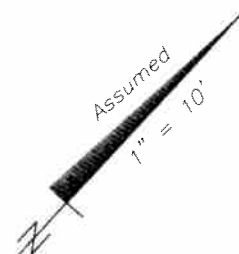
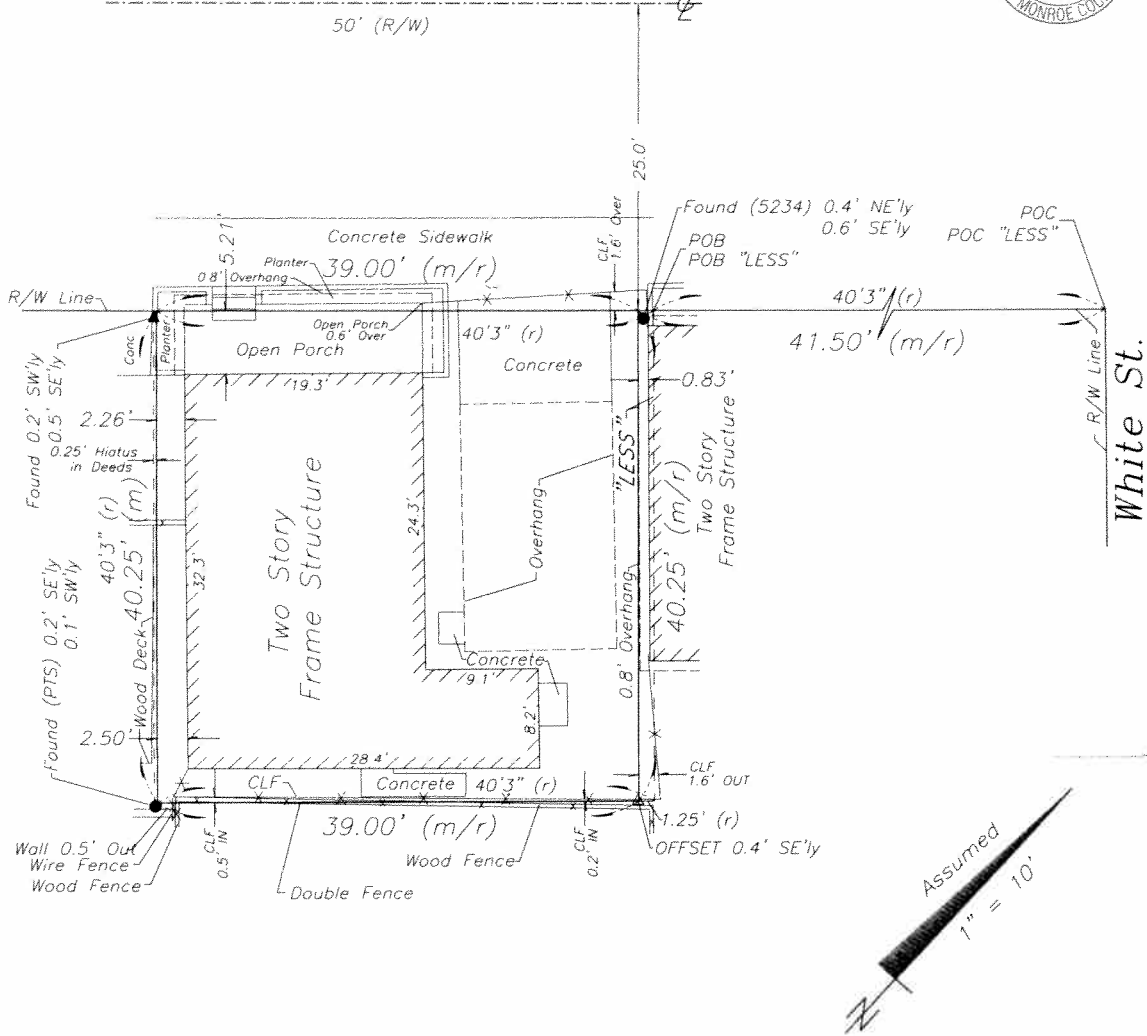


Boundary Survey Map of part of Lot 4, Square 31
John Lowe's Subdivision



Eaton St.



LEGEND

- | | |
|------------------------------------|-------------------------|
| ▲ Found Nail & Disc (LB 7131) | (M) Measured |
| ○ Set 3/4" Iron Pipe (6298) | (R) Record |
| ● Found 1/2" Iron Rod (5234) (PTS) | (M/R) Measured & Record |
| △ Set Nail & Disc (6298) | CLF Chain Link Fence |
| ⊗ Wood Utility Pole | POC Point of Commencing |
| R\W Right of Way | POB Point of Beginning |
| ⊕ Centerline | |

NOTE:
This Survey Map is not full
and complete without the
attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot 4, Square 31
John Lowe's Subdivision



NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1124 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. Date of field work: September 13, 2010.
9. This Survey Report is not full and complete without the attached Survey Map.
10. The ownership of fences is undeterminable unless otherwise noted.


BOUNDARY SURVEY OF: On the Island of Key West and is part of Lot Two (2) of Square Thirty-one (31) according to John Lowe's Subdivision. COMMENCING at a point on Eaton Street Forty (40) feet and Three (3) inches from the corner of White and Eaton Streets, and runs thence in a Southwesterly direction along Eaton Street Forty (40) feet and Three (3) inches; thence at right angles in a Southeasterly direction Forty (40) feet and Three (3) inches; thence at right angles in a Northeasterly direction Forty (40) feet and Three (3) inches; thence at right angles in a Northwesterly direction Forty (40) feet and Three (3) inches out to the Place of Beginning on Eaton Street.

