

## MERIDIAN ENGINEERING

201 FRONT STREET, SUITE 207, KEY WEST, FLORIDA 33040  
PH: 305-293-3263 FAX: 305-293-4899  
EMAIL: rmilelli@historictours.com

March 2, 2015

City of Key West  
Planning and Zoning Department  
3132 Flagler Avenue  
Key West, Florida

RECEIVED

MAR 02 2015

CITY OF KEY WEST  
PLANNING DEPT.

**RE: Lot Line Adjustment Request**  
**1119-1123 Simonton Street**  
**Key West, Florida**

**To Whom it May Concern:**

On behalf of the owner, Cabana's of Key West HOA, I respectfully request a lot line adjustment as shown on the special purpose survey prepared by Lynn O'Flynn Inc.

If you have any questions or need additional information, please feel free to contact me.

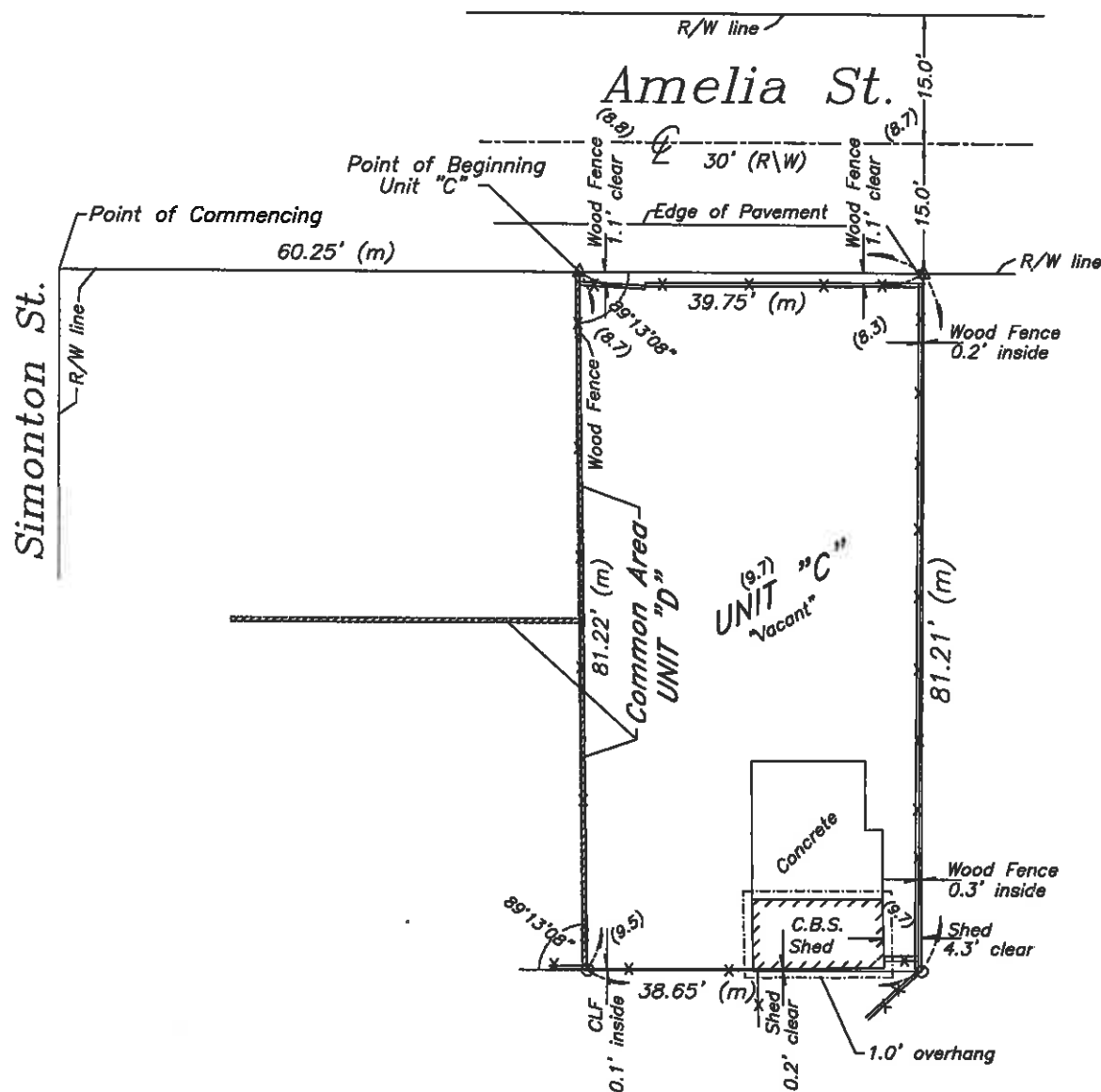
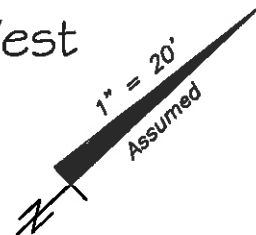
Sincerely,

Richard J. Milelli, P.E.  
Principal Engineer FL PE 58315  
Cert. of Auth. 29401

X

# Survey

# Boundary Survey of Unit "C" Cabana's of Key West H.O.A., Inc., Island of Key West



## LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (8.7) Spot Elevation (Typical)

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1119 Simonton Street, Unit C, 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. Date of field work: May 1, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
11. Benchmark utilized: U 267
12. Flood Insurance Rate Map Zone: X; Community Panel #120168; 1516 K; dated 2-18-05.

