MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
CITY OF KEY WEST TRANSIT AUTHORITY

SHEET 2 OF 2

NOT WHOLE OR COMPLETE WITHOUT BOTH SHEETS

DESCRIPTION OF PROPERTY SURVEYED FOR REVIEW BY THE CITY OF KEY WEST:

In the City of Key West, Monroe County, Florida, more particularly described as follows:

Commencing at a found iron rod and disk labeled 6929 in the northwest corner of the intersection of Eaton Street and Palm Avenue, said point also being the southwest corner of the parcel recorded in Deed Book G-9, Pages 553-55 of the Public Records of Monroe County, Florida, thence bear S79°33'00"E on the south line of said parcel and the northerly right-of-way line of Palm Avenue for a distance of 1410.70 feet to a found nail and disk labeled 6929 and the Point of Beginning of the following described parcel;
thence continue bearing S79°33'00"E for a distance of 300 feet;
thence bear N11°12'02"E for a distance of 300 feet;
thence bear N79°33'00"W for a distance of 300 feet to a found iron rod and disk labeled 6929;
thence bear S11°12'02"W for a distance of 300 feet back to the Point of Beginning.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

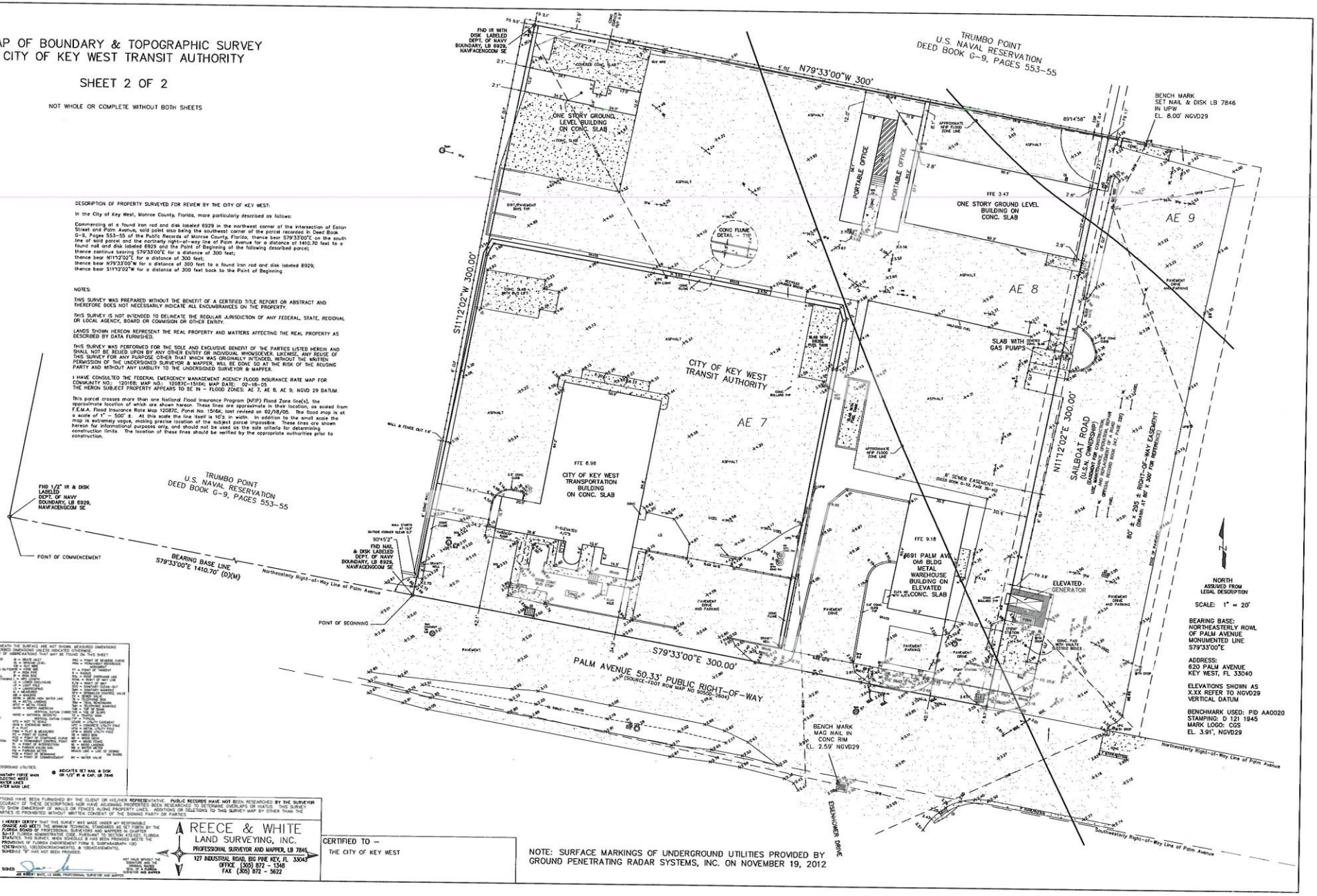
THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULAR JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD OR COMMISION OR OTHER ENTITY.

