

EXHIBIT "A"

LEGEND:

- ⊕ - Centerline
- C.B. - Chord Bearing
- C.D. - Chord Distance
- ∩ - Delta/Central Angle of Curve
- FDOT - Florida Department of Transportation
- F.P. - Financial Project
- L - Length of Curve
- LB - License Business
- NO. - Number
- O.R.B. - Official Record Book
- PG. - Page
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- R - Radius
- R/W - Right-of-Way
- S.R. - State Road

GENERAL NOTES:

- THIS IS NOT A SURVEY
- Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- Lands shown hereon were not abstracted by this office for rights-of-way, easements of record, ownership, abandonments, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate verification.
- Bearings and dimensions for the Overall Parcel are taken from Official Record Book (O.R.B.) 296, Page 358 of the Public Records of Monroe County, Florida, with a reference bearing of S 72°28'07" W, shown along a parallel line 25.00 feet Northerly of the Centerline of Roosevelt Boulevard (State Road 5/U.S. 1).
- Bearings and dimensions for the Parcel 6001 are taken from Official Record Book (O.R.B.) 1290, Page 1531 of the Public Records of Monroe County, Florida.
- All other parcel lessout dimensions are calculated based on the aforementioned documents recorded in the Public Records of Monroe County, Florida, and the implied intent of the Sketch to Accompany Legal Description, prepared for the Florida Department of Transportation by Island Surveying, Inc., State Project No. 90500-2604, With a revised date of July 8, 2011.
- The Section Line between Section 32, Township 67 South, Range 25 East and Section 5, Township 68 South, Range 25 East could not be located and, thus is not shown.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.


01/28/2013

 SELVIN P. BRUCE DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 5290

This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
		STATE ROAD NO. N/A	MONROE COUNTY
	BY	DATE	PREPARED BY
	DRAWN	D.HAUSER	12/18/12
			C.S.A CENTRAL, INC LB 7938
			DATA SOURCE: SEE GENERAL NOTES
REVISION	BY	DATE	CHECKED
			S BRUCE
			12/18/12
		F.P. NO. N/A	SECTION 90010
		SHEET 1 OF 8	

EXHIBIT "A"

LEGAL DESCRIPTION - OVERALL PARCEL (O.R.B. 296, PG. 358):

Commencing at the intersection of the centerlines of First Street and Roosevelt Boulevard according to the Plat of Sunshine Subdivision; Plat No. 3, a Subdivision in the City of Key West, Florida, as recorded in Plat Book 2, at Page 169, in the Public Records of Monroe County, Florida, run N 37°17'38" W a distance of 26.56 feet to a point being in the Northerly Right of Way line of Roosevelt Boulevard and being the POINT OF BEGINNING; thence S 72°28'07"W on said Northerly Right of Way line a distance of 300.76 feet to a point on said Northerly Right of Way line; thence N 17°31'53" W a distance of 274.71 feet to a point on a curve concave to the Southwesterly and having a tangent bearing of N 68°41'05" W through said point; thence Westerly on said curve having a central angle of 44°08'45", and a radius of 616.20 feet, through an angle of 12°45'18" for a distance of 137.18 feet to the end of said curve; thence N 81°26'23" W a distance of 1505.34 feet to a point; thence S 53°46'37" W a distance of 98.23 feet to a point on the now existing Easterly Right of Way line extended Northerly, of Eisenhower Drive by occupation; thence S 61°33'37" W a distance of 60.64 feet to a point; thence N 17°36'49" W a distance of 200.94 feet to a point; thence N 08°33'37" E a distance of 50.33 feet to a point; thence S 81°26'23" E a distance of 272.04 feet to a point; thence N 53°33'37" E a distance of 106.07 feet to a point; thence S 81°26'23" E a distance of 1365.05 feet to a point being the beginning of a curve concave to the Southwesterly; thence Southeasterly on said curve having a central angle of 44°08'45" and a radius of 816.20 feet a distance of 628.88 feet to the end of said curve; thence S 37°17'38" E a distance of 75.19 feet to a point in the Northerly Right of Way line of Roosevelt Boulevard; thence S 72°28'07" W on said Northerly Right of Way line a distance of 106.26 feet to the POINT OF BEGINNING;

containing 11.00 acres, more or less.

