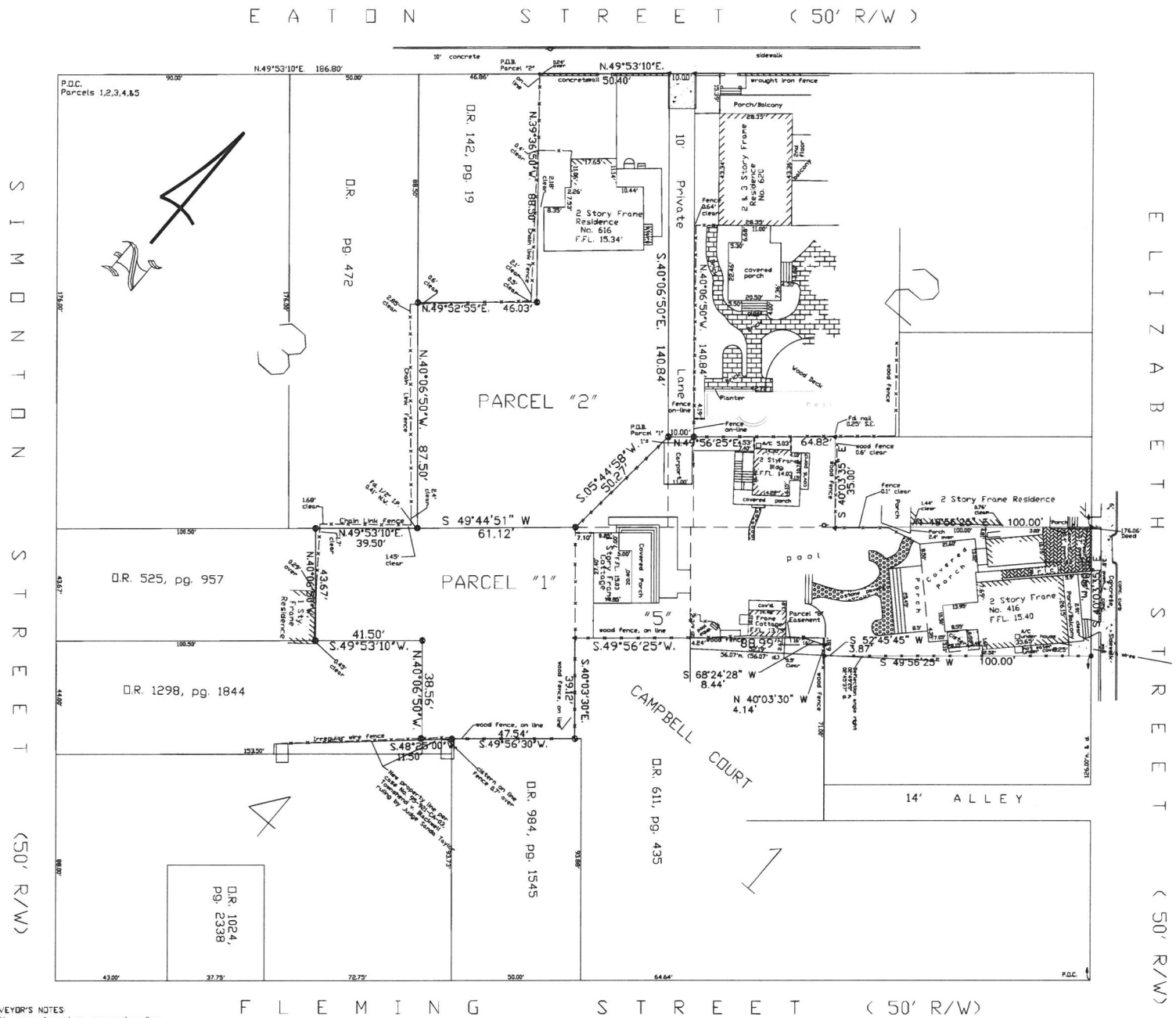


LOCATION MAP
Square 31, City of Key West

LEGAL DESCRIPTION (Parcel 1): Prepared by undersigned. A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, & 4, in Square 36, of Milton A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Stanton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 Feet; thence S 40°06'50" E for a distance of 140.84 Feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 64.82 Feet; thence S 40°03'30" E for a distance of 35.00 Feet; thence N 49°56'25" E for a distance of 100.00 Feet to the Southeastly Right-of-Way Line of Elizabeth Street; thence S 40°03'30" E along the said Southeastly Right-of-Way Line of Elizabeth Street for a distance of 50.06 Feet; thence S 49°56'25" W for a distance of 100.00 Feet; thence S 52°45'45" W for a distance of 3.87 Feet; thence N 40°03'30" W for a distance of 4.14 Feet; thence S 58°24'28" W for a distance of 8.44 Feet; thence S 49°56'25" W for a distance of 88.99 Feet; thence S 40°03'30" E for a distance of 39.12 Feet; thence S 49°56'31" W for a distance of 47.54 Feet; thence S 49°56'31" W for a distance of 11.50 Feet; thence N 40°06'50" W for a distance of 38.56 Feet; thence S 49°53'10" W for a distance of 41.50 Feet; thence N 40°05'50" W for a distance of 43.67 Feet; thence N 49°53'10" E for a distance of 39.50 Feet; thence N 49°44'51" E for a distance of 61.12 Feet to the Point of Beginning. Containing 13,234.56 square feet, more or less.

LEGAL DESCRIPTION (Parcel 2): Prepared by undersigned. A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 2 & 3, in Square 36, of Milton A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Stanton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 Feet to the Point of Beginning; thence continue N 49°53'10" E, and along the said Southeastly Right-of-Way Line of Eaton Street a distance of 50.40 Feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 Feet; thence S 49°56'25" W a distance of 30.27 Feet; thence S 49°44'51" W a distance of 61.12 Feet; thence N 40°06'50" W a distance of 87.50 Feet; thence N 49°52'55" E, a distance of 46.03 Feet; thence N 39°36'50" W, a distance of 88.50 Feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.



SURVEYOR'S NOTES

North arrow based on assumed median
Reference Bearing R/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No. 80-31c Elevation 4.324

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- M. = Measured
- D.R. = Official Records
- N.T.S. = Not to Scale
- C. = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- W.M. = Water Meter
- Bal. = Balcony
- Pl. = Planter

Abbreviations:

- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- Elc. = Electric
- Te. = Telephone
- Enchr. = Encroachment
- BL. = On Line
- CLF. = Chain Link Fence
- A/C = Air Conditioner

- Irr. = Irregular
- concr. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- B. = Baseline
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- cov'd = Covered
- P.I. = Point of Intersection
- wd. = Wood

= Denotes grade, taken on 12/1/15

Field Work performed 08/1/15

CERTIFICATION:

I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property 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 herein.

FREDERICK H. WILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

1
A0.1

SURVEY (416 ELIZABETH STREET & 616 EATON STREET)

SCALE: N.T.S.

416 ELIZABETH STREET
616 EATON STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License ALC002022

Bender & Associates
ARCHITECTS
P.A.

Project No. 1774

Date: 07/25/2017

A0.1

7/31/17: Re-divide property

Done Day
416 Elizabeth Street, Key West, Florida 33040
Specific Purpose Survey
Re-Divide Property

Scale: 1"=20'
Date: 1/6/05

REVISIONS AND/OR ADDITIONS
7/24/12 Updated, owner, new legal descriptions
2/5/13 Updated, new legal descriptions
12/1/15 Partial update, fence elevations
F:\data\deg\keywest\block31\416eaton

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