

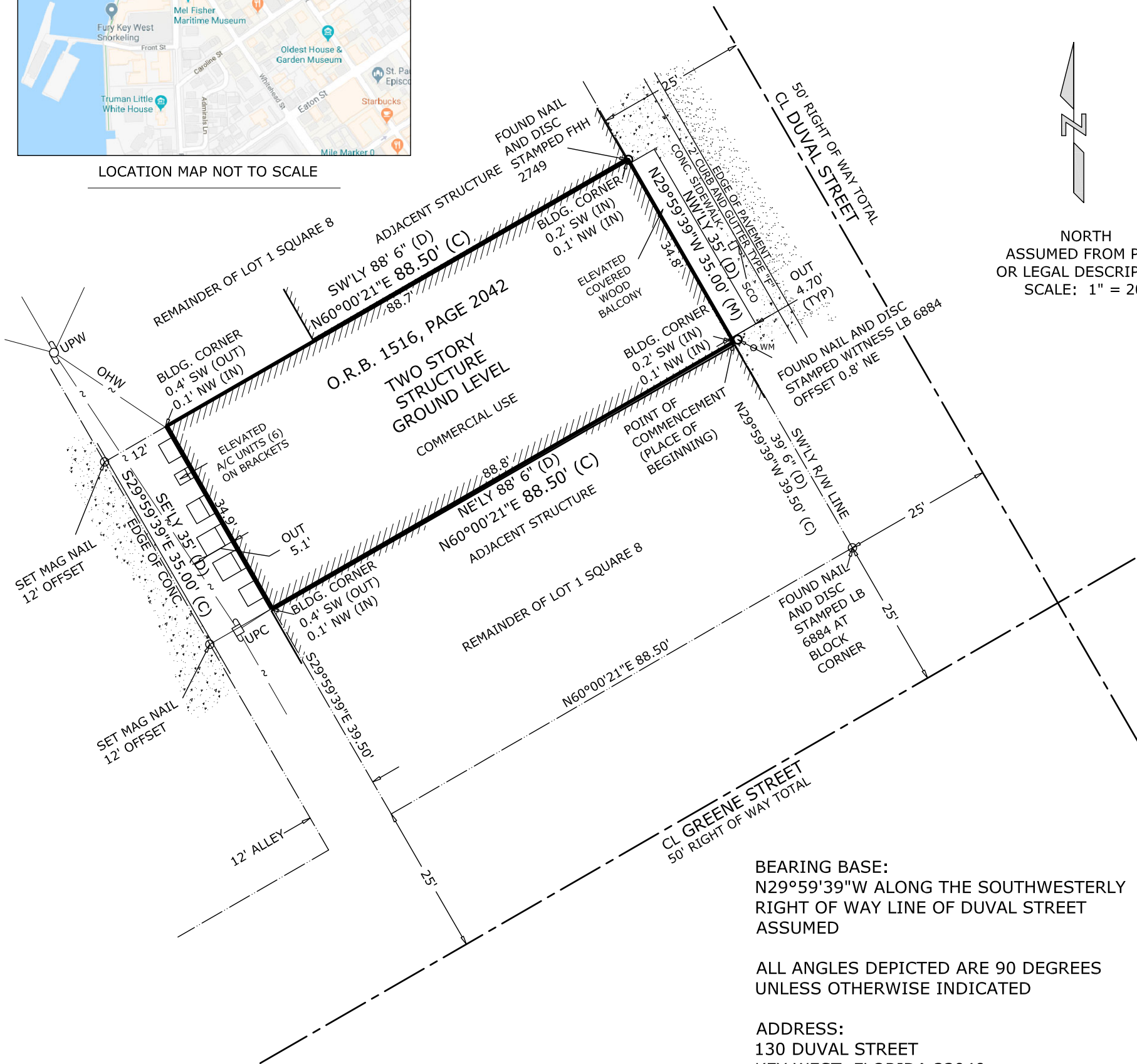
LOCATION MAP NOT TO SCALE

MAP OF BOUNDARY SURVEY

PART OF LOT 1 SQUARE 8

WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST

MONROE COUNTY, FLORIDA



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'

BEARING BASE:
N29°59'39"W ALONG THE SOUTHWESTERLY
RIGHT OF WAY LINE OF DUVAL STREET
ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ADDRESS:
130 DUVAL STREET
KEY WEST, FLORIDA 33040