LANDS SHOWN HEREON REPRESENT THE REAL PROPERTY AND MATTERS AFFECTING THE REAL PROPERTY AS DESCRIBED BY DATA FURNISHED.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAT WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-05.
THE HERON SUBJECT PROPERTY APPEARS TO BE IN - FLOOD ZONES: AE 7, AE 8, AE 9; NGVD 29 DATUM.

This parcel crosses more than one National Flood Insurance Program (NFIP) Flood Zone line(s), the approximate location of which are shown hereon. These lines are approximate in their location, as scaled from F.E.M.A. Flood Insurance Rate Map 12087C, Panel No. 1516K, last revised on 02/18/05. The flood map is at a scale of 1" = 500' ±. At this scale the line itself is 10'± in width. In addition to the small scale the map is extremely vague, making precise location of the subject parcel impossible. These lines are shown hereon for informational purposes only, and should not be used as the sole criteria for determining construction limits. The location of these lines should be verified by the appropriate authorities prior to construction.



NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
B = BUILDING
C = CALCULATED
CBS = 2 CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CBRW = CONCRETE BLOCK RETAINING WALL
D = DISC INLET
DCB = CURB INLET
DI = DROP INLET
EJ = EXPANSION JOINT
EM = CONCRETE MONUMENT
ECM = CONCRETE
ECS = CONCRETE SLAB
EC = CONCRETE
E = ELECTRIC
E.O.W. = END OF WALL
EDUE = DRAINAGE EASEMENT
EWME = EMERGENCY WAIVER EASEMENT
EB = ELECTRIC BOX
EP = ELECTRIC POLE
ECP = ELECTRIC CONTROL PED
EMH = ELECTRIC MANHOLE
FFE = FINISH FLOOR ELEVATION
FF = FINISH FLOOR
FG = FINISH GRADE
FS = FINISH SURFACE
FCL = FOUND CAP LINE
GB = GRADE BREAK
H = HOLE
I = INLET
IP = IRON PIPE
IR = IRON ROD
LB = LANDSCAPING
LP = LIGHT POLE
P = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
PLE = PUBLIC UTILITY EASEMENT
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
RL = RADIUS LENGTH
RP = REFERENCE POINT
SF = SQUARE FEET
SIR = SET IRON ROD
SNR = SET NAIL & ROD
SND = SET NAIL & DISK
SPK = SET PK NAIL
SPD = SET PK NAIL & DISK
SR = SOUTHERLY RIGHT-OF-WAY
TBM = TEMPORARY BENCH MARK
TOB = TOP OF BANK
TOW = TOP OF WALL
TOP = TOP OF PIPE
TYP = TYPICAL
UE = UTILITY EASEMENT
UPP = UNDERGROUND PIPE
UPW = UNDERGROUND WIRE
UPP = CONCRETE UTILITY POLE
UPW = WOOD UTILITY POLE
WD = WOOD
WF = WOOD FENCE
WM = WATER METER
WMB = WATER METER BOX
WOOD GAR = LINE OF SIDING ON SHORE
WV = WATER VALVE
WL = WATER LINE
WP = WOOD POLE
WWF = WOOD WIRE FENCE
WWGAR = LINE OF SIDING ON SHORE
WV = WATER VALVE
PRC = POINT OF REVERSE CURVE
PRC = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RCL = RIDGE CENTERLINE
R/W = RIGHT OF WAY
SDD = SANITARY SEWER-OUT
SDP = SANITARY SEWER PLUG
SPV = SANITARY SEWER VALVE
SV = SEWER VALVE
TBM = TEMPORARY BENCH MARK
TEL = TELEPHONE
TBR = TELEPHONE BARRICLE
TOB = TOP OF BANK
TOW = TOP OF WALL
TS = TRAFFIC SIGN
TV = TELEVISION
UPWM = UTILITY EASEMENT
UPW = CONCRETE UTILITY POLE
UPW = WOOD UTILITY POLE
WD = WOOD BOX
WF = WOOD FENCE
WMB = WOOD BOX
WWF = WIRE FENCE
WL = WOOD LADDER
WP = WOOD POLE
WWGAR = LINE OF SIDING ON SHORE
WV = WATER VALVE

ABBREVIATIONS FOR UNDERGROUND UTILITIES:
SFM = UNDER GROUND SANITARY FORCE MAIN
UGEL = UNDER GROUND ELECTRIC WIRES
UGW = UNDER GROUND WATER LINES
WM = UNDER GROUND WATER MAIN LINE

● INDICATES SET NAIL & DISK OR 1/2" IR & CAP, LB 7846

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR GAPS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE:	1"=20'
FIELD WORK:	12/19/12
REVISION:	-/-/-
DATE:	
SHEET	2 OF 2
DRAWN BY:	KB
CHECKED BY:	RW
INVOICE #	12082804

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 10B (ENCROACHMENTS, VIOLATIONS, & TOBACEASEMENTS).
SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: JOE KIRBY WHITE, LS 5199, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

CERTIFIED TO -
THE CITY OF KEY WEST

NOTE: SURFACE MARKINGS OF UNDERGROUND UTILITIES PROVIDED BY GROUND PENETRATING RADAR SYSTEMS, INC. ON NOVEMBER 19, 2012