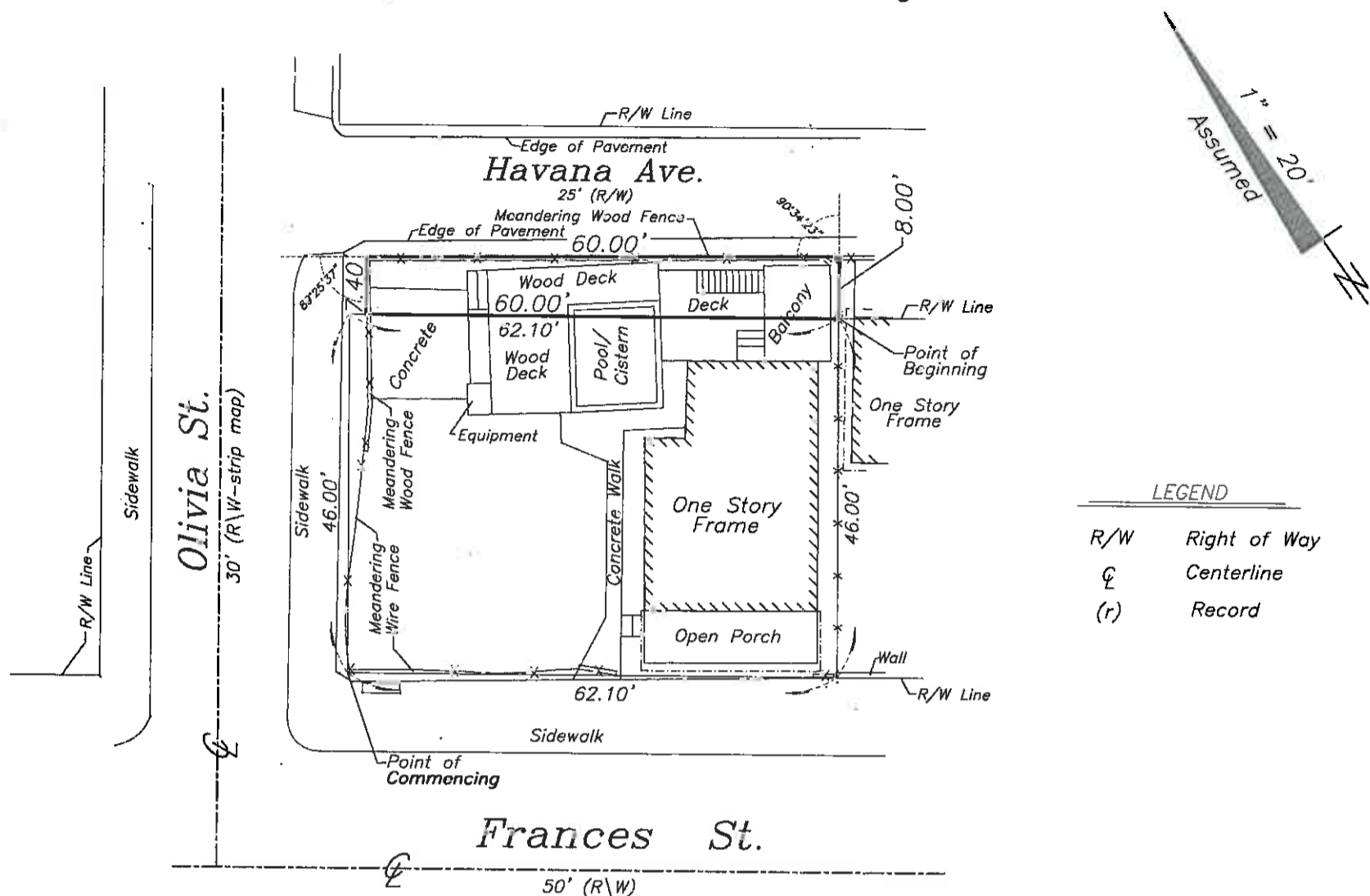


Specific Purpose Survey of a portion of Havana Avenue,
in Tract 6, Island of Key West, Florida
prepared by the undersigned



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: 903 Frances 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 known as part of the right of way of Havana Avenue adjacent to Lot 17, in Square 3, Tract 6 on said Island, subdivided by John Lowe, a diagram of which subdivision is duly recorded in Book "I", Page 425 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the Northeasterly right of way line of Frances Street with the Southeasterly right of way line of Olivia Street and run thence Southeasterly along the Northeasterly right of way line of the said Frances Street for a distance of 62.10 feet to the Southerly corner of the lands described in Official Record Book 1429 at Page 2243 of the said Public Records; thence Northeasterly and at right angles along the Southeasterly boundary line of said lands for a distance of 46.00 feet to the Southwesterly right of way line of Havana Avenue, said point also being the Point of Beginning; thence continue Northeasterly along the previously mentioned course for a distance of 8.00 feet; thence Northwesterly with a deflection angle of 90°34'23" to the left and along the Northeasterly face of an existing wood fence and extension thereof for distance of 60.00 feet to a fence corner; thence Southwesterly with a deflection angle of 89°25'37" to the left and along the Northwesterly face of said fence for a distance of 7.40 feet to the Southwesterly right of way line of the said Havana Avenue; thence Southeasterly and at right angles along Havana Avenue for a distance of 60.00 feet back to the Point of Beginning, containing 462 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Arthur G. Mustakas;

J. LYNN O'FLYNN, INC.

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

January 15, 2016

RECEIVED

FEB 02 2016

CITY OF KEY WEST
PLANNING DEPT.

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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