

ABBREVIATIONS:	
A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING
C & G	= CURB AND GUTTER
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D	= DEGREE
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
I.P.	= IRON PIPE
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
O"	= SECOND OR INCH
P	= PLAT
PAV	= PAVEMENT
PB	= PLAT BOOK
PCC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC.

FLOOD INFORMATION:

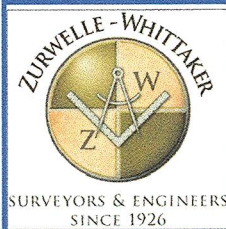
COMMUNITY NUMBER : 120168
PANEL NUMBER : 10287C1516K
SUFFIX : K
DATE OF FIRM : 02-18-2005
FIRM ZONE : X
BASE FLOOD ELEVATION : N/A

FIELD WORK INFORMATION:

DATE FIELD WORK : 12-18-2019
DATE DRAFTING : 12-18-2019
DATE SIGNED AND SEALED : 12-19-2019
REVISED FIELD SURVEY : 01-09-2020

SYMBOL LEGEND:

- ☼ LIGHT POLE
- CONC. POLE
- ⚡ ELECTRIC BOX
- 🚦 TRAFFIC SIGNAL BOX
- 🚒 FIRE HYDRANT
- 🚰 STORM SEWER/CATCH BASIN
- ⚓ WATER METER
- ➡ SIGN
- 📞 TELEPHONE BOX
- ⛔ WATER VALVE
- EL. 7.08 ELEVATIONS
- ➡ TRAFFIC LANE FLOW
- ⊕ CENTER LINE
- ▬ MONUMENT LINE
- ⌀ DIAMETER.



MONROE COUNTY SURVEYING & MAPPING, INC
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
PH: (305) 534-4688 OR (305) 293-0466 FAX (305) 531-4599 WWW.MCSMCO.COM
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT:

CITY OF KEY WEST, FL
TERRY LANE COURT CONDO
ASSOCIATION
KEY WEST, FL 33040

Eddie A. Martinez
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. L56755
STATE OF FLORIDA

JOB No.	N/A	DRAWN:	DRF	REVISIONS
FIELD BOOK:	N/A	REVISED:	EAM	
SCALE:	1"= 16'	SHEET No.	1 OF 1	

SURVEYOR'S CERTIFICATE:

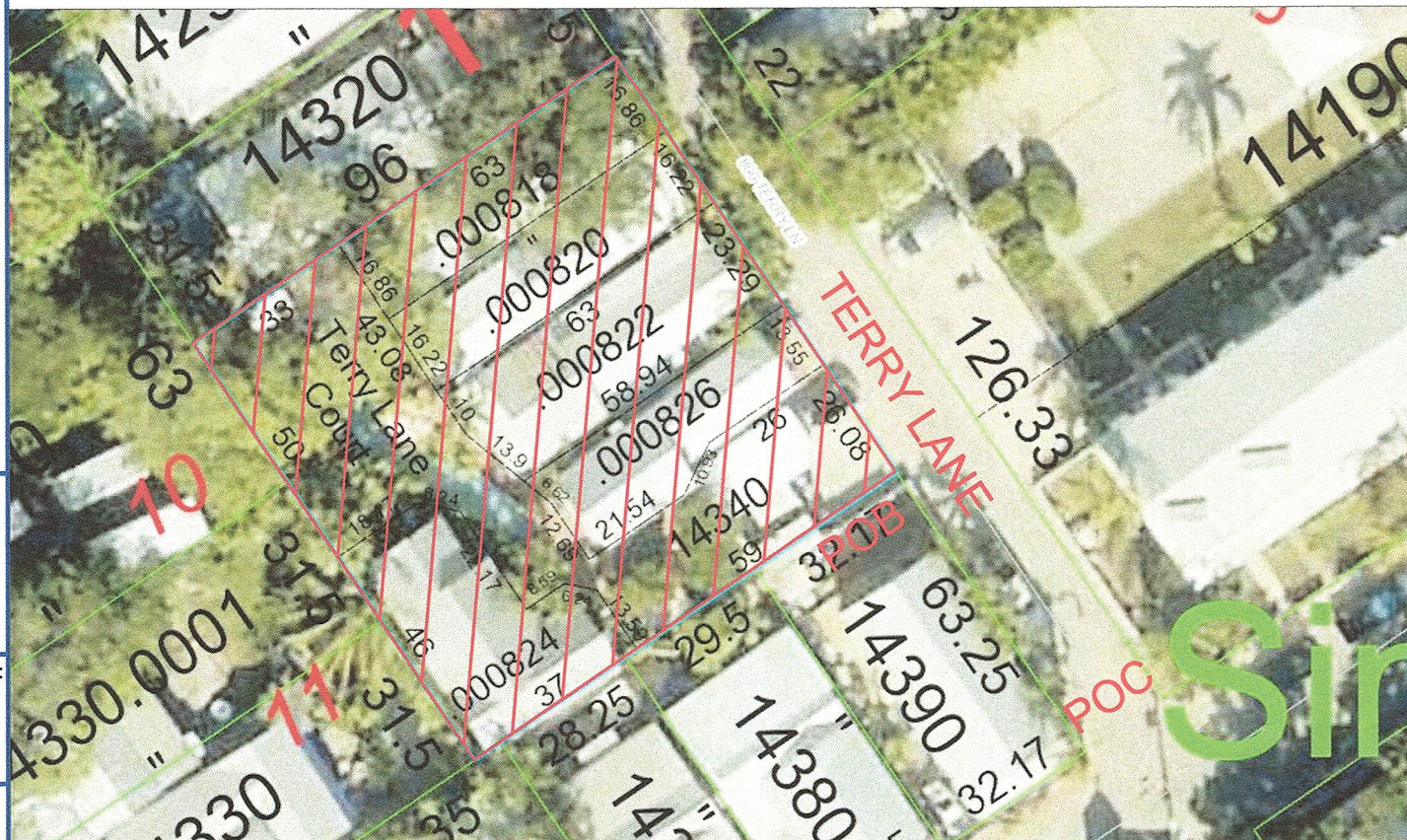
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:
\\Fred\land Surveying Data\Data MCSM\Drawings\Key West\Block 61\816-826 TERRY EASEMENT\822 TERRY FLOWER BOX EASEMENT.dwg

