

SOUTH STREET LOCATION MAP
Squares 7, Tract 19 Tropical Diagram
(P.B. 1, pg. 34) City of Key West

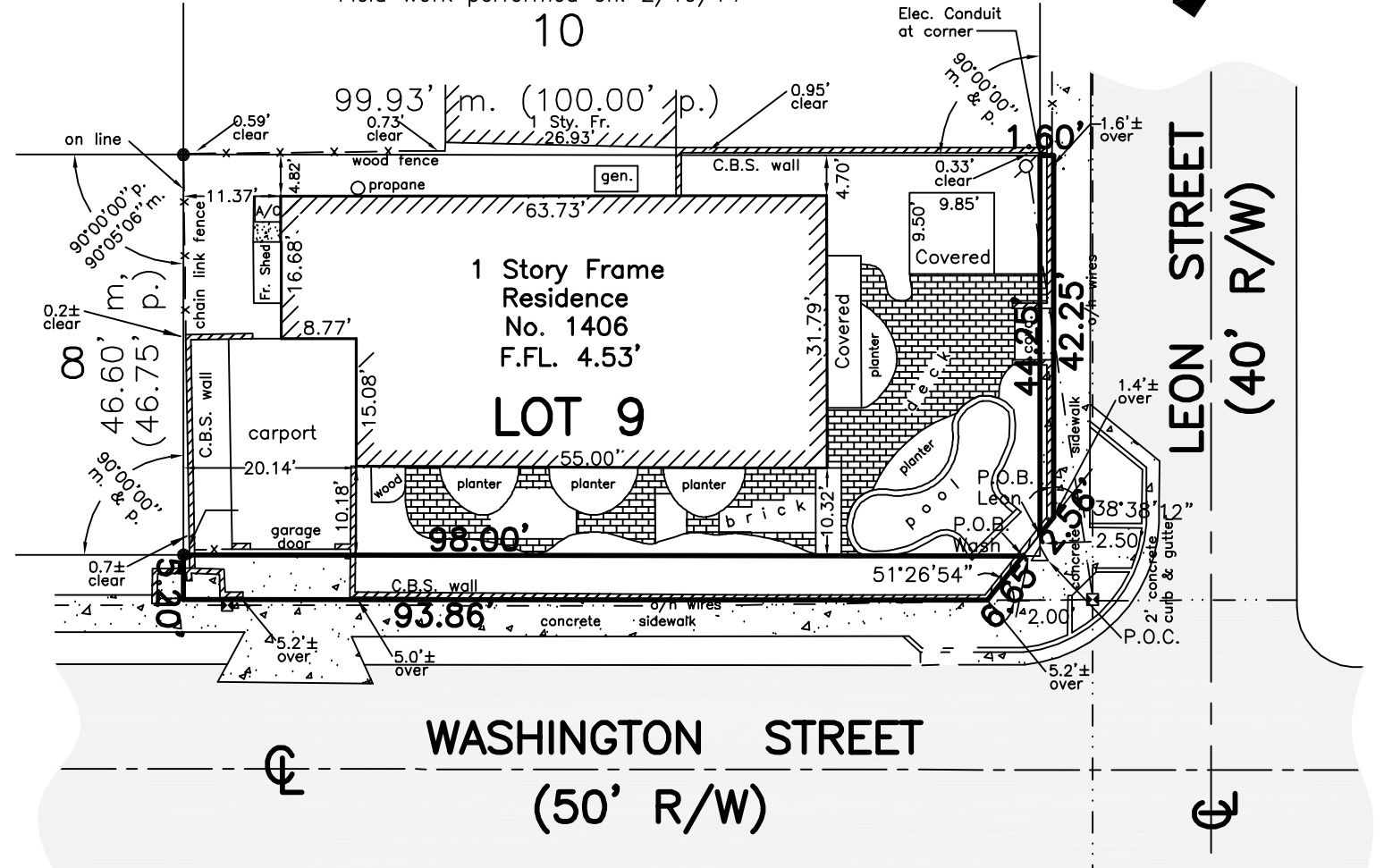


Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- p. = Found
- fd. = Plat
- d. = Measured
- m. = Deed
- O.R. = Official Records
- N.T.S. = Not to Scale
- ☉ = Centerline
- Elev. = Elevation

- B.M. = Bench Mark
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- ☒ = Concrete Utility Pole
- ☉ = Wood utility Pole
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner

Field Work performed on: 2/19/14



LEGAL DESCRIPTION: Washington Street Easement:

A portion of Washington Street, being Southeasterly of and adjacent to Lot 9 of Square 6 of Track 19 "Tropical Building And Investment Company" according to the Plat thereof as recorded in Plat Book 1 Page 34 of the Public Records of Monroe County, Florida, and being more particularly described as follows:
Commence at the intersection of the Northwestern Right-of-Way Line of Washington Street and the Southwestern Right-of-Way Line of Leon Street (said point also being the Southeast corner of said Lot 9); thence in a Southwesterly direction along the said Northwestern Right-of-Way Line of Washington Street for a distance of 2.00 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Northwestern Right-of-Way Line of Washington Street (also being the Southeasterly property line of said Lot 9 for a distance of 98.00 feet; thence at a right angle and in a Southeasterly direction for a distance of 5.20 feet; thence at a right angle and in a Northeasterly direction and parallel with the said Northwestern Right-of-Way Line of Washington Street for a distance of 93.86 feet; thence at a deflection angle of 51°26.54" to the left and in a Northerly direction for a distance of 6.65 feet to the Point of Beginning. Containing 498.84 square feet, more or less.

LEGAL DESCRIPTION: Leon Street Easement:

A portion of Leon Street, being Northeasterly of and adjacent to Lot 9 of Square 6 of Track 19 "Tropical Building And Investment Company" according to the Plat thereof as recorded in Plat Book 1 Page 34 of the Public Records of Monroe County, Florida, and being more particularly described as follows:
Commence at the intersection of the Northwestern Right-of-Way Line of Washington Street and the Southwestern Right-of-Way Line of Leon Street (said point also being the Southeast corner of said Lot 9); thence in a Northwesterly direction along the said Southwestern Right-of-Way Line of Leon Street for a distance of 2.50 feet to the Point of Beginning; thence continue in a Northwesterly direction along the said Southwestern Right-of-Way Line of Leon Street (also being the Northeasterly property line of said Lot 9 for a distance of 44.25 feet; thence at a right angle and in a Northeasterly direction for a distance of 1.60 feet; thence at a right angle and in a Southeasterly direction and parallel with the said Southwestern Right-of-Way Line of Leon Street for a distance of 42.25 feet; thence at a deflection angle of 38°38'12" to the right and in a Southerly direction for a distance of 2.65 feet to the Point of Beginning. Containing 69.16 square feet, more or less.

MONUMENTATION:

- ☉ = Set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- △ = Found P.K. Nail
- △ = Found Drill Hole

SURVEYOR'S NOTES:

North arrow based on plat
Reference Bearing: R/W line Washington Street
3.4 detnotes existng elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 12.34

CERTIFICATION:

I HEREBY CERTIFY that the attached **Specific Purpose Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Vicki Gordon 1406 Leon Street, Key West, Fl. 33040			
Specific Purpose Survey			Dwg. No. 14-330
Scale 1" = 20'	Ref. 138-5 file	Flood Panel No. 1509 K	Dwn. By F.H.H.
Date: 8/25/98		Flood Zone AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
3/7/01: Updated, pool, planters, cov'd structure, cert.			
2/21/14: Updated, wall, carport, owner, certs.			
7/31/14: Easements			
File:fred\dwg\keywest\block177\1406leon			

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