

## LOCATION MAP

Margart Street & Caroline Strteet  
City of Key West, FL

### LEGAL DESCRIPTION (Sub-Parcel One):

On the Island of Key West, Monroe County, Florida, and being a parcel of land in the Square Northerly of Square 20 and Easterly of Square 10 of William Whitehead's map of the Island of Key West, said Square bounded on the West by Margaret Street and on the South by Caroline Street, more particularly described by metes and bounds as follows; Commencing at the point of intersection of the Easterly Right-of-Way boundary line of Margaret Street with the Northerly Right-of-Way line of Caroline Street and thence Northwesterly along the said Right-of-Way line of Margaret Street 2.0 feet to a point; thence Northeasterly at a right angle 5.0 feet to the Point of Beginning of the parcel of land herein described; thence Northwesterly at a right angle 12.75 feet to a point; thence Northeasterly at a right angle 12.75 feet to a point; thence Southeasterly at a right angle 12.75 feet to a point; thence Southwesterly at a right angle 12.75 feet back to the Point of Beginning.

### LEGAL DESCRIPTION (Sub-Parcel Two):

On the Island of Key West, Monroe County, Florida, and being a parcel of land in the Square Northerly of Square 20 and Easterly of Square 10 of William Whitehead's map of the Island of Key West, said Square bounded on the West by Margaret Street and on the South by Caroline Street, more particularly described by metes and bounds as follows; Commencing at the point of intersection of the Easterly Right-of-Way boundary line of Margaret Street with the Northerly Right-of-Way line of Caroline Street and thence Northwesterly along the said Easterly Right-of-Way line of Margaret Street 26.79 feet to the Point of Beginning of the parcel of land herein described; thence continue along the said Easterly Right-of-Way boundary line of Margaret Street 51 feet to a point; thence Northeasterly at a right angle 69.00 feet to a point; thence Southeasterly at a right angle 21 feet to a point; thence Northeasterly at a right angle 26 feet to a point; thence Southeasterly at a right angle 30 feet to a point; thence Southwesterly at a right angle 95 feet back to the Point of Beginning.

### CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

### SURVEYOR'S NOTES:

North arrow based on assumed median  
Reference Bearing: R/W Margart Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.342'  
No Title Opinion or Abstract to the  
subject property has been provided. It  
is possible that there are Deeds,  
Easements, or other instruments  
(recorded or unrecorded) which may  
affect the subject property. No search  
of the Public Records has been made  
by the Surveyor.