SURVEYOR'S NOTES:

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
 - LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
 - NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
 - THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
 - DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
 - ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
 - UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS
 - THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
 - THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
 - THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929 UNLESS OTHERWISE NOTED
 - BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
 - COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK BASE STATION USED: FLKW (KEY WEST STATION)
 - COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA VIRGINIA
 - UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID
 - ACCURACY OF HORIZONTAL CONTROL (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.
- COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET
— SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET
— RURAL LINEAR: 1 FOOT IN 5,000 FEET

LOCATION MAP (N.T.S.) LOT 1 & PART OF LOT 3, SQUARE 4 CITY OF KEY WEST, FL



LEGAL DESCRIPTION:

COMMENCE AT THE INTERSECTION OF THE RIGHT OF WAYS OF TERRY LANE AND OLIVIA STREET THENCE RUN NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF TERRY LANE FOR A DISTANCE OF 114.29' TO THE POINT OF BEGINNING (POB). THENCE CONTINUE NORTHWESTERLY ALONG THE RIGHT OF WAY LINE FOR A DISTANCE OF 42.41', THENCE AT RIGHT ANGLES AND INTO THE PUBLIC RIGHT OF WAY FOR A DISTANCE OF 2.70' THENCE RUN SOUTHEASTERLY PARALLEL TO AND 2.70' AWAY FROM THE AFOREMENTIONED RIGHT OF WAY LINE OF DISTANCE OF 42.41' THENCE AT RIGHT ANGLE BACK TO THE POINT OF BEGINNING FOR A DISTANCE OF 2.70'

THIS PARCEL CONTAINS **114.50** SQUARE FEET MORE OR LESS

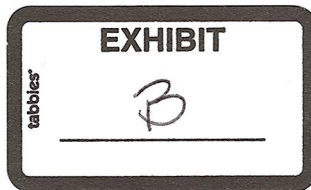
BENCHMARK INFORMATION:

1 National Geodetic Survey, Retrieval Date = DECEMBER 17, 2019
AA0022 DESIGNATION - W 267
AA0022 STATE/COUNTY- FL/MONROE
AA0022 COUNTRY - US
AA0022 USGS QUAD - KEY WEST (1971)
AA0022 NAD 83(1986) POSITION- 24 33 34.65 (N) 081 47 04.71 (W) HD_HOLD1
AA0022 NAVD 88 ORTHO HEIGHT - 1.143 (meters) 3.75 (feet) ADJUSTED
AA0022 GEOID HEIGHT - -21.755 (meters) GEOID18
AA0022 DYNAMIC HEIGHT - 1.141 (meters) 3.74 (feet) COMP
AA0022 MODELED GRAVITY - 978,954.3 (mgal) NAVD 88
AA0022 SUPERSEDED SURVEY CONTROL
AA0022 NGVD 29 (7/7/92) 1.552 (m) 5.09 (ft) SUPERSEDED 12
AA0022 NGVD 29 (09/01/92) 1.552 (m) 5.09 (ft) ADJUSTED 12
AA0022 MARKER: DB = BENCH MARK DISK
AA0022 SETTING: 32 = SET IN A RETAINING WALL OR CONCRETE LEDGE
AA0022_SP_SET: CONCRETE SEAWALL
AA0022_STAMPING: W 267 1986

SURVEYORS NOTE:

SURVEY IS FOR AN EASEMENT WITH THE CITY OF KEY WEST, FL, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TERRY LANE.

SHEET SIZE 13"x19"



1 1/2 STORY FRAME
BLDG. NO. 818 F.FL. 12.31

1 1/2 STORY FRAME BLDG.
NO. 820 F.FL. 12.04

1 STORY FRAME BLDG.
NO. 822 F.FL. 12.04

1 STORY FRAME BLDG.
NO. 826 F.FL. 12.40