**BOUNDARY SURVEY OF: UNIT "C":** On the Island of Key West and being a part of Tract Eleven (11) according to Wm. A. Whitehead's map of said Island, but being better described as part of Lot One (1), Square Four (4) of said Tract Eleven (11), according to C.W. Tift's map or plan of the Island of Key West delineated July 1874. The land hereby conveyed being more particularly described by metes and bounds as follows:

**COMMENCE** at the intersection of the Southeasterly right of way line of Amelia Street with the Northeasterly right of way line of Simonton Street and run thence Northeasterly along the Southeasterly right of way line of the said Amelia Street for a distance of 60.25 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Amelia Street for a distance of 39.75 feet; thence Southeasterly and at right angles for a distance of 81.21 feet; thence Southwesterly and at right angles for a distance of 38.65 feet; thence Northwesterly with a deflection angle of 89°13'08" to the right for a distance of 81.22 feet back to the Point of Beginning, containing 3,183 square feet, more or less.

**BOUNDARY SURVEY FOR:** Southernmost Homes;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

September 19, 2014

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

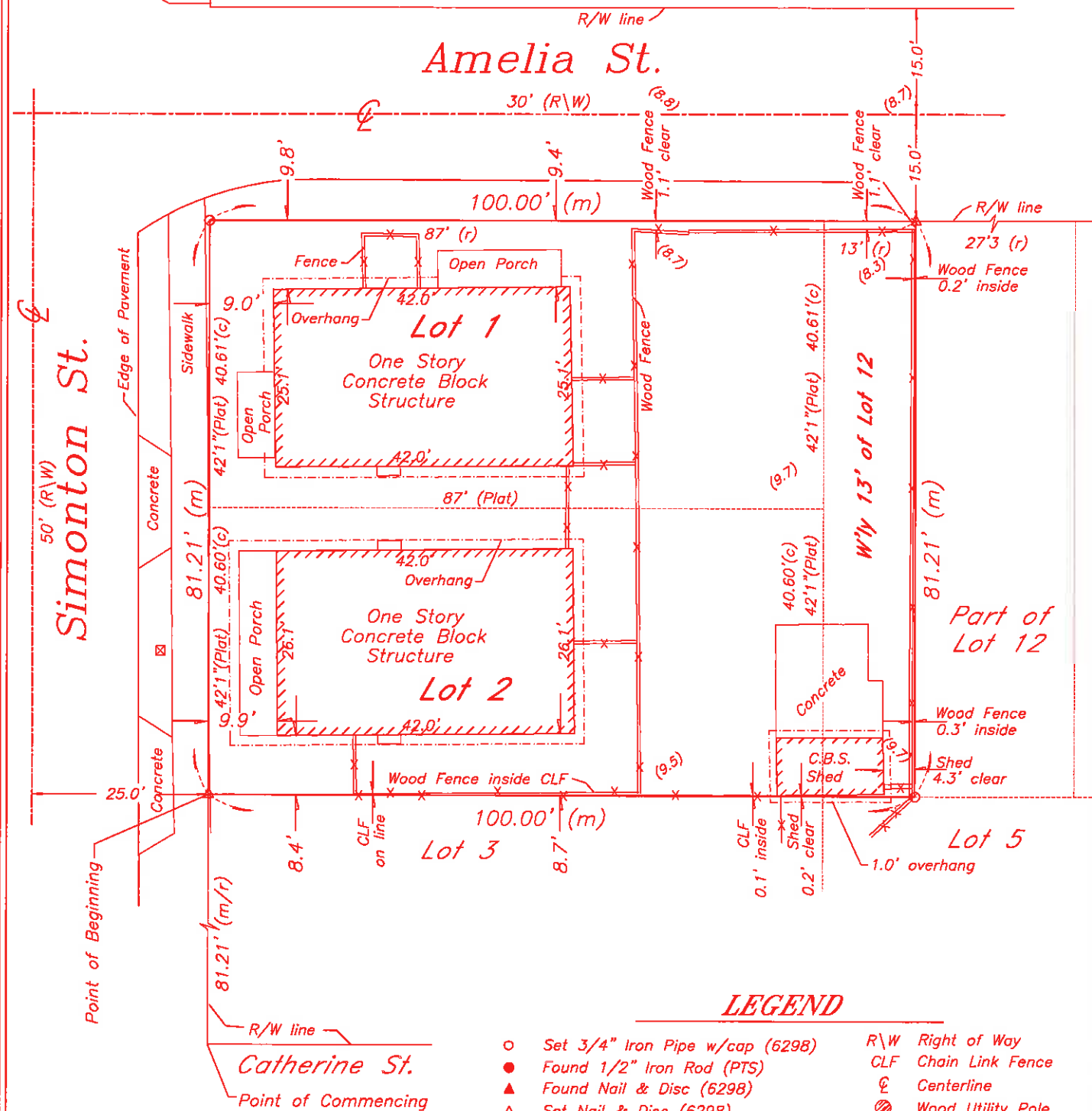
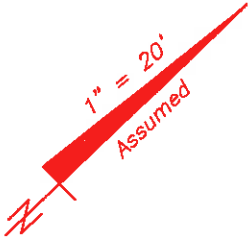