LEGAL DESCRIPTION:

Part of Lot One (1) in Square Eight (8) according to William A. Whitehead's Map of the City of Key West delineated in February 1829, and commences at a point on Duval Street, distant Thirty-nine (39) feet, Six (6) inches from the corner of Duval and Greene Streets, and running thence along Duval Street in a Northwesterly direction Thirty-five (35) feet; thence run Southwesterly Eight-eight (88) feet, Six (6) inches to an alley; thence along said alley Southeasterly Thirty-five (35) feet; thence runs Northeasterly Eight-Eight (88) feet, Six (6) inches to the Place of Beginning on Duval Street. Also known commonly as 130-132 Duval Street, Key West, Florida.

CERTIFIED TO:

130 DUVAL STREET, INC.

GENERAL NOTES

- 1.) 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 THAN 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.
- 2.) 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 HIATUS.
- 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- 4.) 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.
- 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

ABBREVIATIONS:


BFP = BACK-FLOW PREVENTER	NAVD = NORTH AMERICAN VERTICAL DATUM 1988
BO = BLOW OUT	NGS = NATIONAL GEODETIC SURVEY
C = CALCULATED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
CA = CENTRAL ANGLE	OHW = OVERHEAD WIRES
CL = CENTERLINE	P = PLAT
CLF = CHAINLINK FENCE	PID = PERMANENT IDENTIFIER
D = DEED	POB = POINT OF BEGINNING
EB = ELECTRIC BOX	POC = POINT OF COMMENCEMENT
EM = ELECTRIC METER	R = RADIUS
(F) = FIELD	ROL = ROOF OVERHANG LINE
FFE = FINISHED FLOOR ELEVATION	SCO = SANITARY CLEAN-OUT
FH = FIRE HYDRANT	SMH = SANITARY MANHOLE
FI = FENCE INSIDE	SV = SEWER VALVE
FO = FENCE OUTSIDE	TOB = TOP OF BANK
FOL = FENCE ON LINE	TOS = TOE OF SLOPE
GI = GRATE INLET	UPC = UTILITY POLE CONCRETE
GL = GROUND LEVEL	UPM = UTILITY POLE METAL
GW = GUY WIRE	UPW = UTILITY POLE WOOD
L = ARC LENGTH	WDF = WOOD FENCE
LE = LOWER ENCLOSURE	WM = WATER METER
LP = LIGHT POLE	WV = WATER VALVE
LS = LANDSCAPING	
M = MEASURED	
MHWL = MEAN HIGH WATER LINE	

LINES NOT TO SCALE

PLATTED LOT LINES	
PLASTIC FENCE	
WOOD FENCE	
CHAIN LINK FENCE	
OVERHEAD WIRES	
UTILITY POLE WOOD	
UTILITY POLE CONC.	

SCALE:	1"=20'
FIELD WORK DATE:	10/09/18
REVISION DATE:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	18100306

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, 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 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

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



REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

FAX (305) 872 - 5622

SPECIFIC PURPOSE SKETCH
DESCRIPTION AND SKETCH FOR PROPOSED EASEMENT

A PORTION OF ROAD RIGHT OF WAY ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D., 1829, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF GREENE STREET AND THE WESTERLY RIGHT OF WAY LINE OF DUVAL STREET; THENCE NORTH 29°59'39" WEST (ASSUMED) ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF DUVAL STREET, 39.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°00'21" EAST, 4.70 FEET; THENCE NORTH 29°59'39" WEST, 35.00 FEET; THENCE SOUTH 60°00'21" WEST, 4.70 FEET TO AN INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF DUVAL STREET; THENCE SOUTH 29°59'39" EAST, ALONG SAID RIGHT OF WAY LINE, 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 164.5 SQUARE FEET, MORE OR LESS.

SURVEYORS NOTES:

- DESCRIPTION BASED ON THE LEGAL DESCRIPTION RECORDED IN O.R.B. 1516, PAGE 2042, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND FROM THE BOUNDARY SURVEY COMPLETED BY THIS SURVEYOR UNDER INVOICE NUMBER 18100306, DATED 10-09-2018
- THE SPECIFIC PURPOSE OF THIS SKETCH IS TO DESCRIBE AND DEFINE THE ENCROACHMENT AREA AS SHOWN ON HEREON.

