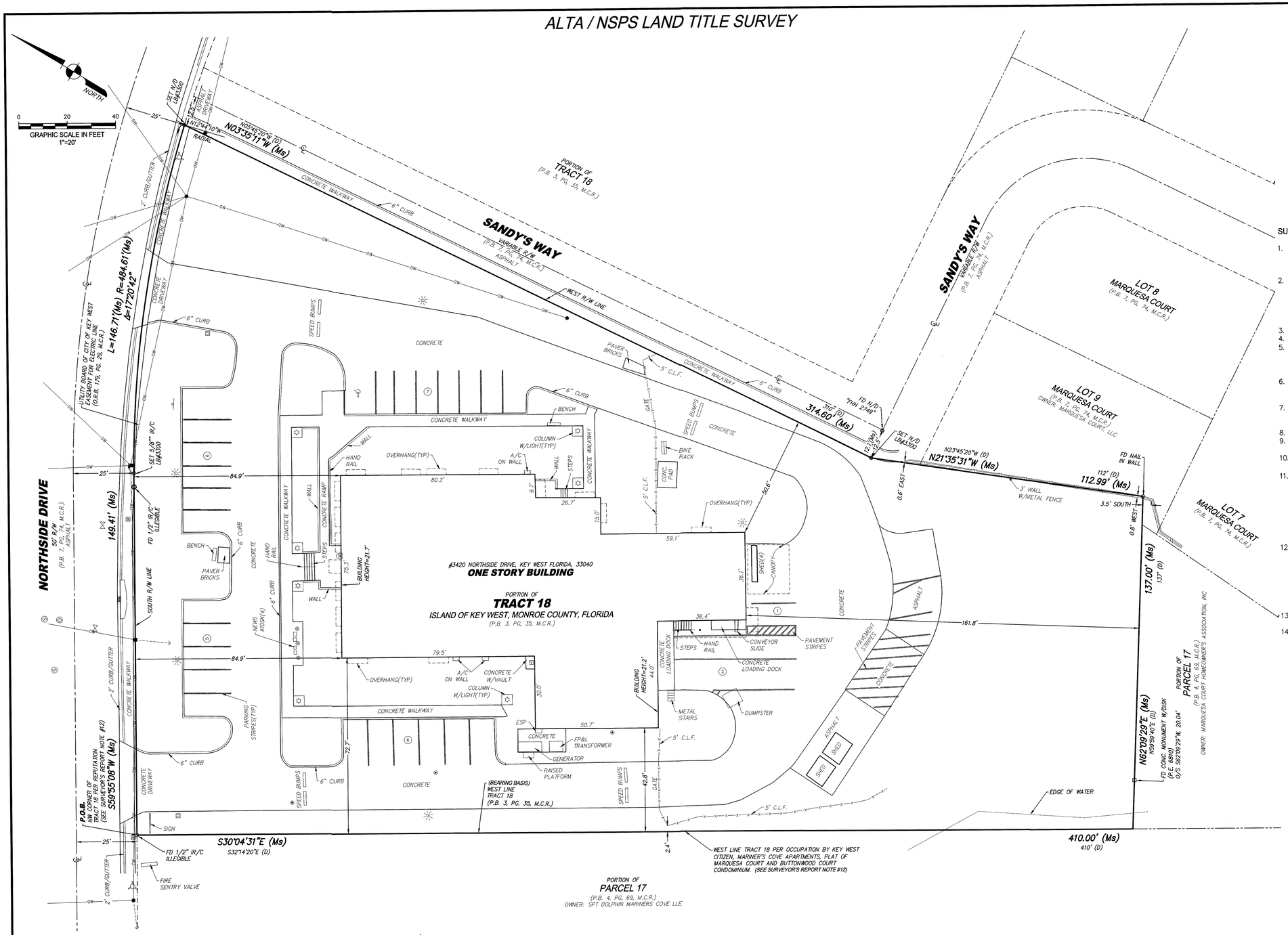
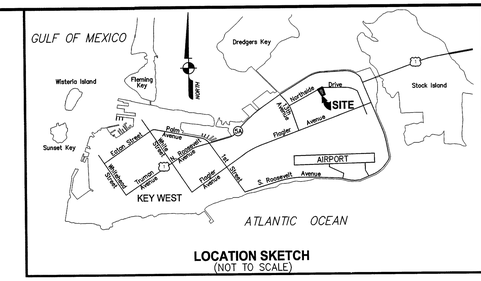
ALTA / NSPS LAND TITLE SURVEY





LOCATION SKETCH
(NOT TO SCALE)