Professional Surveyor & Mapper  
PSM #6298

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

# Cabana's of Key West H.O.A., Inc.

A Homeowners' Association



### LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
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- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (C) Calculated
- (8.2) Spot Elevation (Typical)

See Sheed 6 of 9 for Notes

No.	Revision/Issue	Date
Checked By: JA		Date: 5/1/14
Drawn By: JLO		Scale: 1" = 20'

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

BOUNDARY  
SURVEY  
DRAWING

1119-1123 Simonton St.  
Key West, FL

Sheet No.:  
5 of 9

# Cabana's of Key West H.O.A., Inc.

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Exhibit to the

# Cabana's of Key West H.O.A., Inc.

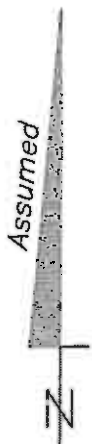
A Homeowners' Association

## PLOT PLAN, UNIT LOCATIONS AND LEGAL DESCRIPTION

No.	Revision/Issue	Date	<b>J. LYNN O'FLYNN, Inc.</b>  Professional Surveyor & Mapper PSM #6298 3430 Duck Ave., Key West, FL 33040 (305) 296-7422 FAX (305) 296-2244	<b>COVER SHEET</b>
Checked By: JA		Date: 5/1/14	<b>1119-1123 Simonton St. Key West, FL</b>	Sheet No.: <b>1 of 9</b>
Drawn By: JLO		Scale: Not to Scale		

# Cabana's of Key West H.O.A., Inc.

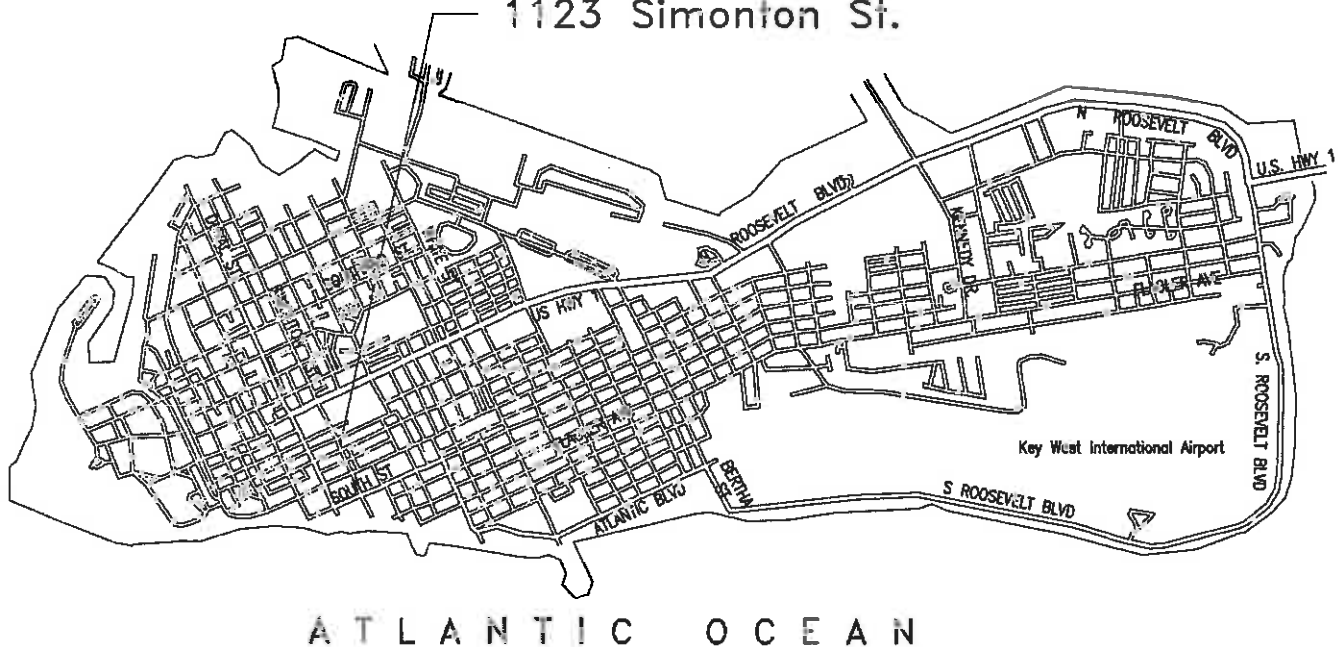
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### Vicinity Map

