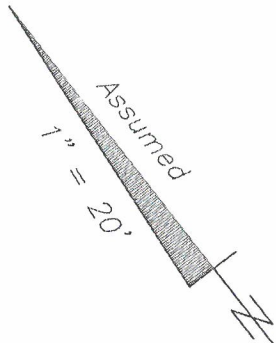
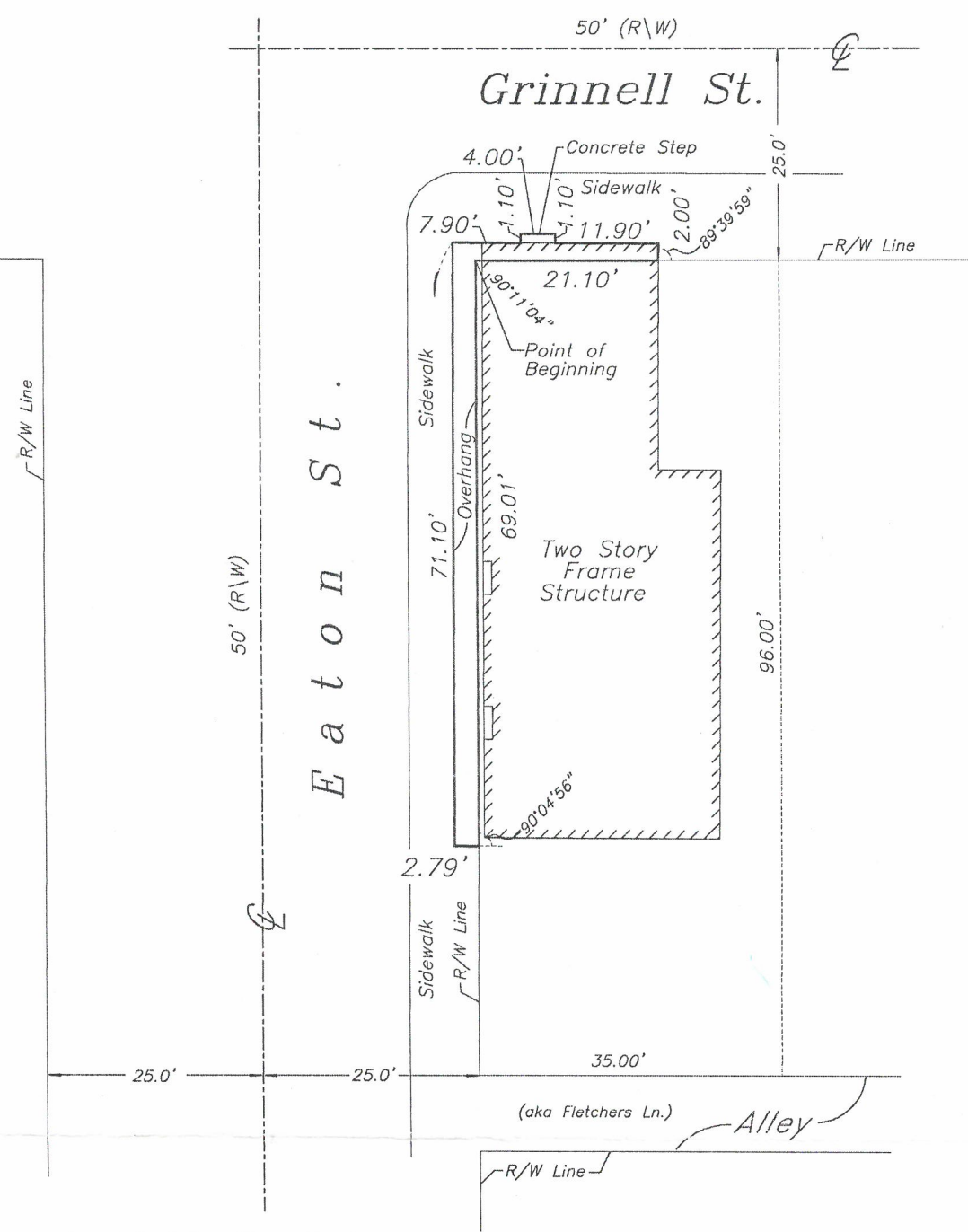


Specific Purpose Survey to illustrate a legal description of a parcel of land lying in the right of way of Grinnell & Eaton Streets, adjacent to Square 33, Island of Key West, prepared by the undersigned



LEGEND

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



- NOTES:**
1. The legal description shown hereon was furnished by the client.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 930 Eaton 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. Adjoiners are not furnished.
 9. This Sketch does 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 a portion of the right of way of Grinnell Street and Eaton Street adjacent to Lot 2, Square 33, of William A. Whitehead's map, delineated in February, 1829, said parcel being more particularly described by metes and bounds as follows: BEGIN at the intersection of the Southwesterly right of way line of Grinnell Street with the Southeasterly right of way line of Eaton Street and run thence Southeasterly along the Southwesterly right of way line of the said Grinnell Street for a distance of 21.10 feet to the Southeasterly face of an existing two story frame structure; thence Northeasterly with a deflection angle of 89°39'59" to the left and along said structure for a distance of 2.00 feet; thence Northwesterly and at right angles along the Northeasterly face of said structure for a distance of 11.90 feet; thence Northeasterly and at right angles for a distance of 1.10 feet; thence Northwesterly and at right angles for a distance of 4.00 feet; thence Southwesterly and at right angles for a distance of 1.10 feet to the Northeasterly face of said structure; thence Northwesterly and at right angles along the said structure and overhang for a distance of 7.90 feet; thence Southwesterly and at right angles along the said overhang for a distance of 71.10 feet; thence Southeasterly and at right angles along said overhang for a distance of 2.79 feet to the Southeasterly right of way line of the said Eaton Street; thence Northeasterly with a deflection angle of 90°04'56" to the left and along the said Eaton Street for a distance of 69.01 feet back to the Point of Beginning, containing 243 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Nina Cay LLC;

J. LYNN O'FLYNN, INC.

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

**THIS SKETCH
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

October 21, 2016