LESS THE FOLLOWING (O.R.B. 1290, PG. 1351 - PARCEL 6001):

COMMENCING at the intersection of the centerlines of First Street and Roosevelt Boulevard according to the Plat of Sunshine Subdivision Plat No. 3, a subdivision in the city of Key West, Florida, as recorded in Plat Book 2, Page 169, in the Public Records of Monroe County, Florida, thence N 37°17'38" W, 26.56 feet to a point on the northerly right of way line of Roosevelt Boulevard; thence S 72°28'07"W, along said northerly right of way line a distance of 70.17 feet; thence leaving said northerly right of way line, N 17°31'53" W, 20.61 feet to a POINT OF BEGINNING.

THENCE S 72°28'07" W, 149.82 feet; thence N 17°31'53" W, 34.00 feet; thence N 72°28'07" E, 71.50 feet; thence N 17°31'53" W, 80.00 feet; thence N 72°28'07" E, 68.37 feet; thence along the arc of a curve, concave to the southwest, 82.99 feet, with a radius of 695.04 feet, with a chord distance of 82.94 feet, bearing S 43°28'22" E; thence along the arc of a curve, concave to the northwest, 55.97 feet, with a radius of 28.50 feet, with a chord distance of 47.40 feet, bearing S 16°12'30" W to the POINT OF BEGINNING.

Containing 0.298 acres, more or less.

(CONTINUED ON NEXT SHEET)

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		FLORIDA DEPARTMENT OF TRANSPORTATION			
		SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
		STATE ROAD NO. N/A	MONROE COUNTY		
	BY	DATE	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PREPARED BY: C.S.A. CENTRAL, INC LB 7938</td> <td style="width: 50%;">DATA SOURCE: SEE GENERAL NOTES ON SHEET 1</td> </tr> </table>	PREPARED BY: C.S.A. CENTRAL, INC LB 7938	DATA SOURCE: SEE GENERAL NOTES ON SHEET 1
PREPARED BY: C.S.A. CENTRAL, INC LB 7938	DATA SOURCE: SEE GENERAL NOTES ON SHEET 1				
DRAWN	D HAUEER	12/18/12	F.P. NO. N/A SECTION 90010 SHEET 2 OF 8		
CHECKED	S BRUCE	12/18/12			

EXHIBIT "A"

LESS THE FOLLOWING (20' STRIP):

COMMENCE at the aforesaid intersection of the Centerline of First Street with the Centerline of Roosevelt Boulevard; thence S 72°28'07" W, along said Centerline of Roosevelt Boulevard, a distance of 228.97 feet; thence N 17°31'53" W a distance of 25.00 feet to the POINT OF BEGINNING.

Thence S 72°28'07" W, along a line 25.00 feet Northerly of and parallel with said centerline of Roosevelt Boulevard, a distance of 80.77 feet; thence N 17°31'53" W a distance of 20.00 feet; thence N 72°28'07" E a distance of 80.77 feet; thence S 17°31'53" E a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 1,615 square feet of land, more or less.

LESS THE FOLLOWING (PARCEL A):

COMMENCE at the aforesaid intersection of the Centerline of First Street with the Centerline of Roosevelt Boulevard (State Road 5/U.S. 1); thence N 37°17'38" W, along the Northerly extension of the centerline of said First Street, a distance of 26.56 feet to the POINT OF BEGINNING.