## Key West

1119 Simonton St.  
1123 Simonton St.



AT L A N T I C   O C E A N

### LOCATION MAP

## Key West

No.	Revision/Issue	Date
Checked By: JA		Date: 5/1/14
Drawn By: JLO		Scale: Not to Scale

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

**VICINITY  
MAP**

**1119-1123 Simonton St.  
Key West, FL**

Sheet No.:  
**2 of 9**

# Cabana's of Key West H.O.A., Inc.

## A Homeowners' Association

### Legend for Graphic Descriptions

\_\_\_\_\_ Unit or Overall Boundary Line



Denotes Common Element

No.	Revision/Issue	Date
Checked By: JA		Date: 5/1/14
Drawn By: JLO		Scale: Not to Scale

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

### LEGEND

1119-1123 Simonton St.  
Key West, FL

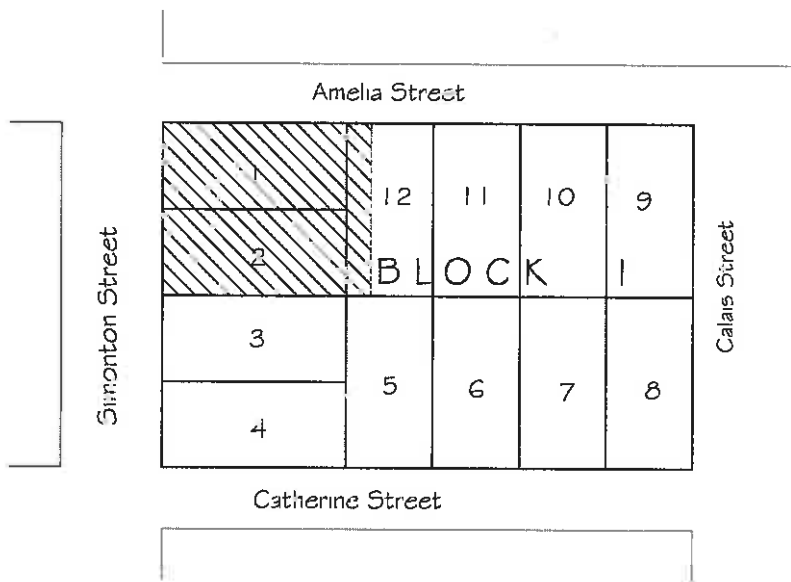
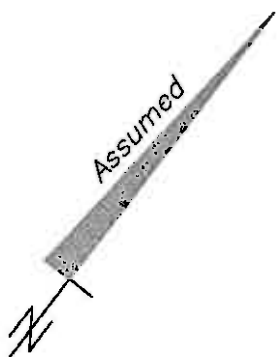
Sheet No.:

3 of 9


# Cabana's of Key West H.O.A., Inc.

A Homeowners' Association

## Location Map



No.	Revision/Issue	Date
Checked By: JA		Date: 5/1/14
Drawn By: JLO		Scale: Not to Scale

**J. LYNN O'FLYNN, Inc.**  
  
Professional Surveyor & Mapper  
PSM #8298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

