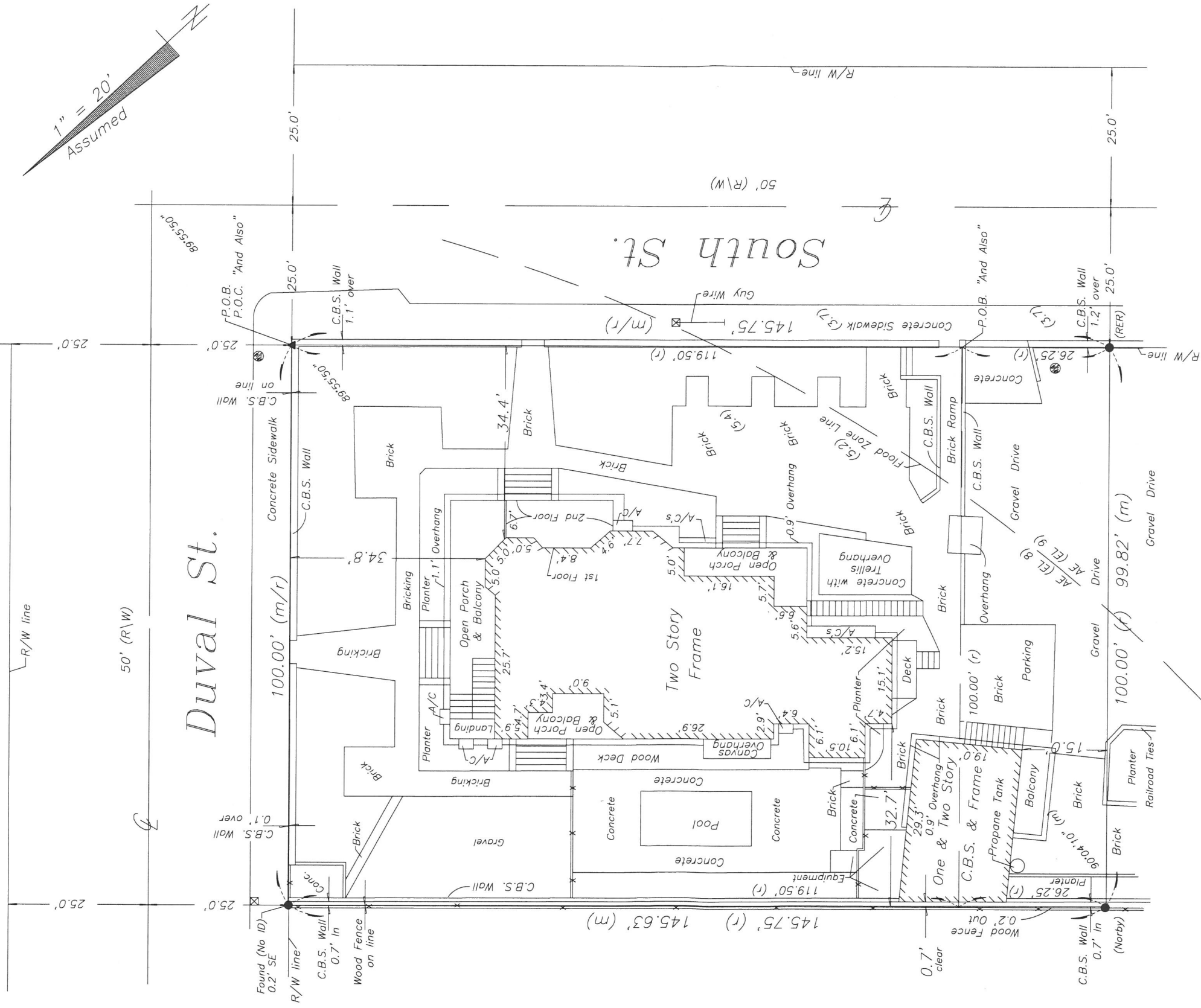


Boundary Survey Map of part of Lot 7, Square 3,
Tract 16, Island of Key West, FL



LEGEND

- Found 1/2" Iron Rod (Norby) (RER) (No ID)
- ▲ Found Broken Nail
- ⊙ Found 1/2" Iron Pipe (No ID)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊗ Concrete Utility Pole
- ⊙ Wood Utility Pole
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- (3.1) Spot Elevation (Typical)

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6286

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 7, Square 3, Tract 16, Island of Key West, FL

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1327 Duval 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. All bricking and concrete is not shown.
9. Date of field work: July 13, 2015 and February 3, 2017.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.
12. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zones: AE (EL 8) and AE (EL 9); Community Panel #120168; 1516K; dated 2/18/05; revised 1/24/17.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Sixteen (16), but better known and described as a part of Lot 7 in Square Three (3) in said Tract Sixteen (16), according to a diagram of a division of said Tract Sixteen (16) between Frederick Filer and John Boyle, recorded in Book "N", page 476, of the Public Records of Monroe County, Florida and being more particularly described as follows: BEGIN at an intersection of the Southwesterly right-of-way line of Duval Street and the Northwesterly right-of-way of South Street; thence Southwesterly along the said Northwesterly right-of-way line of South Street for 119.50 feet; thence at a right angles and in a Northwesterly direction for 100.00 feet; thence at a right angle and in a Northeasterly direction 119.50 feet to the said Southwesterly right-of-way line of Duval Street; thence at a right angle and in a Southeasterly direction along the said Southwesterly right-of-way line of Duval Street for 100.00 feet to the Point of Beginning.
AND ALSO;

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Sixteen (16), but better known and described as a part of Lot Seven (7) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the NW'ly right of way line of South Street with the SW'ly right of way line of Duval Street and run thence SW'ly along the NW'ly right of way line of the said South Street for a distance of 119.50 feet to the Point of Beginning; thence continue SW'ly along the said South Street for a distance of 26.25 feet; thence NW'ly and at right angles for a distance of 100.0 feet; thence NE'ly and at right angles for a distance of 26.25 feet; thence SE'ly and at right angles for a distance of 100.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Santiago Family Partnership, Ltd.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

July 16, 2015
Updated February 6, 2017
Updated 1/31/18 to show ramp and flood zones

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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