Thence S 72°28'07" W, along a line 25.00 feet Northerly of and parallel with said centerline of Roosevelt Boulevard, a distance of 56.51 feet to a tangent point of cusp with a circular curve concave to the Northwest, having a radius of 30.00 feet; thence Northeasterly, Northerly and Northwesterly along said curve to the left, through a central angle of 112°54'16" for an arc distance of 59.12 feet to a point of tangency; thence N 40°26'09" W a distance of 61.18 feet; thence N 43°56'53" W a distance of 42.95 feet; thence N 52°04'24" W a distance of 72.84 feet to the point of curvature of a circular curve concave to the Southwest, having a radius of 679.69 feet; thence run Northwesterly along said curve to the left, through a central angle of 25°40'10" for an arc distance of 304.51 feet to a point of compound curvature with circular curve concave to the Southwest, having a radius of 1,760.43 feet; thence run Northwesterly along said curve to the left, through a central angle of 03°47'24" for an arc distance of 116.45 feet to the point of tangency; thence N 81°31'59" W a distance of 287.95 feet; thence N 81°34'34" W a distance of 221.52 feet to Point "A"; thence N 08°30'25" E a distance of 28.38 feet; thence S 81°45'03" E a distance of 221.15 feet; thence S 81°31'18" E a distance of 287.69 feet, to the point of curvature of a circular curve concave to the Southwest, having a radius of 2,344.47 feet; thence run Southeasterly along said curve to the right, through a central angle of 02°53'42" for an arc distance of 118.47 feet to a point of compound curvature with a circular curve concave to the Southwest, having a radius of 743.39 feet; thence run Southeasterly along said curve to the right, through a central angle of 15°30'06" for an arc distance of 201.13 feet to a point of tangency; thence S 63°07'30" E a distance of 45.00 feet; thence S 56°48'41" E a distance of 108.24 feet, to a point on a circular curve concave to the Southwest, having a radius of 758.63 feet; thence from a radial bearing of S 40°08'03" W, run Southeasterly along said curve to the right, through a central angle of 06°33'20" for an arc distance of 86.80 feet to a point of tangency; thence S 39°55'29" E a distance of 89.02 feet, to the point of curvature a circular curve concave to the Northeast, having a radius of 55.00 feet; thence run Southeasterly along said curve to the left, through a central angle of 67°36'24" for an arc distance of 64.90 feet, to a point of tangency with a line 25.00 feet Northerly of and parallel with said Centerline of Roosevelt Boulevard, said point also being Point "C"; thence S 72°28'07" W, along the previously described line, a distance of 67.49 feet to the POINT OF BEGINNING.

Containing 38,622 square feet of land, more or less.

(CONTINUED ON NEXT SHEET)

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			FLORIDA DEPARTMENT OF TRANSPORTATION					
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION					
			STATE ROAD NO. N/A		MONROE COUNTY			
			BY	DATE	PREPARED BY:	DATA SOURCE:		
			D.HAUSER	12/18/12	C S A CENTRAL, INC LB 7835	SEE GENERAL NOTES ON SHEET 1		
REVISION	BY	DATE	CHECKED	S.BRUCE	12/18/12	F.P. NO. N/A	SECTION 90010	SHEET 3 OF 8

EXHIBIT "A"

LESS THE FOLLOWING (BRIDGE):

From the POINT OF BEGINNING at the aforesaid Point "A"; thence N 81°23'47" W a distance of 126.20 feet to Point "B"; thence N 08°32'26" E a distance of 28.38 feet; thence S 81°23'40" E a distance of 126.19 feet; thence S 08°30'25" W a distance of 28.38 feet to the POINT OF BEGINNING.

Containing 3,581 square feet of land, more or less.

LESS THE FOLLOWING (PARCEL B):

From the POINT OF BEGINNING at the aforesaid Point "B"; thence N 81°25'14" W a distance of 444.43 feet; thence N 81°26'12" W a distance of 110.23 feet; thence N 84°00'32" W a distance of 23.84 feet; thence N 87°15'51" W a distance of 87.10 feet; thence N 81°54'43" W a distance of 72.71 feet; thence N 81°36'06" W a distance of 271.73 feet; thence N 08°33'37" E a distance of 50.33 feet; thence S 81°26'23" E a distance of 160.29 feet; thence S 08°05'10" W a distance of 11.29 feet; thence S 81°27'28" E a distance of 109.41 feet; thence S 81°24'22" E a distance of 53.02 feet; thence S 81°27'12" E a distance of 641.21 feet; thence S 81°49'49" E a distance of 45.52 feet; thence S 08°32'26" W a distance of 28.38 feet to the POINT OF BEGINNING.

