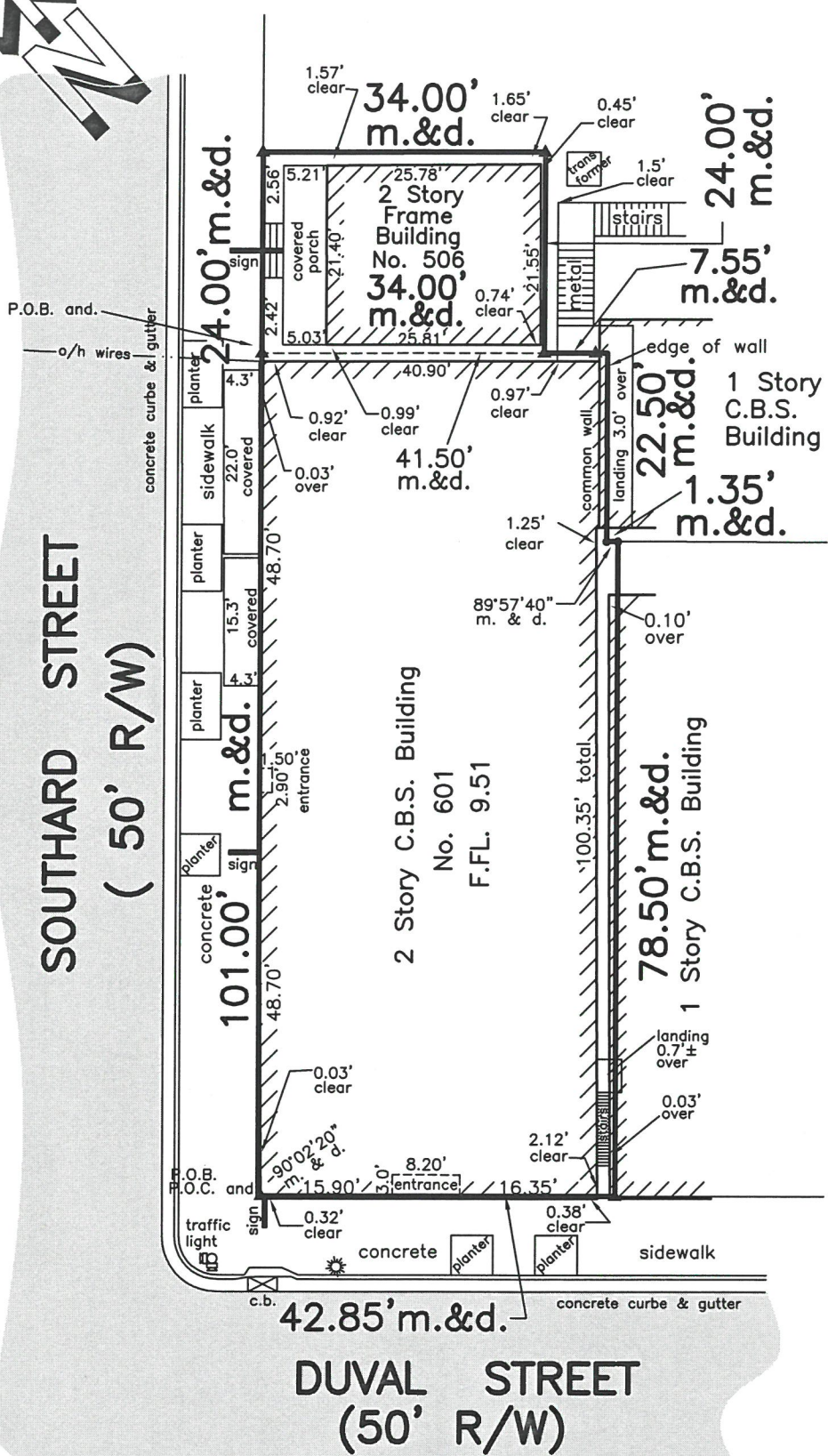
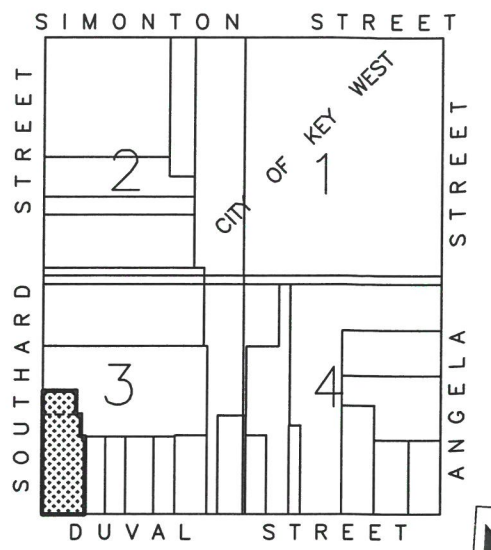


SOUTHARD STREET
(50' R/W)



DUVAL STREET
(50' R/W)



LOCATION MAP
Square 61, City of Key West
Field Work performed on: 6/17/14

LEGAL DESCRIPTION:

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: Begin at the intersection of the Northeasterly Right-of-Way Line of Duval Street and the Southeasterly Right-of-Way line of Southard Street; thence Southeasterly along the the said Northeasterly Right-of-Way Line of Duval Street for 42.85 feet; thence at a right angle and in a Northeasterly direction for 78.50 feet; thence at angle to the Right of 89°57'40" and in a Northwesterly direction for 1.35 feet; thence at a right angle and in a Northeasterly direction for 22.50 feet; thence at a right angle and in a Northwesterly direction for 41.50 feet to the said Southeasterly Right-of-way Line of Southard Street; thence at a right angle and in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning. Containing 4,297.4750 Square Feet, more or less.

AND
A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Northeasterly Right-of-Way line of Duval Street and the Southeasterly Right-of-Way Line of Southard Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 24.00 feet; thence at a right angle and in a Southeasterly direction for 34.00 feet; thence at a right angle and in a Southwesterly direction for 24.00 feet; thence at a right angle and in a Northwesterly direction for 34.00 feet to the said Southeasterly Right-of-Way Line Line of Southard Street and the Point of Beginning. Containing 816 Square Feet, more or less.

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CL	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

SURVEYOR'S NOTES:
North arrow based on assumed median Reference Bearing: R/W Duval Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Survey performed without benefit of Title search on this or surrounding properties.
All angles are 90°00'00" unless otherwise described.

MONUMENTATION:
▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊙ = Set 1/2" I.B., P.L.S. No. 2749
● = Found 1/2" iron pipe/bar

SYMBOLS

- ☒ Concrete Utility Pole
- ⊕ Fire Hydrant
- ⊗ Sanitary Sewer Clean Out
- ☀ Street Light
- ⊕ Wood Utility Pole
- ⊕ Water Meter

CERTIFICATION made to:
KW Zion, LLC
Chicago Title Insurance Company
Newtek Small Business Finance, Inc.
and/or its successors and assigns,
as their interests may appear
Spottswood, Spottswood & Spottswood

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no viable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

KW Zion, LLC 601 Duval Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 14-361	
Scale: 1"=20'	Ref. 21-10 33-66	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: 6/4/96		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
9/5/14: updated, owner, cert.			
9/2/14: cert.			
fred/dwq/keywest/block54/601duval			

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