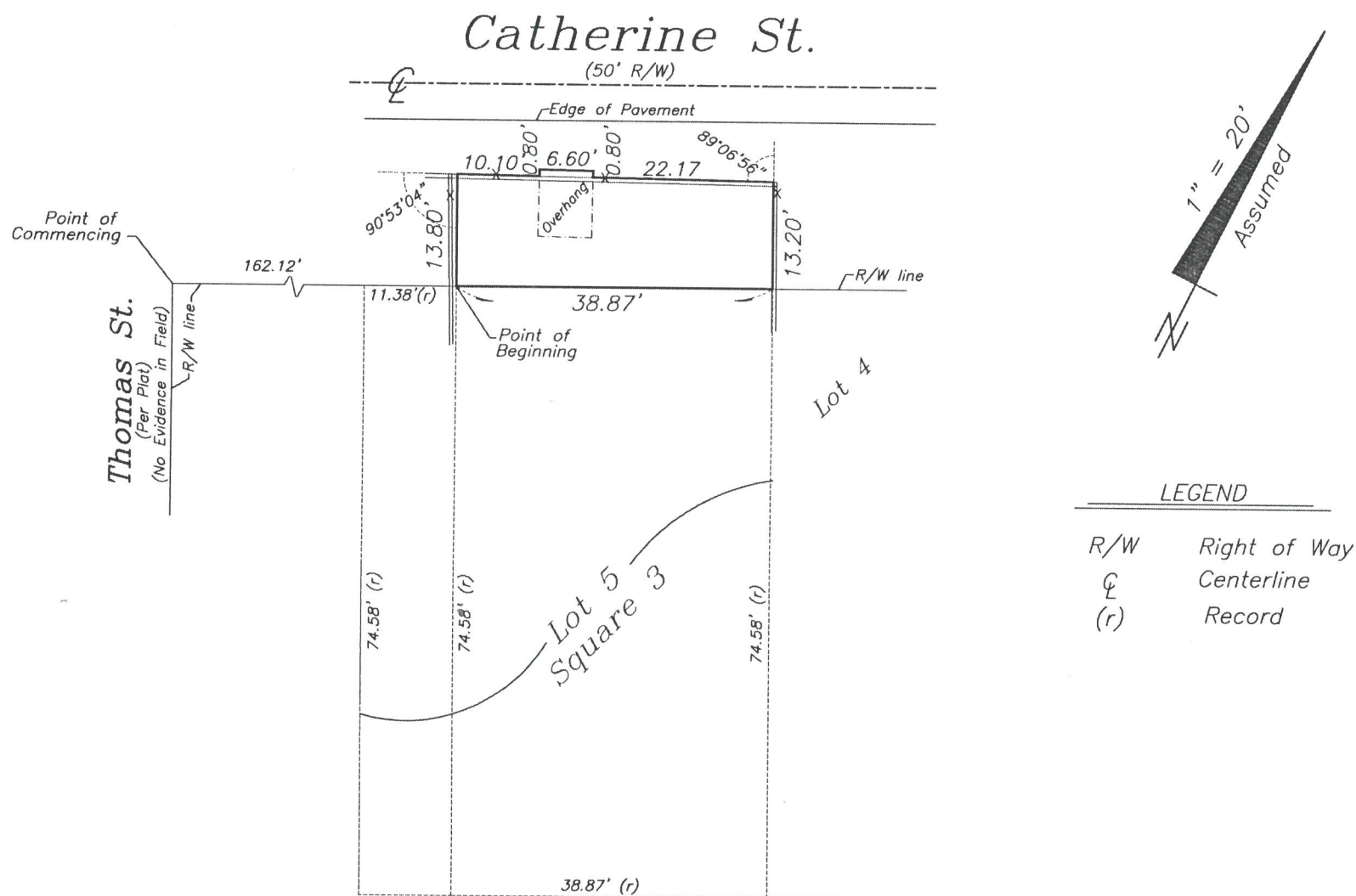


Specific Purpose Survey Map to illustrate a legal description of a portion of Catherine Street adjacent to Lot 5, Square 3, Tract 10, of Howe's Diagram, Island of Key West prepared by the undersigned



NOTES:

1. The legal descriptions shown hereon were authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 312 Catherine 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. Adjoiners are not furnished.
9. This Sketch does not represent a field boundary survey.

SPECIFIC PURPOSE SKETCH TO ILLUSTRATE LEGAL DESCRIPTIONS
AUTHORED BY THE UNDERSIGNED:

A parcel of land on the Island of Key West and known as a portion of the right-of-way of Catherine Street adjacent to Lot 5, in Square 3 of Tract 10, according to Howe's Diagram of said Tract 10, said parcel being more particularly described by metes and bounds as follows:
 COMMENCE at the intersection of the Northeasterly right-of-way line of Thomas Street with the Southeasterly right-of-way line of Catherine Street and run thence Northeasterly along the Southeasterly right-of-way line of Catherine Street for a distance of 162.12 feet to the Point of Beginning of the parcel of land being described herein; thence continue Northeasterly along the Southeasterly right-of-way line of Catherine Street for a distance of 38.87 feet; thence Northwesterly and at right angles for a distance of 13.20 feet to the Northwesterly face of a wood fence; thence Southwesterly with a deflection angle of 89°06'56" to the left and along said fence for a distance of 22.17 feet; thence Northwesterly and at right angles 0.80 feet; thence Southwesterly and at right angles along the Northwesterly face of an overhang for a distance of 6.60 feet; thence Southeasterly and at right angles for a distance of 0.80 feet; thence Southwesterly and at right angles along said wood fence for a distance of 10.10 feet; thence Southeasterly with a deflection angle of 90°53'04" to the left for a distance of 13.80 feet back to the Point of Beginning, containing 530 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Brian David Koziel & Jennifer M. Hansen; City of Key West;

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

February 18, 2020

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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