

**SKETCH & DESCRIPTION
GENERATOR EASEMENT**

Portion of Lot 19, Block 4, Diagram of Land Tract No. 30
(P.B. 1, PG. 13, M.C.R.)
CITY OF KEY WEST, MONROE COUNTY, FL.

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. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvement were located.
5. Bearings shown hereon are assumed based on east right-of-way line of Dennis Street having a bearing of N 33°59'40" W
6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
7. This map is intended to be displayed at a scale of 1:240 (1"=20') or smaller.
8. Abbreviation Legend: CL = Centerline; M.C.R.= Monroe County Public Records; P.B.= Plat Book; PCN= Parcel Control Number; PG.= Page; P.O.B.= Point of Beginning; R/W= Right of Way; sq. ft.= Square Feet.

LAND DESCRIPTION:

A parcel of land for a generator, being the North 40.50 feet of the West 27.00 feet of Lot 19, Block 4, of DIAGRAM OF LAND TRACT No. 30, by T.J. Ashe recorded in Plat Book 1, Page 13 of the Public Records of Monroe County, Florida described as:

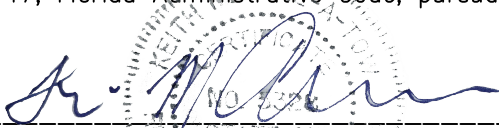
BEGINNING at the northwest corner of said Lot 19; thence N 56°00'20" E along the south right-of-way of Venetia Street as existing and currently in use, a distance of 27.00 feet; thence S 33°59'40" E along a line 27.00 feet east of and parallel with the east right-of-way line of Dennis Street as existing and currently in use, a distance of 40.50 feet; thence S 56°00'20" W along a line 40.50 feet south of and parallel with the south right-of-way line of Venetia Street, a distance of 27.00 feet to the east right-of-way line of said Dennis Street; thence N 33°59'40" W along said east right-of-way line, a distance of 40.50 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Key West, Monroe County, Florida having an area of 1093.50 square feet (0.02 acre) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapters 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: May 20, 2018



KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS

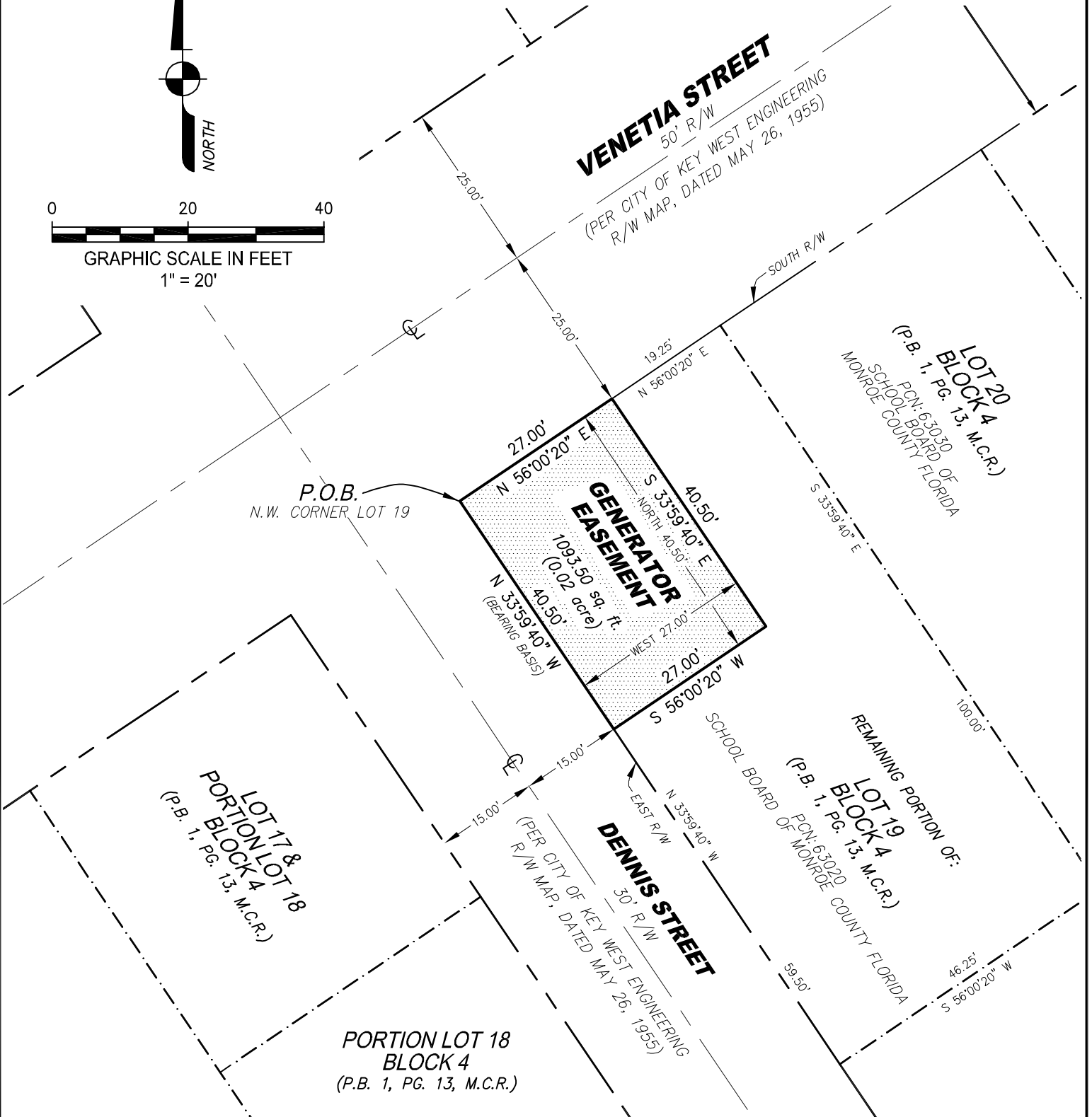
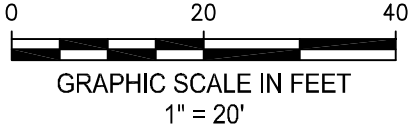


AVIROM & ASSOCIATES, INC.
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JOB #:	10396-1.1
SCALE:	N/A
DATE:	05/20/2018
BY:	K.M.C.
CHECKED:	K.M.C.
F.B.	N/A PG. N/A
SHEET:	1 OF 2

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SCALE:	1" = 20'
DATE:	05/20/2018
BY:	K.M.C.
CHECKED:	K.M.C.
F.B.	N/A PG. N/A
SHEET:	2 OF 2