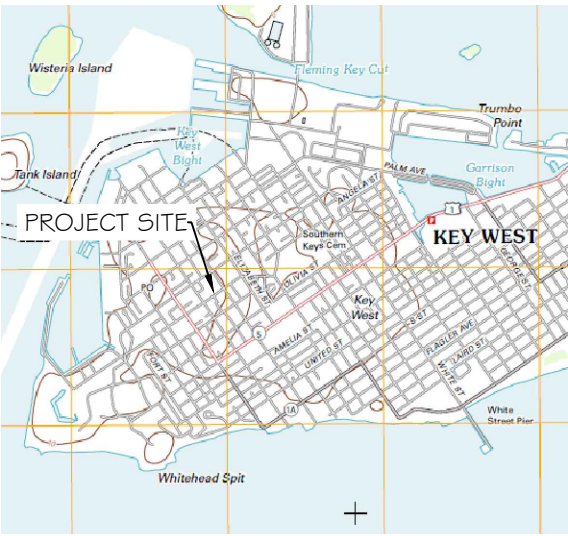
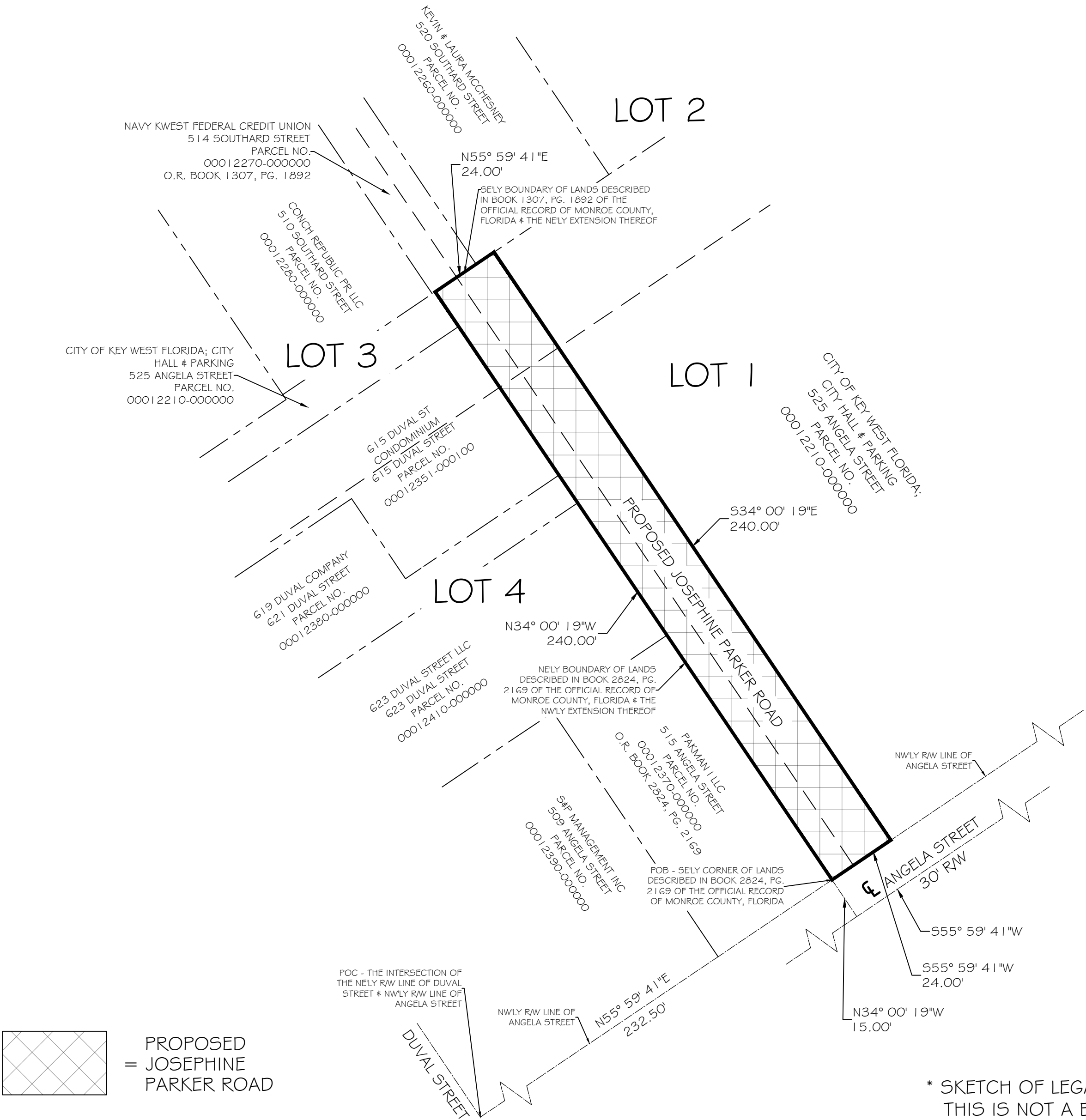
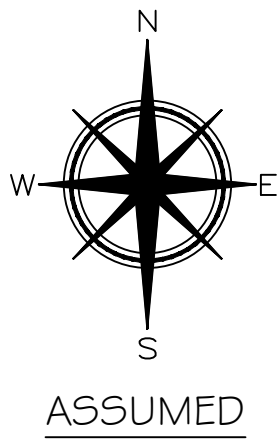