LOCATION  
MAP

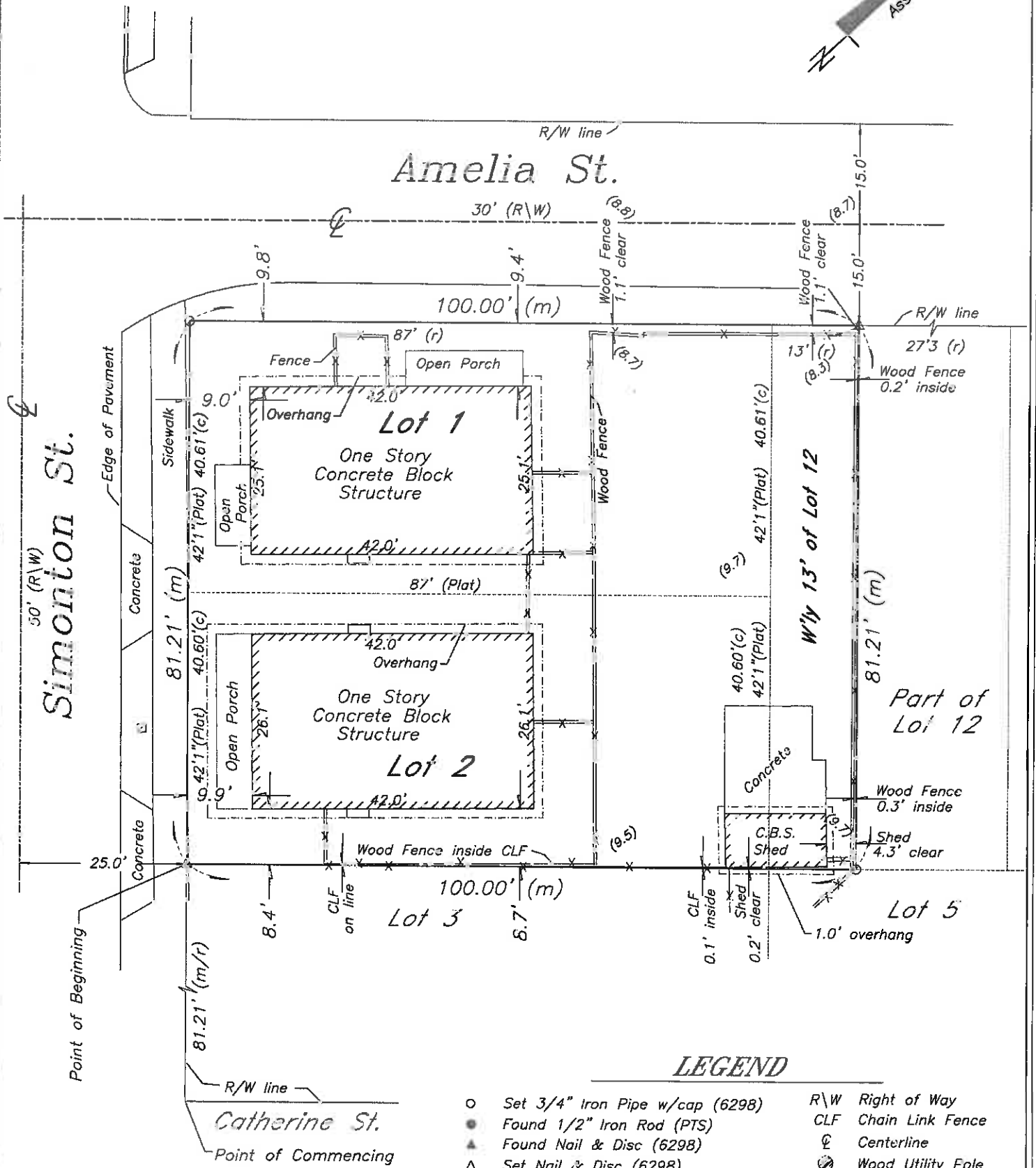
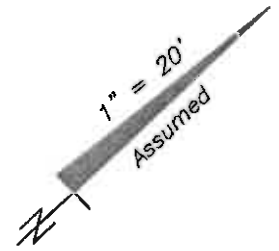
1119-1123 Simonton St.  
Key West, FL

Sheet No.:  
4 of 9



# Cabana's of Key West H.O.A., Inc.

## A Homeowners' Association



### LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
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See Sheet 6 of 9 for Notes

No.	Revision/Issue	Date
Checked By: JA		Date: 5/1/14
Drawn By: JLO		Scale: 1" = 20'

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

BOUNDARY  
SURVEY  
DRAWING

1119-1123 Simonton St.  
Key West, FL

Sheet No.:  
5 of 9

# Cabana's of Key West H.O.A., Inc.


## A Homeowners' Association

### Legal Description

*Lots 1 and 2 and the Westerly 13 feet of Lot 12 of Part of Lot 1, Square 4, of Tract 11 of Patrick McKeown's Diagram recorded in Deed Book L, Page 294, of the Public Records of Monroe County, Florida.*

