survey of State Road A-1-A (South Roosevelt Boulevard).
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- Baseline of Survey for State Road A-1-A (South Roosevelt Boulevard) provided by Florida Department of Transportation as per Primary Network Control done by Manuel G. Vera and Associates, Inc., with Project No. 250548-4-52-01, dated 06-06-2014.
- I hereby certify that the Sketch and Legal Description was prepared under my direction and that said Sketch and Legal Description is in compliance with Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Manuel G. Vera & Associates, Inc. does carry Professional Liability Insurance for Surveying and Mapping Services.
- All stations and offsets refer to the Baseline of Survey of State Road A-1-A (South Roosevelt Boulevard).

LEGEND:

BL	- Base Line	PT	- Point of Tangency
CL	- Center Line	P.O.B.	- Point of Beginning
(C)	- Calculated	PL	- Property Line
$\Delta$	- Delta	LB.	- Licensed Business
D	- Degree	PI	- Point of Intersection
FDOT	- Florida Department of Transportation	L	- Length
F.P. NO.	- Financial Project Number	LT	- Left
STA.	- Station	No.	- Number
SEC.	- Section	SR	- State Road
TWP.	- Township	SQ. FT.	- Square Feet
RGE.	- Range	R	- Radius
EXIST.	- Existing	R/W	- Right of Way
ORB	- Official Record Book	RES	- Resolution
(P)	- Plat	(R)	- Record
PB	- Plat Book	T	- Tangent
PG.	- Page		
PC	- Point of Curvature		
PI	- Point of Intersection		

1-A (South Roosevelt Boulevard)

12-16-16

Manuel G. Vera, Jr.  
Professional Surveyor & Mapper  
Florida Certificate No. 5291  
Licensed Business: LB 2439  
13960 SW 47th street  
Miami, Florida 33175

Date

NOT A BOUNDARY SURVEY

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND  
SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE  
UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

			<div>FLORIDA DEPARTMENT OF TRANSPORTATION</div> <div>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</div>				
			<div>STATE ROAD NO. A-1-A (SOUTH ROOSEVELT BOULEVARD)</div> <div>MONROE COUNTY</div>				
				BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE: SEE SURVEYOR'S NOTES
			DRAWN	JP	12-16		
REVISION	BY	DATE	CHECKED	SN	12-16	F.P. No. 250548-8	SECTION 90003
						SHEET 01 OF 02	

## SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION					
			STATE ROAD NO. A-1-A (SOUTH ROOSEVELT BOULEVARD) MONROE COUNTY					
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