LEGAL DESCRIPTION SKETCH



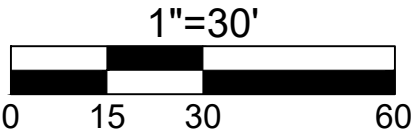
LOCATION MAP - NTS
SEC. 06-T685-R25E



* SKETCH OF LEGAL DESCRIPTION ONLY,
THIS IS NOT A BOUNDARY SURVEY *

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF THE LEGAL DESCRIPTION ONLY.
- ALL BEARINGS ARE BASED ON N55°59'41"E ASSUMED ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED
- ANY UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. * NO UTILITIES HAVE BEEN LOCATED FOR THIS SURVEY.
- STREET ADDRESS: JOSEPHINE PARKER ROAD, KEY WEST, FL.



TOTAL AREA = 5,760 SQFT±

-LEGAL DESCRIPTION -
****AUTHORED BY THE UNDERSIGNED****

A PARCEL OF LAND BEING LOCATED ON THE ISLAND OF KEY WEST AND IS PART OF LOTS 1, 2, 3 AND 4, SQUARE 61, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN 1829, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET, THENCE N55°59'41"E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET FOR A DISTANCE OF 232.50 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND BEING DESCRIBED IN BOOK 2824, PAGE 2169 OF THE OFFICIAL RECORDS OF MONROE COUNTY, STATE OF FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N34°00'19"W ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LAND BEING DESCRIBED IN BOOK 2824, PAGE 2169 OF THE OFFICIAL RECORDS OF MONROE COUNTY, STATE OF FLORIDA, AND THE NORTHWESTERLY EXTENSION THEREOF, FOR A DISTANCE OF 240.00 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE LAND BEING DESCRIBED IN BOOK 1307, PAGE 1892 OF THE OFFICIAL RECORDS OF MONROE COUNTY, STATE OF FLORIDA; THENCE N55°59'41"E ALONG THE SAID SOUTHEASTERLY BOUNDARY LINE OF THE LAND BEING DESCRIBED IN BOOK 1307, PAGE 1892 OF THE OFFICIAL RECORDS OF MONROE COUNTY, STATE OF FLORIDA, AND THE NORTHEASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 24.00 FEET TO A POINT; THENCE S34°00'19"E FOR A DISTANCE OF 240.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET; THENCE S55°59'41"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET FOR A DISTANCE OF 24.00 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 5,760.00 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.

CERTIFIED TO -
CITY OF KEY WEST;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HD = HOSE END	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IR = IRON ROD	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	L = ARC LENGTH	MONUMENT
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	PT = POINT OF TANGENT
CL = CENTERLINE	MB = MAILBOX	R = RADIUS
CLF = CHAINLINK FENCE	MEAS = MEASURED	RW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MF = METAL FENCE	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	SW = SIDE WALK
CPP = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TBM = TEMPORARY BENCHMARK
CURD = COVERED	NTS = NOT TO SCALE	TOB = TOP OF BANK
DELT = CENTRAL ANGLE	OH = ROOF OVERHANG	TOS = TOP OF SLOPE
DEASE = DRAINAGE EASEMENT	OHW = OVERHEAD WIRES	TS = TRAFFIC SIGN
EL = ELEVATION	PC = POINT OF CURVE	TYP = TYPICAL
ENCL = ENCLOSURE	PCC = POINT OF COMPOUND CURVE	UR = UNREADABLE
EP = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	UE = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PK = PARKER KALON NAIL	WD = WOOD DECK
FI = FIRE HYDRANT	POB = POINT OF BEGINNING	WF = WOOD FENCE
FI = FENCE INSIDE	PI = POINT OF INTERSECTION	WL = WOOD LANDING
FND = FOUND		WM = WATER METER
FO = FENCE OUTSIDE		WPP = WOOD POWER POLE
FCL = FENCE ON LINE		WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=30'

MAP DATE 01/20/2026

REVISION DATE XXXXXXXX

SHEET 1 OF 1

DRAWN BY: MPB

CHECKED BY: EAI

JOB NO.: 25-300

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.

SIGNED
ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



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