Containing 34,131 square feet of land, more or less.

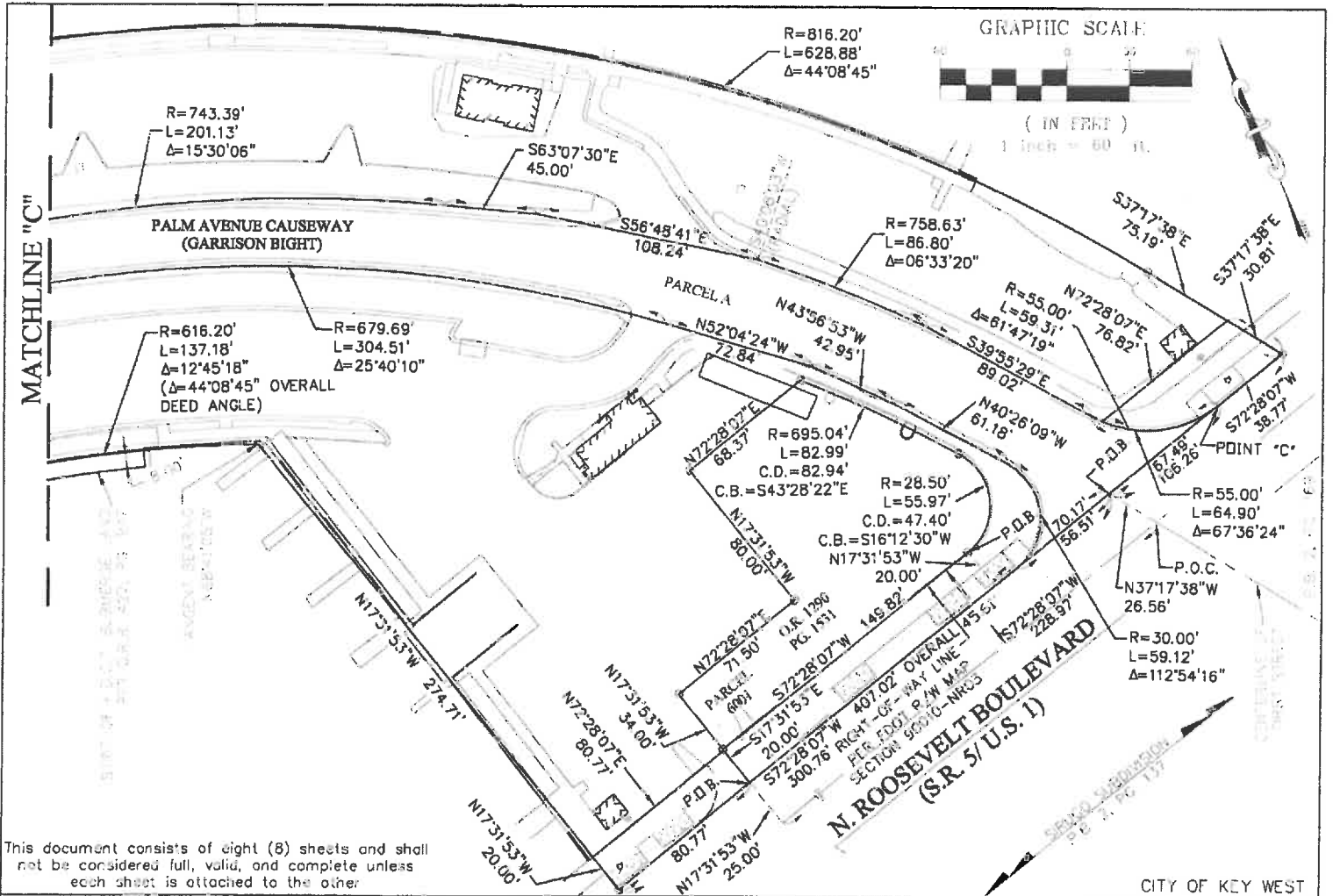
LESS THE FOLLOWING (29' STRIP):