LESS

A parcel of land on the Island of Key West and known as part of Lot Four (4), of John Lowe's Subdivision of part of Square Thirty-one (31), according to Diagram recorded in Plat Book 1, Page 14, of the Public Records of Monroe County, Florida. COMMENCING at the intersection of the Southeasterly right of way line of Eaton Street with the Southwesterly right of way line of White Street and run thence Southwesterly along the Southeasterly right of way line of the said Eaton Street for a distance of 40.25 feet to the Point of Beginning; thence Southeasterly and at right angles for a distance of 40.25 feet; thence Southwesterly and at right angles for a distance of 1.25 feet; thence Northwesterly and at right angles for a distance of 40.25 feet to the Southeasterly right of way line of the said Eaton Street; thence Northeasterly and along said Eaton Street for a distance of 1.25 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Tripp & Arleen Coggins;

J. LYNN O'FLYNN, INC.



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

September 15, 2010

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



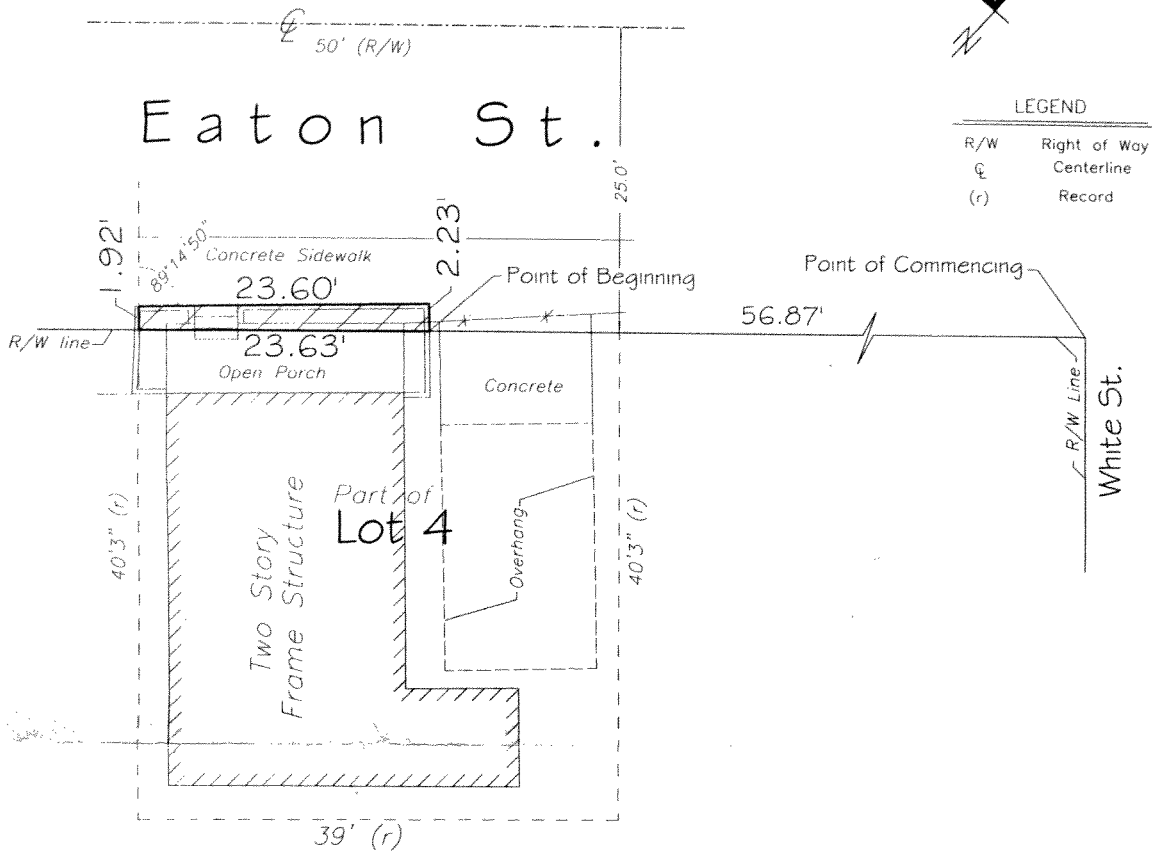
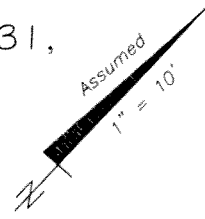
Professional Surveyor & Mapper
PSM #6298

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



Specific Purpose Survey

Specific Purpose Survey to show a legal
of a portion of Eaton Street, adjacent to Square 31,
Island of Key West, Monroe County, Florida



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: 1124 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. 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 Eaton Street adjacent to Lot Four (4), of John Lowe's Subdivision of part of Square Thirty-one (31), according to Diagram recorded in Plat Book 1, Page 14, 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 Southeasterly right of way line of Eaton Street with the Southwesterly right of way line of White Street and run thence Southwesterly along the Southeasterly right of way line of the said Eaton Street for a distance of 56.87 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said Eaton Street for a distance of 23.63 feet; thence Northwesterly and at right angles for a distance of 1.92 feet to the Northwesterly face of an existing planter wall; thence Northwesterly with a deflection angle of 89°14'50" to the right and along the Northwesterly face of said planter wall for a distance of 23.60 feet; thence Southeasterly and at right angles along the Northeastery face of said planter wall for a distance of 2.23 feet back to the Point of Beginning, containing 49 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Tripp and Arleen Coggins.

J. LYNN O'FLYNN, INC

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

December 20, 2009
Revised 1/25/11 to add square footage

THIS SKETCH
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
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3430 Duck Ave., Key West, FL 33040
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