### CERTIFICATION MADE TO:

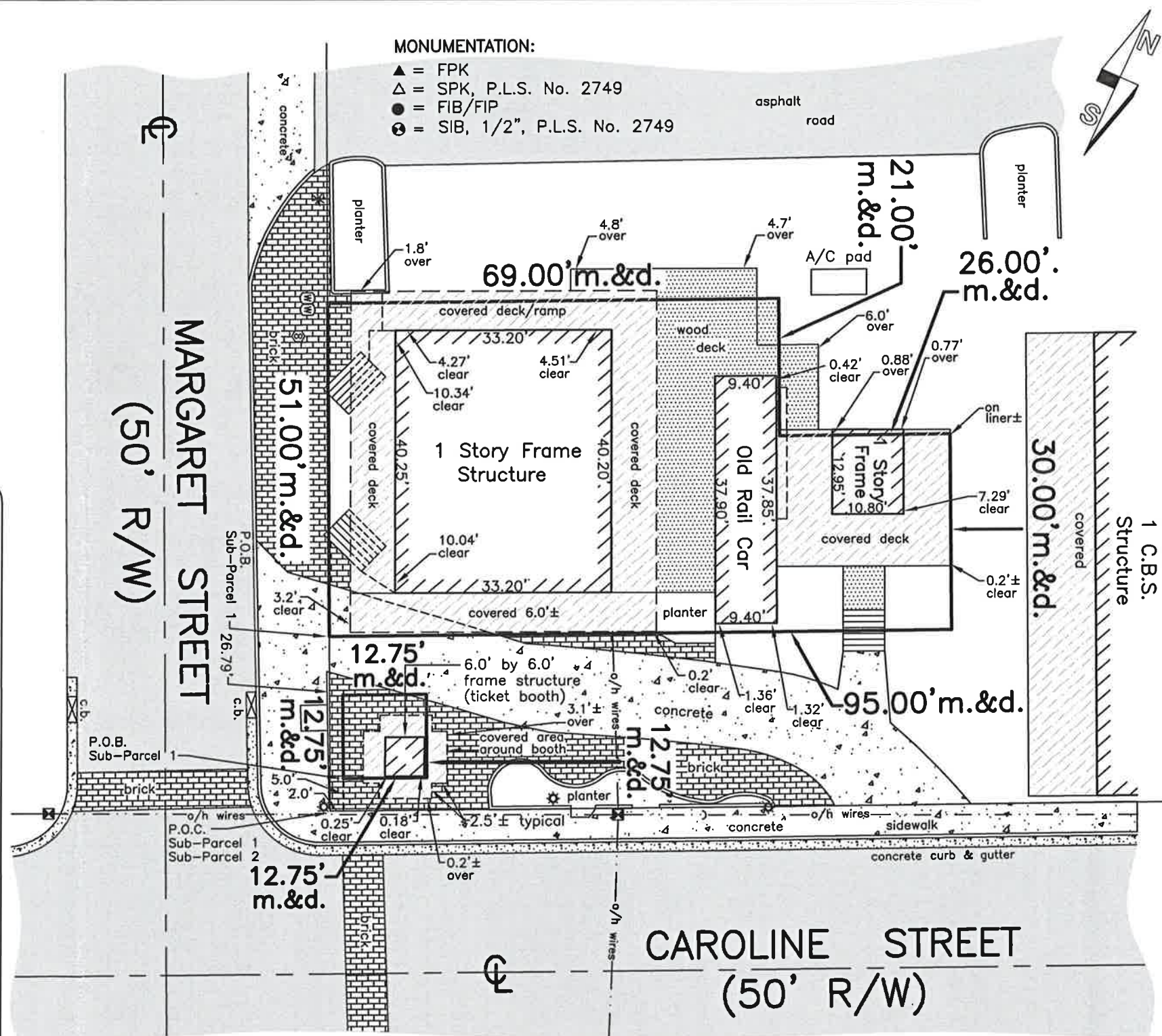
Spottswood, Spottswood, Spottswood & Sterling;  
Chicago Title Insurance Company;  
BankUnited, N.A., as Administrative Agent on  
behalf of itself and other lenders;  
City of Key West

### LEGEND

A/C	Air Conditioner
BM	Bench Mark
CB	Catch Basin
CL	Center Line
CO	Clean Out
C.B.S.	Concrete Block Stucco
CUP	Concrete Utility Pole
D	Deed
F.F.L.	Finished Floor Elevation
FD	Found
FIB	Found Iron Bar
FPK	Found Nail & Disc
INV	Invert
IRR	Irregular
LB	Licensed Business
	Number
M	Measured
N.T.S.	Not To Scale
O.R.	Official Records
OH	Over Head
P	Plat
PB	Plat Book
P.O.B.	Point Of Beginning
P.C.	Point Of Curve
R/W	Right Of Way
SIB	Set Iron Bar
SIP	Set Iron Pipe
SPK	Set Nail And Disc
CU	Concrete Utility Pole
FD	Fire Hydrant
SSCO	Sanitary Sewer Clean Out
SL	Street Light
WUP	Wood Utility Pole
WM	Water Meter

Field Work performed on: 3/29/18

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Conch Tour Train, Inc. (Flagler Station)  
901 Carolione Street, Key West, FL 33040

### BOUNDARY SURVEY

Dwg. No.  
18-201

Scale 1" = 20'

Ref.  
228-17

Flood Panel No. 1516 K

Dwn. By F.H.H.

Date: 4/2/18

File

Flood Zone AE

Flood Elev. 9'

REVISIONS AND/OR ADDITIONS



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ENGINEERS PLANNERS SURVEYORS

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fred\drawings\cityofkeywest\flaglerstation