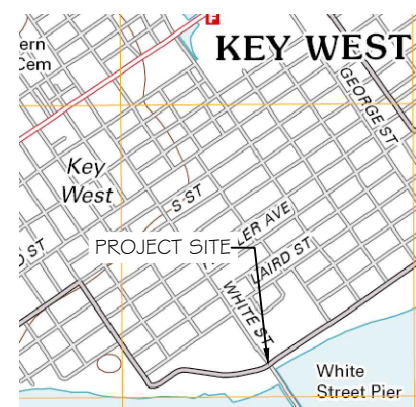
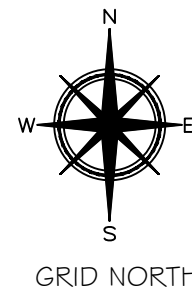


LEGAL DESCRIPTION SKETCH

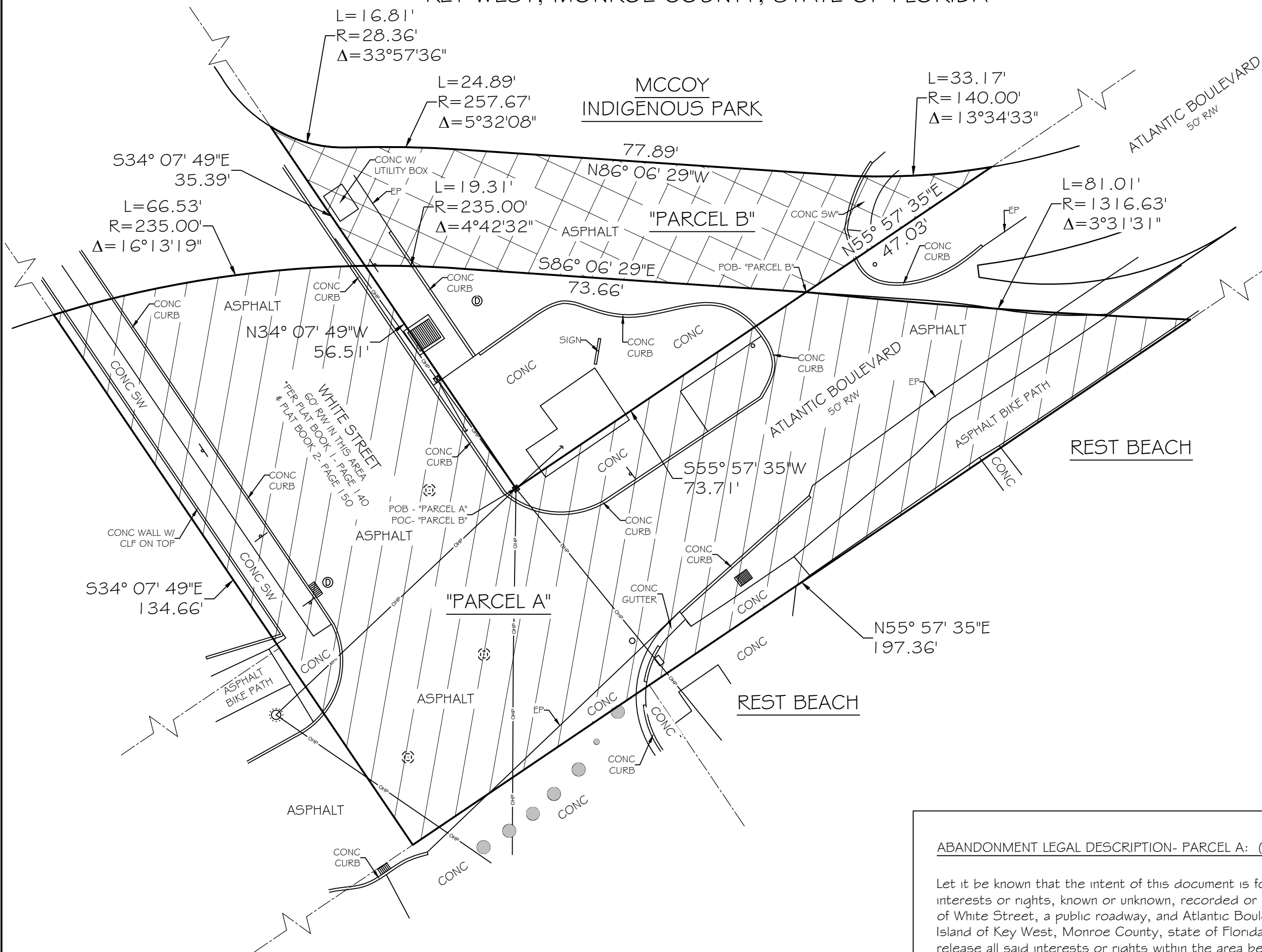
-PORTION OF ATLANTIC BOULEVARD & WHITE STREET -
KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 05-T685-R25E



