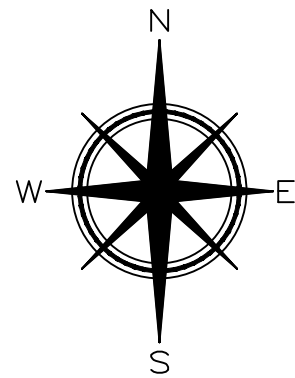




LOCATION MAP - NTS
SEC. 04-T685-R25E



N1° 33' 05"W
39.79'
WLY BOUNDARY
OF TRACT 47

N83° 14' 08"E
250.57'

589° 29' 35"E
250.57'

587° 23' 35"E
203.19'

N3° 03' 05"E
22.09'
WLY BOUNDARY OF
LANDS DESCRIBED IN O.R.
BOOK 1978, PG. 2320

587° 23' 35"E
46.92'

N89° 32' 33"E
250.00'

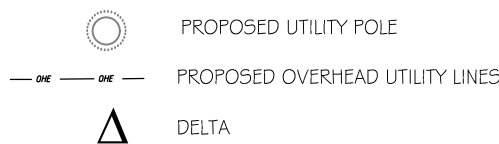
588° 46' 45"E
7.24'

S2° 28' 55"W
52.07'
ELY BOUNDARY OF LANDS
DESCRIBED IN O.R. BOOK
1978, PG. 2320

1"=40'
0 20 40 80

TOTAL AREA = 11,044.05 SQFT±

SYMBOL LEGEND:



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.08'	3437.87'	0°24'05"	N81° 28' 01"E	24.08'
C2	24.26'	3462.87'	0°24'05"	N81° 28' 01"E	24.26'
C3	26.52'	3480.87'	0°26'12"	N81° 29' 05"E	26.52'

Parcel Line Table

Line #	Length	Direction
L1	25.00'	N8° 44' 01"W
L2	25.00'	N8° 19' 56"W
L3	18.00'	N8° 44' 01"W
L4	25.00'	N2° 18' 48"E
L5	18.00'	N3° 03' 05"E
L6	148.67'	N87° 41' 12"W
L7	25.00'	N2° 18' 48"E
L8	25.00'	N2° 18' 48"E

* 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 N87°41'12"W ALONG THE BASELINE OF SR A-1-A (SOUTH ROOSEVELT BOULEVARD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 90003.
- 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 HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE 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: 2901 S. ROOSEVELT BOULEVARD, KEY WEST, FL 33040.

CERTIFIED TO -

KEYS ENERGY SERVICES;

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

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER 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 SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=40'

MAP DATE 09/10/2025

REVISION DATE XXXX/XXXX

SHEET 1 OF 1

DRAWN BY: MPB

CHECKED BY: EAI

JOB NO.: 25-201

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.



FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

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

SIGNED

ERIC A. ISAACS, LSW #6783, PROFESSIONAL SURVEYOR AND MAPPER, LSW 7847

-LEGAL DESCRIPTION(S) -

AUTHORED BY THE UNDERSIGNED

UTILITY EASEMENT 6

A UTILITY EASEMENT LOCATED ACROSS A PORTION OF TRACT 47, PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 35, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING AND BEING IN SECTION 4, TOWNSHIP 68 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 47; THENCE N01°33'05"W ALONG THE WEST BOUNDARY LINE OF SAID TRACT 47 FOR A DISTANCE OF 39.79 FEET TO A POINT; THENCE N84°26'47"E FOR A DISTANCE OF 99.40 FEET TO A POINT; THENCE N83°14'08"E FOR A DISTANCE OF 250.57 FEET TO A POINT; THENCE S89°29'35"E FOR A DISTANCE OF 250.57 FEET TO A POINT; THENCE S87°23'35"E FOR A DISTANCE OF 203.19 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE PARCEL OF LAND BEING DESCRIBED IN BOOK 1978 AT PAGE 2320, OF THE OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S87°23'35"E FOR A DISTANCE OF 46.92 FEET TO A POINT; THENCE N89°32'33"E FOR A DISTANCE OF 250.00 FEET TO A POINT; THENCE S88°46'45"E FOR A DISTANCE OF 7.24 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE PARCEL OF LAND BEING DESCRIBED IN BOOK 1978 AT PAGE 2320, OF THE OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA; THENCE S02°28'55"W ALONG SAID EAST BOUNDARY LINE OF THE PARCEL OF LAND BEING DESCRIBED IN BOOK 1978 AT PAGE 2320, OF THE OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA FOR A DISTANCE OF 52.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROOSEVELT BOULEVARD AS EXISTING ON AUGUST 29, 2025; THENCE N87°41'12"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROOSEVELT BOULEVARD AS EXISTING ON AUGUST 29, 2025 FOR A DISTANCE OF 155.55 FEET TO A POINT; THENCE N02°18'48"E CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROOSEVELT BOULEVARD AS EXISTING ON AUGUST 29, 2025 FOR A DISTANCE OF 18.00 FEET TO A POINT; THENCE N87°41'12"W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROOSEVELT BOULEVARD AS EXISTING ON AUGUST 29, 2025 FOR A DISTANCE OF 148.44 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE PARCEL OF LAND BEING DESCRIBED IN BOOK 1978 AT PAGE 2320, OF THE OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA; THENCE N03°03'05"E ALONG SAID WEST BOUNDARY LINE OF THE PARCEL OF LAND BEING DESCRIBED IN BOOK 1978 AT PAGE 2320, OF THE OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA FOR A DISTANCE OF 22.09 FEET BACK TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS 11,044.05 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.