From the POINT OF BEGINNING at the aforesaid Point "C", said point being on a circular curve concave to the Northeast, having a radius of 55.00 feet and being tangent to a line 25.00 feet Northerly of, and parallel with said Centerline of Roosevelt Boulevard; thence run Northwesterly along said curve to the right, through a central angle of 61°47'19" for an arc distance of 59.31 feet; thence N 72°28'07" E a distance of 76.82 feet; thence S 37°17'38" E a distance of 30.81 feet, to said line being 25.00 feet Northerly of, and parallel with said Centerline of Roosevelt Boulevard; thence S 72°28'07" W, along the previously said line, a distance of 38.77 feet to the POINT OF BEGINNING.

Containing 1,974 square feet of land, more or less.

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		STATE ROAD NO. N/A	MONROE COUNTY
		BY	DATE
		DRAWN	D.HAUSER 12/18/12
		CHECKED	S BRUCE 12/18/12
		PREPARED BY:	DATA SOURCE:
		C.S.A. CENTRAL, INC. LG 7338	SEE GENERAL NOTES ON SHEET 1
REVISION	BY	DATE	F.P. NO. N/A
		SECTION 90010	SHEET 4 OF 8



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FLORIDA DEPARTMENT OF TRANSPORTATION			STATE ROAD NO. N/A		CITY OF KEY WEST	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION					MONROE COUNTY	
REVISION	BY	DATE	DRAWN	J. MUNOZ	12/18/12	PREPARED BY: C.S.A. CENTRAL, INC. LB 7938
			CHECKED	S. BRUCE	12/18/12	DATA SOURCE: SEC. GENERAL NOTES ON SHEET 1
			F.P. NO. N/A		SECTION 90010	SHEET 5 OF 8

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

MATCHLINE "B"

MATCHLINE "C"

S81°26'23"E 1365.05'

R=816.20'
L=628.88'
Δ=44°08'45"

S81°45'03"E 221.15'

PARCEL A

R=2344.47'
L=118.47'
Δ=02°53'42"

R=743.39'
L=201.13'
Δ=15°30'06"

N81°34'34"W 221.52'

PALM AVENUE CAUSEWAY (GARRISON BIGHT)

S81°31'18"E 287.69'

PARCEL A

N81°31'59"W 287.95'

R=1760.43'
L=116.45'
Δ=03°47'24"

R=679.69'
L=304.51'
Δ=25°40'10"

N81°26'23"W 1505.34'

STRIP OF F.O.D.L. SUBMERGED LAND
PER G.E.D. 427, PG. 347

R=616.20'
L=137.18'
Δ=12°45'18"
(Δ=44°08'45" OVERALL
DEED ANGLE)