LEGEND FOR ABBREVIATIONS
C = CALCULATED
D = DEED
FND = FOUND
M = MEASURED
O.R.B = OFFICIAL RECORDS BOOK
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY



DENOTES PROPOSED EASEMENT



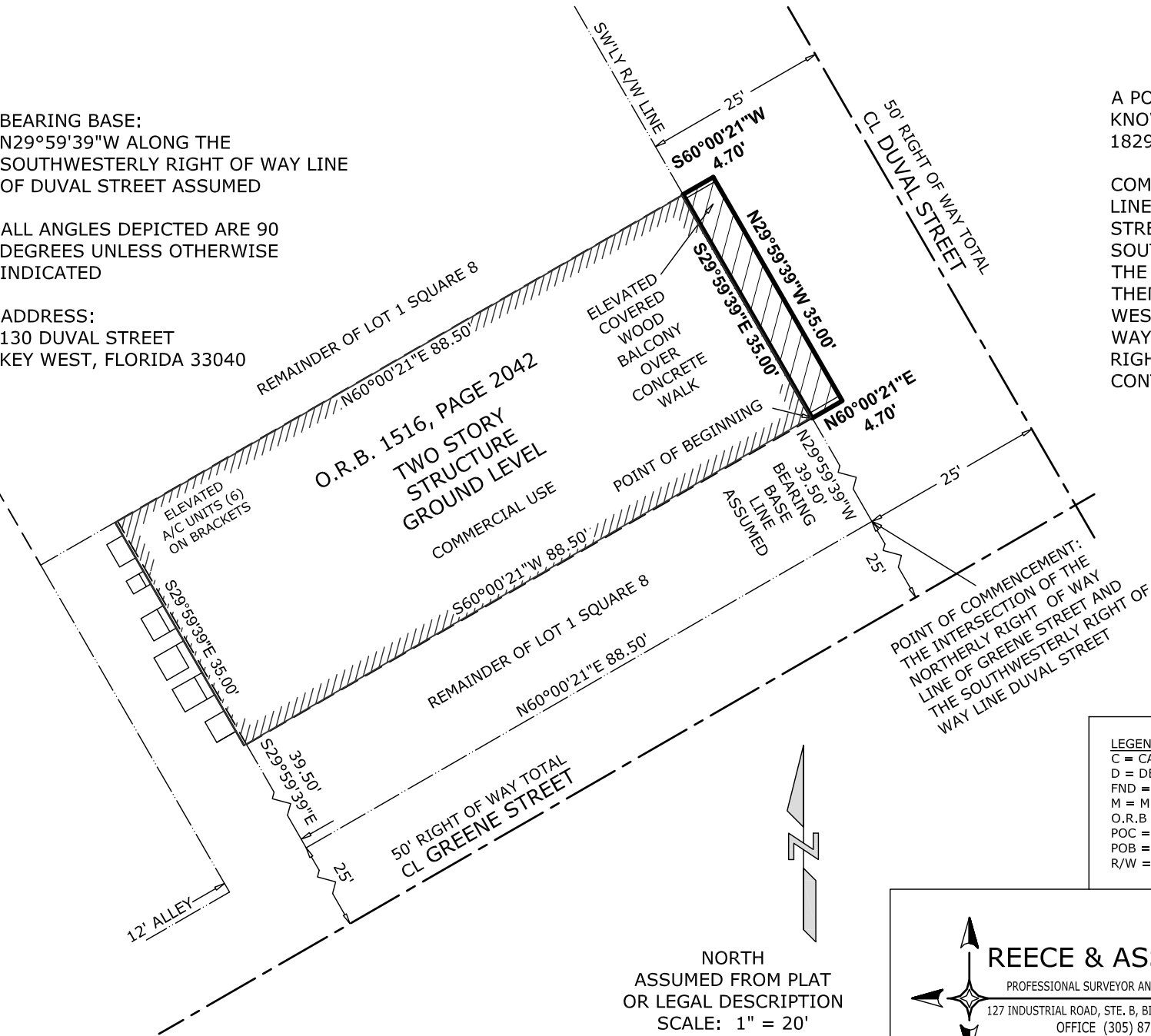
DENOTES DEED LINES

PREPARED FOR:
130 DUVAL STREET, INC.