#### NOTES:

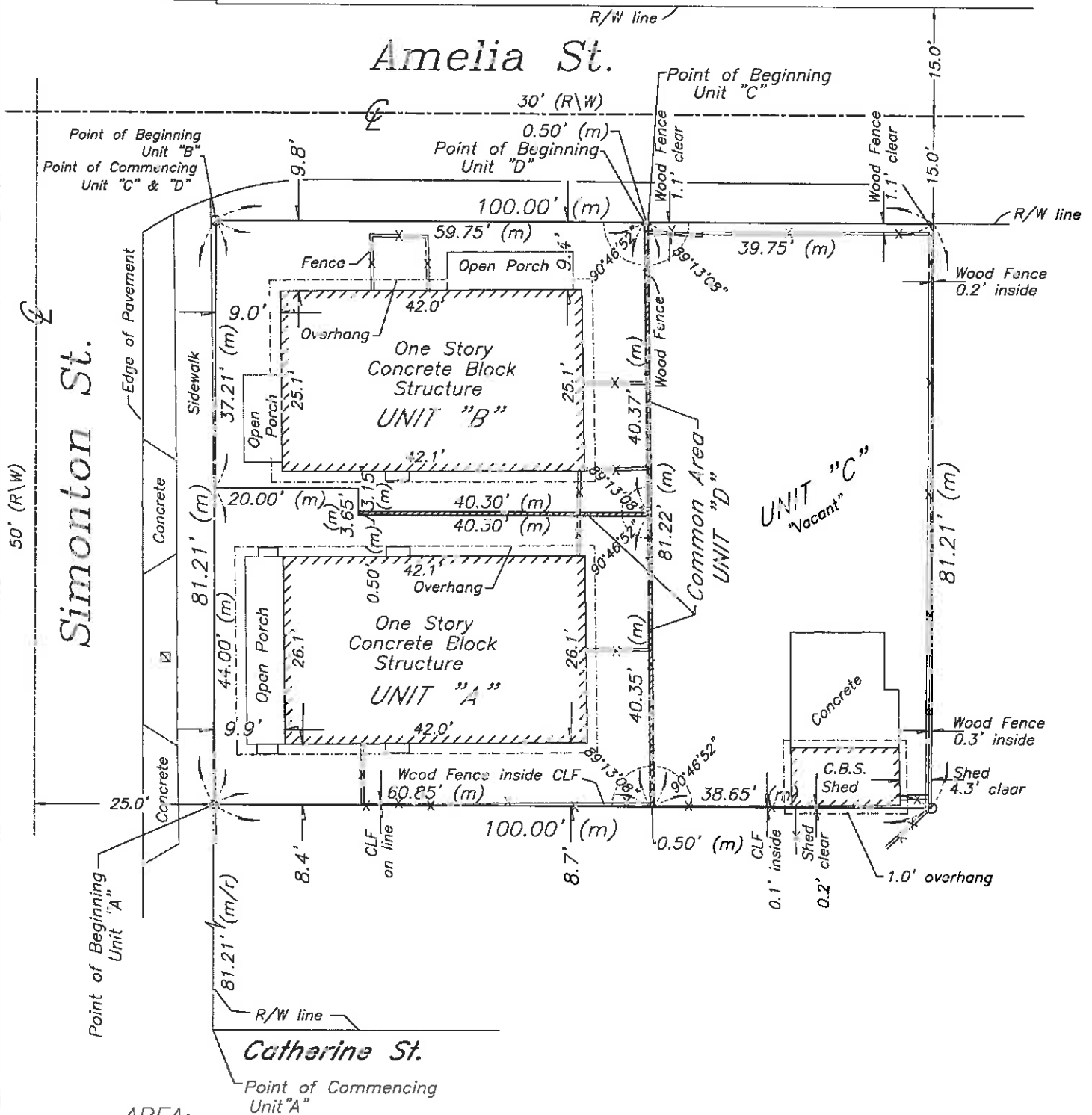
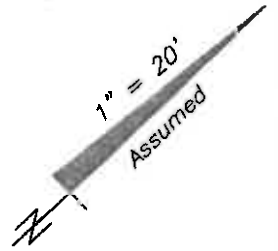
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1119-1123 Simonton Street, Key West, FL.
5. This survey is not valid without 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. Date of field work: April 24, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Benchmark utilized: BASIC

No.	Revision/Issue	Date	<b>J. LYNN O'FLYNN, Inc.</b>  Professional Surveyor & Mapper PSM #6298 3430 Duck Ave., Key West, FL 33040 (305) 296-7422 FAX (305) 296-2244	<b>LEGAL DESCRIPTION</b>
Checked By: JA		Date: 5/1/14	<b>1119-1123 Simonton St. Key West, FL</b>	Sheet No.: <b>6 of 9</b>
Drawn By: JLO		Scale: 1" = 20'		

# Cabana's of Key West H.O.A., Inc.

## A Homeowners' Association

### Unit Boundaries



#### AREA:

Unit A:	2,517+/-	S.F.
Unit B:	2,360+/-	S.F.
Unit C:	3,183+/-	S.F.
Unit D:	61+/-	S.F. (Common Area)

No.	Revision/Issue	Date
Checked By: JA		Date: 5/1/14
Drawn By: JLO		Scale: 1" = 20'

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
P&M #6298

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

**UNIT  
BOUNDARIES**

**1119-1123 Simonton St.  
Key West, FL**

Sheet No.:

**7 of 9**

# Cabana's of Key West H.O.A., Inc.

## A Homeowners' Association

### Unit Descriptions

**UNIT "A":** On the Island of Key West and being a part of Tract Eleven (11) according to Wm. A. Whitehead's map of said Island, but being better described as part of Lot One (1), Square Four (4) of said Tract Eleven (11), according to C.W. Tift's map or plan of the Island of Key West delineated July 1874. The land hereby conveyed being more particularly described by metes and bounds as follows:

**COMMENCE** at the intersection of the Northwestern right of way line of Catherine Street with the Northeastly right of way line of Simonton Street and run thence Northwesternly along the Northeastly right of way line of the said Simonton Street for a distance of 81.21 feet to the Point of Beginning; thence continue Northwesternly along the Northeastly right of way line of the said Simonton Street for a distance of 44.00 feet; thence Northeastly and at right angles for a distance of 20.00 feet; thence Southeastly and at right angles for a distance of 3.65 feet; thence Northeastly and at right angles for a distance of 40.30 feet; thence Southeastly with a deflection angle of 89°13'08" to the right for a distance of 40.35 feet; thence Southwesterly with a deflection angle of 90°46'52" to the right for a distance of 60.85 feet back to the Point of Beginning, containing 2,517 square feet, more or less.

**UNIT "B":** On the Island of Key West and being a part of Tract Eleven (11) according to Wm. A. Whitehead's map of said Island, but being better described as part of Lot One (1), Square Four (4) of said Tract Eleven (11), according to C.W. Tift's map or plan of the Island of Key West delineated July 1874. The land hereby conveyed being more particularly described by metes and bounds as follows:


**BEGIN** at the intersection of the Southeastly right of way line of Amelia Street with the Northeastly right of way line of Simonton Street and run thence Southeastly along the Northeastly right of way line of the said Simonton Street for a distance of 37.21 feet; thence Northeastly and at right angles for a distance of 20.00 feet; thence Southeastly and at right angles for a distance of 3.15 feet; thence Northeastly and at right angles for a distance of 40.30 feet; thence Northwesternly with a deflection angle of 90°46'52" to the left for a distance of 40.37 feet to the Southeastly right of way line of Amelia Street; thence Southwesterly with a deflection angle of 89°13'08" to the left along the Southeastly right of way line of the said Amelia Street for a distance of 59.75 feet back to the Point of Beginning, containing 2,360 square feet, more or less.

**UNIT "C":** On the Island of Key West and being a part of Tract Eleven (11) according to Wm. A. Whitehead's map of said Island, but being better described as part of Lot One (1), Square Four (4) of said Tract Eleven (11), according to C.W. Tift's map or plan of the Island of Key West delineated July 1874. The land hereby conveyed being more particularly described by metes and bounds as follows:

**COMMENCE** at the intersection of the Southeastly right of way line of Amelia Street with the Northeastly right of way line of Simonton Street and run thence Northeastly along the Southeastly right of way line of the said Amelia Street for a distance of 60.25 feet to the Point of Beginning; thence continue Northeastly along the Southeastly right of way line of the said Amelia Street for a distance of 39.75 feet; thence Southeastly and at right angles for a distance of 81.21 feet; thence Southwesterly and at right angles for a distance of 38.65 feet; thence Northwesternly with a deflection angle of 89°13'08" to the right for a distance of 81.22 feet back to the Point of Beginning, containing 3,183 square feet, more or less.

**UNIT "D":** On the Island of Key West and being a part of Tract Eleven (11) according to Wm. A. Whitehead's map of said Island, but being better described as part of Lot One (1), Square Four (4) of said Tract Eleven (11), according to C.W. Tift's map or plan of the Island of Key West delineated July 1874. The land hereby conveyed being more particularly described by metes and bounds as follows:

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No.	Revision/Issue	Date	<b>J. LYNN O'FLYNN, Inc.</b>  Professional Surveyor & Mapper PSM #0298 3430 Duck Ave., Key West, FL 33040 (305) 296-7422 FAX (305) 296-2244	<b>UNIT DESCRIPTIONS</b>
Checked By: JA		Date: 5/1/14		
Drawn By: JLO		Scale: 1" = 20'	1119-1123 Simonton St. Key West, FL	Sheet No.: 8 of 9

# Cabana's of Key West H.O.A., Inc.

## A Homeowners' Association

### Surveyor's Certificate

THIS CERTIFICATION made this 1st day of May, 2014, by the undersigned, certifies that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that the survey, descriptions, unit boundaries, and other material, together with this declaration are in sufficient detail to identify the common element and each unit, and their relative locations and approximate dimension. Further, this is a certification that the survey, descriptions, unit boundaries and other material in connection herewith and the construction of the improvements are substantially complete so that the material, together with the provisions of the declaration describing the homeowners' association is an accurate representation of the location and dimensions of the common element and of each unit can be determined by these materials,