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CITY OF KEY WEST

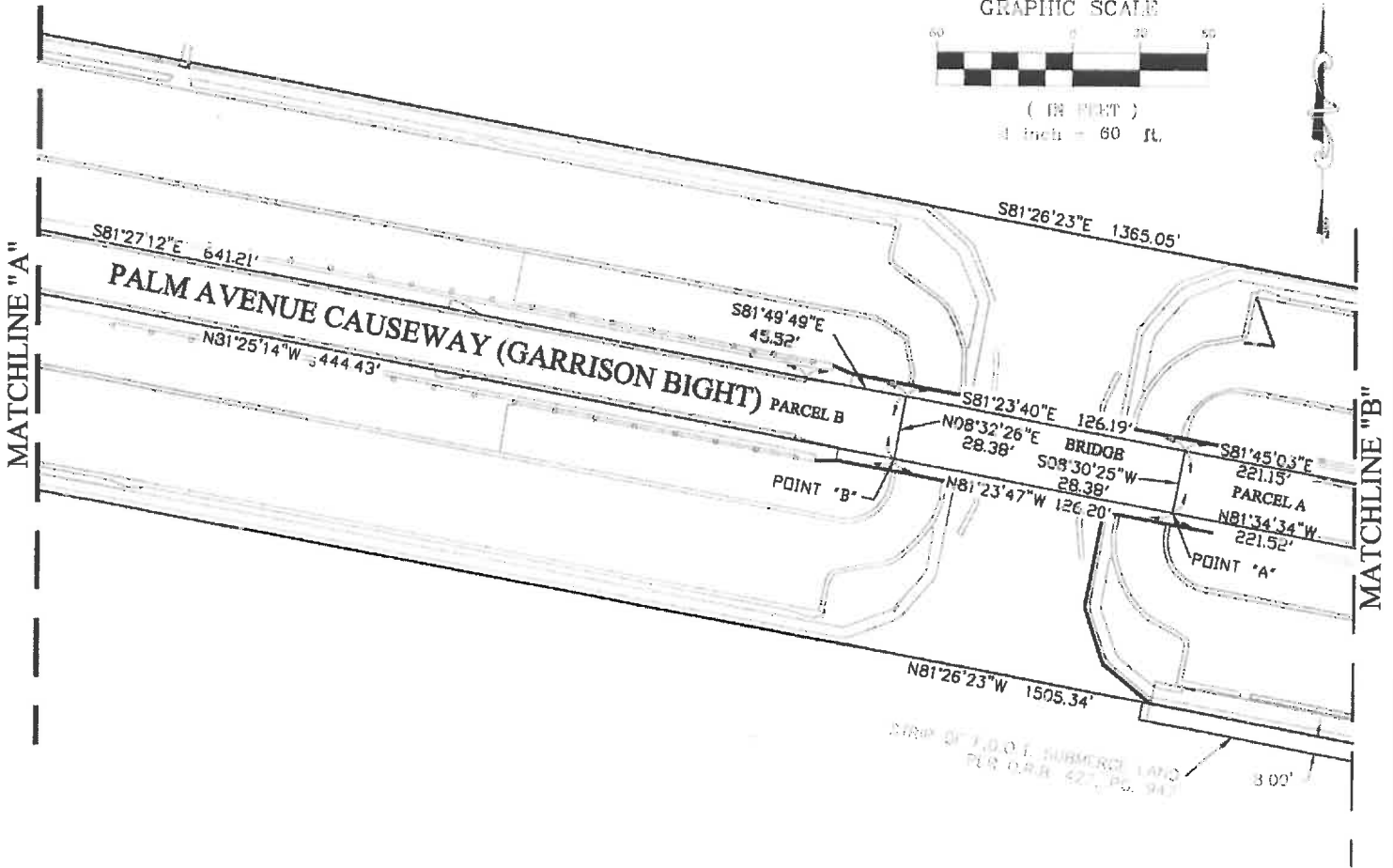
FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION				STATE ROAD NO. N/A		MONROE COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:
	REVISION	BY	DATE	DRAWN	J. MUNOZ	12/18/12	C.R.A. CENTRAL, INC. LB 7938
			CHECKED	S. BRUCE	12/18/12	F.P. NO. N/A	SECTION 90010 SHEET 6 OF 8

GRAPHIC SCALE



(IN FEET)