GRID NORTH



LEGAL DESCRIPTION- PARCEL B: (Authored by the undersigned)

A strip of land on the Island of Key West, Monroe County, state of Florida, being more particularly described as follows, to-wit: Commencing at the intersection of the Northeasterly Right of Way line of White Street and the Northwesterly Right of Way line of Atlantic Boulevard, thence N55°57'35"E along said Northwesterly Right of Way line of Atlantic Boulevard for a distance of 73.71 feet to the point of beginning; thence N55°57'35"E continuing along said Northwesterly Right of Way line of Atlantic Boulevard for a distance of 47.03 feet to a point; thence S80°18'58"W for a distance of 0.00 feet to a point of curvature; thence along a curve to the right, having a radius of 140.00 feet and a central angle of 13°34'33" for an arc length of 33.17 feet to a point of tangency; thence N86°06'29"W for a distance of 77.89 feet to a point of curvature; thence along a curve to the left having a radius of 257.67 feet and a central angle of 05°32'08" for an arc length of 24.89 feet to a point of reverse curvature; thence along a curve to the right, having a radius of 28.36 feet and a central angle of 33°57'36" for an arc length 16.81 feet to a point; thence S34°07'49"E for a distance of 35.39 feet to a point; thence N89°10'59"E for a distance of 0.00 feet to a point of curvature; thence along a curve to the right, having a radius of 235.00 feet and a central angle of 04°42'32" for an arc length of 19.31 feet to a point of tangency; thence S86°06'29"E for a distance of 73.66 feet back to the point of beginning. Said strip of land area totals 3,004.55 square feet more or less.

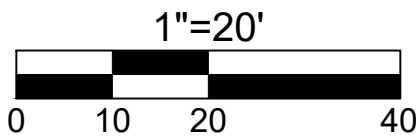
ABANDONMENT LEGAL DESCRIPTION- PARCEL A: (Authored by the undersigned)

Let it be known that the intent of this document is for all concerned parties having any interests or rights, known or unknown, recorded or unrecorded, in the public Right of Way of White Street, a public roadway, and Atlantic Boulevard, a public roadway, both on the Island of Key West, Monroe County, state of Florida, for all said parties to abandon or release all said interests or rights within the area being more particularly described as follows, to-wit:

Beginning at the intersection of the Northeasterly Right of Way line of White Street and the Northwesterly Right of Way line of Atlantic Boulevard, thence N34°07'49"W along said Northeasterly Right of Way line of White Street for a distance of 56.51 feet to a point; thence S89°10'59"W for a distance of 0.00 feet to a point of curvature; thence along a curve to the left, having a radius of 235.00 feet and a central angle of 16°13'19" for an arc length of 66.53 feet to a point on the Southwesterly Right of Way line of White Street; thence S34°07'49"E along said Southwesterly Right of Way line of White Street for a distance of 134.66 feet to the point of intersection of the Southwesterly Right of Way line of White Street and the Southeasterly Right of Way line of Atlantic Boulevard; thence N55°57'35"E along said Southeasterly Right of Way line of Atlantic Boulevard for a distance of 197.36 feet to a point; thence N87°40'59"W for a distance of 0.00 feet to a point of curvature; thence along a curve to the right, having a radius of 1316.63 feet and a central angle of 03°31'31" for an arc length of 81.01 feet to a point on the Northwesterly Right of Way line of Atlantic Boulevard; thence S55°57'35"W along said Northwesterly Right of Way line of Atlantic Boulevard for a distance of 73.71 feet back to the point of beginning. Said abandonment area totals 12,582.32 square feet more or less.

LEGEND

- CATCH BASIN
- CONCRETE BOLLARD
- CONCRETE UTILITY POLE
- DRAINAGE MANHOLE
- GUY WIRE
- SANITARY MANHOLE
- SIGN
- WOOD UTILITY POLE



"PARCEL A" TOTAL AREA = 12,582.32 SQFT±
"PARCEL B" TOTAL AREA = 3,004.55 SQFT±

SURVEYOR NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- THE LEGAL DESCRIPTIONS SHOWN HEREON WERE AUTHORED BY THE UNDERSIGNED.
- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES
- ADDRESS: ATLANTIC BOULEVARD & WHITE STREET, KEY WEST, FL 33040.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE FIELD WORK WAS COMPLETED BETWEEN AUGUST 15, 2017 & AUGUST 26, 2017.

CERTIFIED TO —

EDSA, INC;
CITY OF KEY WEST;

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

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
CB = CONCRETE CURB & GUTTER
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLP = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METERS
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSOD = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UR = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
DATE: 08/29/2017
REVISION DATE: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: EAI
JOB NO.: 17-270

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-1.7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
SIGNER: ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



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