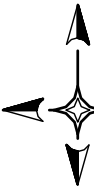
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SIGNED

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

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SPECIFIC PURPOSE SKETCH
DESCRIPTION AND SKETCH FOR PROPOSED EASEMENT

A PORTION OF AN ALLEY ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D., 1829, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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SURVEYORS NOTES:

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DENOTES PROPOSED EASEMENT



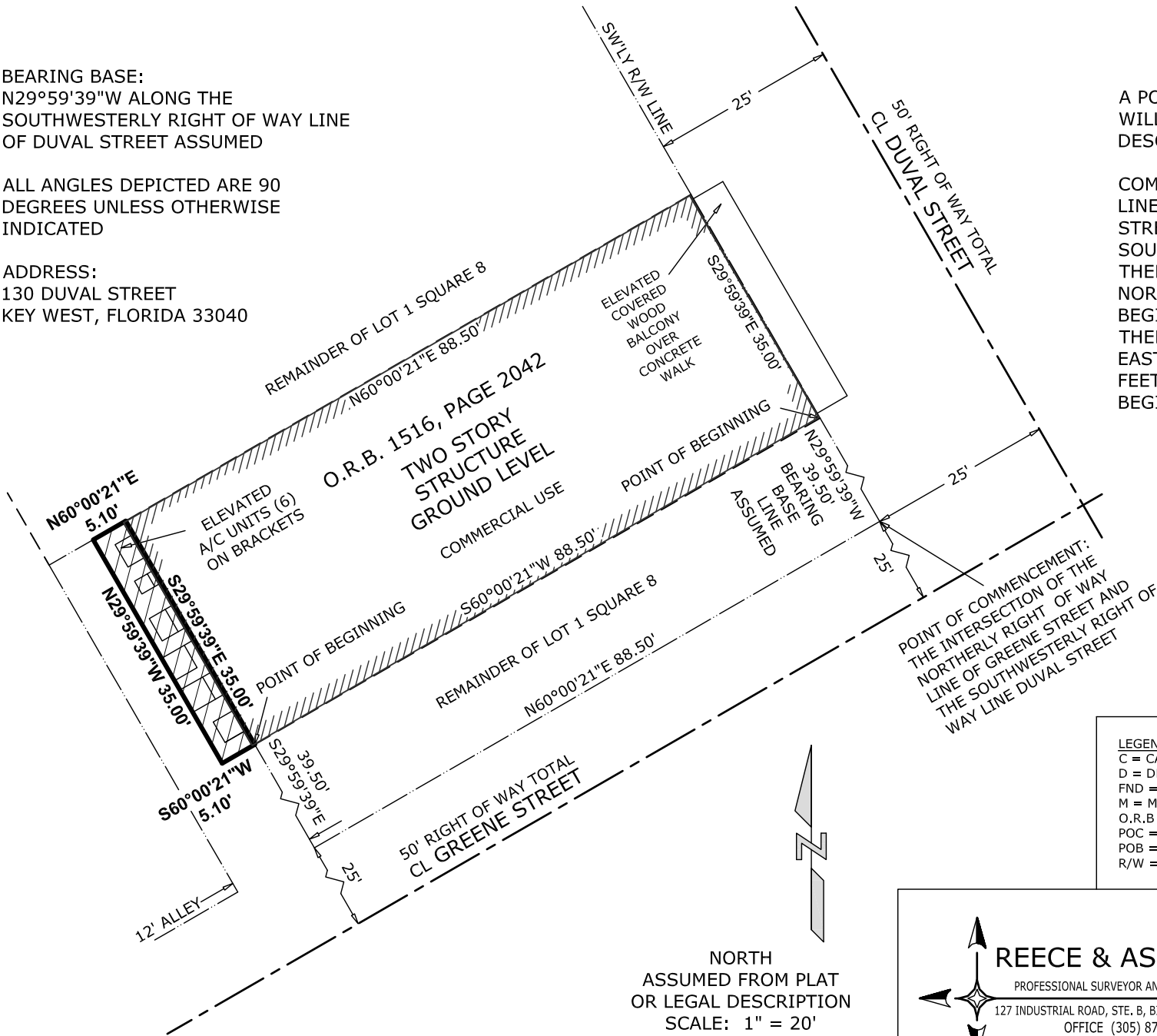
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