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment No. 7339596, effective date 10/29/2018 at 11:00 PM, Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights–of–way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings and coordinates were established by a Real–time Kinematic (RTK) GPS 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. Bearings are based on the West line of Tract 18 having a bearing of S30°04'31"E.
6. The property described hereon lies within Flood Zone AE Elevation 8 feet, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12087C1509K, Community Panel Number 125129 1509 K, dated 02/18/2005.
7. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
8. This map is intended to be displayed at a scale of 1"=20' (1:240).
9. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.05'.
10. Adjacent property owner information shown hereon was obtained from the Monroe County Property Appraiser's website.
11. Abbreviation Legend: A/C = Air conditioner; ALTA = American Land Title Association; ℄ = Centerline; C.L.F. = Chain Link Fence; CONC = Concrete; (D) = DEED; Δ = Central Angle; EL = Elevation; FD = Found; FP&L = Florida Power & Light; IR/C = Iron Rod & Cap; L = Arc Length; LB = Licensed Business; M.C.R. = Monroe County Records; (Ms) = Measured; N/D = Nail & Disk; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; O/S = Offset; P.B. = Plat Book; PG = Page; P.O.B = Point Of Beginning; P.L.S. = Professional Land Surveyor; R = Radius; R/W = Right–of–Way; (TYP) = Typical; W/ = With.
12. The northwest corner of Parcel 18 as recovered in the field is based on the current occupation of The Key West Citizen (Parcel Identification Number 00065820–000100, per Monroe County Property Appraiser's Office) and dependent adjacent surveys of the plat of Marquesa Court as recorded in Plat Book 7, Page 74 of the Public Records of Monroe County, Florida; Mariner's Cove Apartments (Parcel Identification Number 00066170–000401, per Monroe County Property Appraiser's Office) and Buttonwood Court Condominium as recorded in Official Record Book 1508, Page 842 of the Public Records of Monroe County, Florida.
13. The Surveyor has no knowledge of changes in right–of–way lines and there are no observed evidence of recent street or sidewalk construction or repairs.
14. The Surveyor observed no evidence of recent earth moving work, building construction or building additions.

LEGEND

- CLEAN OUT
- CONCRETE UTILITY POLE
- CURB INLET
- DRAINAGE MANHOLE
- FIRE HYDRANT
- FLAG POLE
- GUY ANCHOR
- HANDICAP PARKING
- MAIL BOX
- METAL LIGHT POLE
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- UNKNOWN UTILITY RISER
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- YARD LIGHT(UNLESS NOTED)

LAND DESCRIPTION: (Per Official Records Book 1651, Page 444, Monroe County Records, Florida.)

On the Island of Key West, and more particularly described as follows:

BEGINNING at the northwest corner of Tract 18, as shown on Plat Survey of Land on Island of Key West, Monroe County, Florida recorded in Plat Book 3, Page 35 of the Public Records of Monroe County, Florida; thence bear South 32° 14' 20" East for a distance of 410 feet to a point; thence bear North 59° 59' 40" East for a distance of 137 feet to a point; thence bear North 23° 45' 20" West for a distance of 112 feet to a point; thence bear North 05° 45' 20" West for a distance of 310 feet to a point on the southerly right–of–way line of Northside Drive; thence in a westerly direction along the southerly right–of–way line of Northside Drive, 298 feet more or less back to the Point of Beginning.

Land also described by current survey as:

BEGIN at the northwest corner of Tract 18 per reputation; thence S30°04'31"E, along the west line of said Tract 18, per occupation by Key West Citizen (Parcel Identification Number 00065820–000100) per Monroe County, Records, Mariner's Cove Apartments (Parcel Identification Number 00066170–000401) per Monroe County, Records, Plat of Marquesa Court as recorded in Plat Book 7, Page 34 of the Public Records of Monroe County, Florida and Buttonwood Court Condominium as recorded in Official Records Book 1508, Page 842, of said Public Records, 410.00 feet; thence N62°09'29"E, 137.00 feet; thence N21°35'31"W, 112.99 feet; thence N03°35'11"W along the west right–of–way of Sandy's Way, according to said Plat of Marquesa Court, 314.60 feet to the south right–of–way of Northside Drive as existing and currently in use, being on a point of curvature concave to the south having a radius of 484.61 feet and a central angle of 17°20'42", (a radial point bears S12°44'10"E from said point); thence continue westerly along said curve and said south right–of–way line, an arc distance of 146.71 feet; thence S59°55'08"W, 149.41 feet to the POINT OF BEGINNING.

Said land lying in Monroe County, Florida and contains 84,281 square feet (1.9348 acres), more or less.

SUMMARY TABLE FOR:
SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT NO. 7339596 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	ACTION TAKEN
No. 6 P.B. 3/35	Applies - As Shown
No. 7 O.R.B. 179/20	Applies- As Shown
No. 8 O.R.B. 906/200	Applies - Blanket - Not Plottable

CERTIFICATION:

To: The City of Key West; Chicago Title Insurance Company and Oropeza, Stones & Cardenas, PLLC

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, 16, 17 and 20 of Table A thereof. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J–17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes. The field work was completed on 12/06/2018.

Date of Plat or Map: 12-20-2018

Digitally signed by Keith M. Chee-A-Tow
Date: 2018.12.20 09:42:02 -05'00'

KEITH M. CHEE–A–TOW, P.L.S.
Florida Registration No. 5328
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AVIROM & ASSOCIATES ESTABLISHED 1981

DATE	REVISIONS	CKD	BY	F.B. / PG.

ALTA / NSPS LAND TITLE SURVEY
PORTION OF
TRACT 18
ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA
(P.B. 3, PG. 35, M.C.R.)
CITY OF KEY WEST
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'		
DATE:	12/06/2018		
BY:	KSB	CHECKED:	K.M.C.
F.B.	1797	PG.	61
SHEET:	1 OF 1		

JOB #: 11044