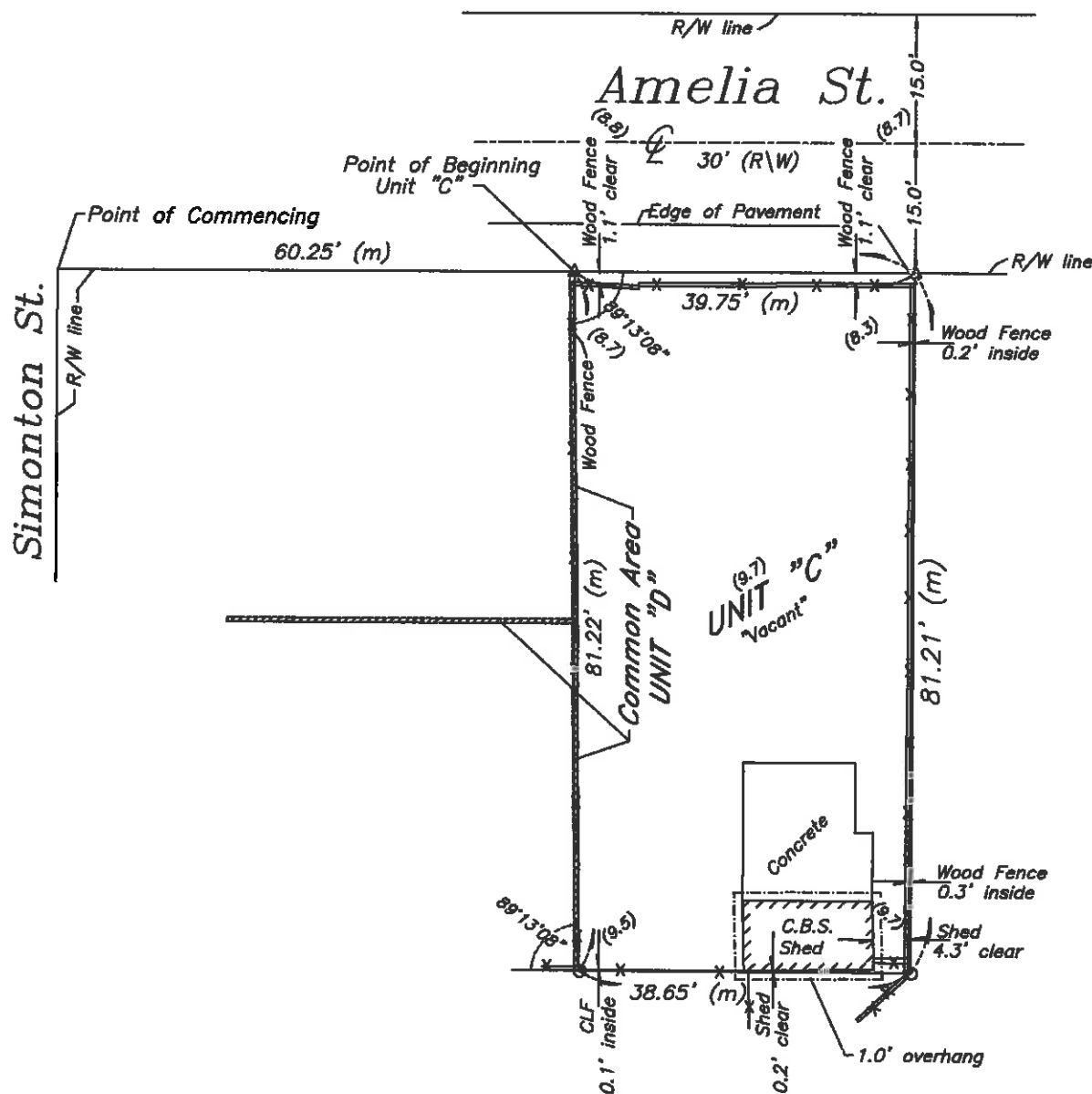
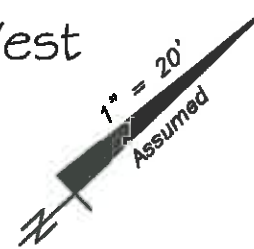
J. LYNN O'FLYNN, INC.



J. Lynn O'Flynn, PSM  
Florida Reg. Cert #6298

No.	Revision/Issue	Date	<b>J. LYNN O'FLYNN, Inc.</b>  Professional Surveyor & Mapper PSM #6298 3430 Duck Ave., Key West, FL 33040 (305) 296-7422 FAX (305) 296-2244	<b>Surveyor's Certificate</b>
Checked By: JA		Date: 5/1/14	<b>1119-1123 Simonton St. Key West, FL</b>	Sheet No.: <b>9 of 9</b>
Drawn By: JLO		Scale: Not to Scale		

# Boundary Survey of Unit "C" Cabana's of Key West H.O.A., Inc., Island of Key West



## LEGEND

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**BOUNDARY SURVEY FOR:** Southernmost Homes;

MAR 02 2015

J. LYNN O'FLYNN, INC.

CITY OF KEY WEST  
PLANNING DEPT.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

September 19, 2014

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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