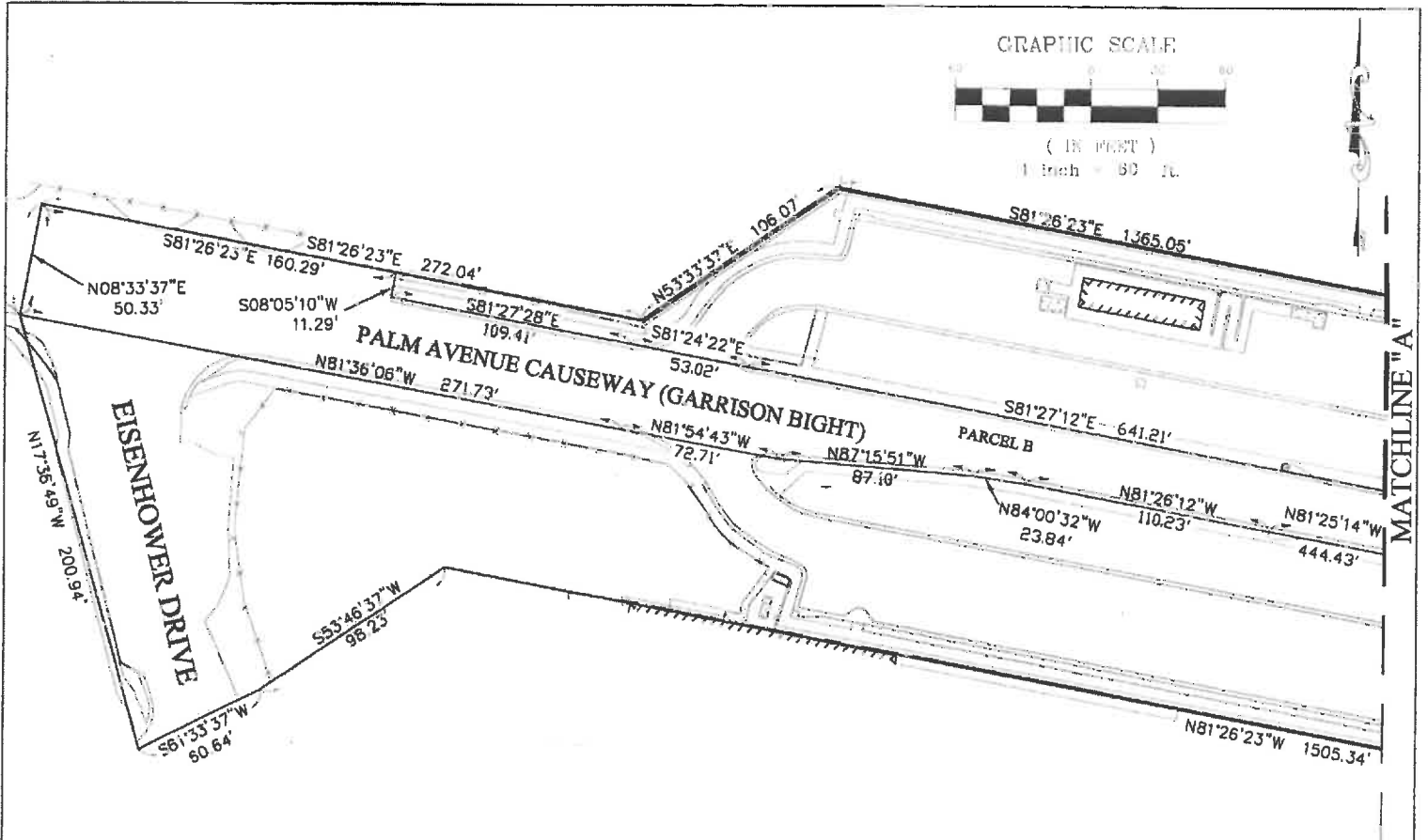
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CITY OF KEY WEST

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION				STATE ROAD NO. N/A		MONROE COUNTY	
				DRAWN	J.MUNGZ	12/18/12	PREPARED BY: C.S.A. CENTRAL, INC. LB 7938
				CHECKED	S.BRUCE	12/18/12	DATA SOURCE: SEE GENERAL NOTES ON SHEET 1
	REVISION	BY	DATE	F.P. NO. N/A		SECTION 90010	SHEET 7 OF 8



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CITY OF KEY WEST

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION				STATE ROAD NO. N/A		MONROE COUNTY		
				BY	DATE	PREPARED BY: C.S.A. CENTRAL, INC. LB 793B	DATA SOURCE: SEE GENERAL NOTES ON SHEET 1	
				DRAWN	J.MUNOZ	12/18/12		
	REVISION	BY	DATE	CHECKED	S.BRUCE	12/18/12	F.P. NO. N/A	SECTION 90010