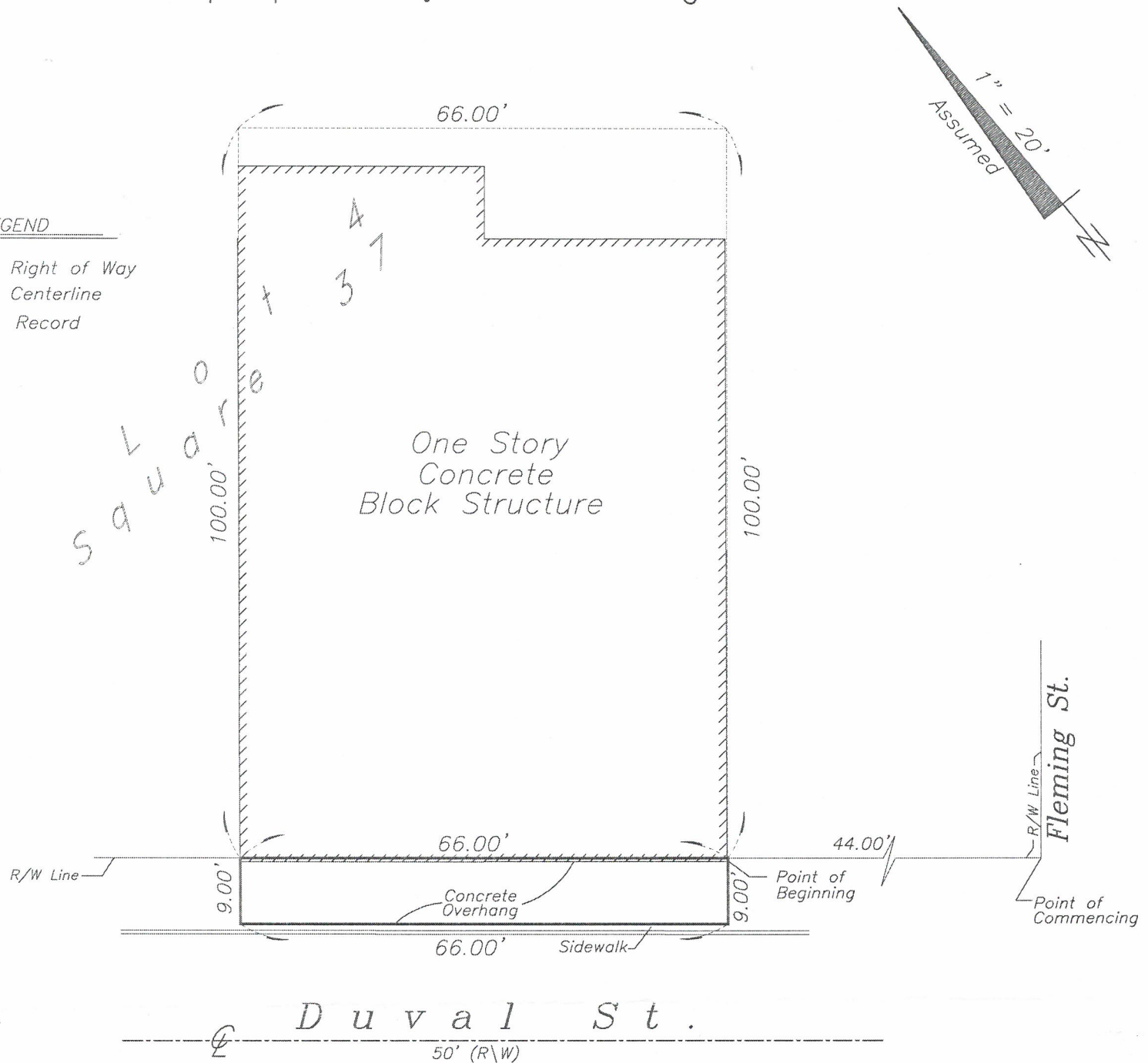


Specific Purpose Survey to illustrate a legal description
of a portion of Duval Street, Island of Key West,
prepared by the undersigned

LEGEND	
R/W	Right of Way
⊕	Centerline
(r)	Record



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 423 Duval 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. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West and is part of the Right-of-Way of Duval Street adjacent to Lot Four (4) in Square Thirty-seven (37) according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, said parcel being described by metes and bounds as follows:
Commence at the intersection of the Northwestern right of way line of Fleming Street with the Northeasterly right of way line of Duval Street and run thence Northwesternly along the Northeasterly right of way line of the said Duval Street for a distance of 44.00 feet to the Point of Beginning; thence continue Northwesternly along the Northeasterly right of way line of the said Duval Street for a distance of 66.00 feet; thence Southwesterly and at right angles for a distance of 9.00 feet; thence Southeasterly and at right angles for a distance of 66.00 feet; thence Northeasterly and at right angles for a distance of 9.00 feet back to the Point of Beginning, containing 594 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Joseph Cohen;

J. LYNN O'FLYNN, INC.

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

May 25, 2016

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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(305) 296-7422 FAX (305) 296-2244