

SURVEY

E A T O N S T R E E T (50' R/W)

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, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton 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 188.83 feet to the Point of Beginning; thence 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°03'30" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S 40°03'35" E, a distance of 82.13 feet; thence S 49°59'30" W, a distance of 47.54 feet; thence S 48°25'05" W, a distance of 11.50 feet; thence N 40°06'50" W, a distance of 38.56 feet; thence S 49°53'10" W, a distance of 41.50 feet; thence N 49°06'50" W, a distance of 43.97 feet; thence N 49°53'10" E, a distance of 39.50 feet; thence N 40°08'50" W, a distance of 87.50 feet; thence N 49°52'55" E, a distance of 46.03 feet; thence N 38°24'20" 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 19018 square feet or 0.437 acres, more or less.

LEGAL DESCRIPTION (Parcel "2"): 10 Easement
Prepared by undersigned.
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lot 2, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton 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 a distance of 237.20 feet to the Point of Beginning; thence continue N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for a distance of 10.00 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°53'10" W for a distance of 140.84 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Containing 1,408.4 square feet, at 0.32 acres, more or less.

LEGAL DESCRIPTION (Parcel "3"):
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton 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 247.20 feet to the Point of Beginning; thence N 49°53'10" E, and continuing along the said Southeastly Right-of-Way Line of Eaton Street a distance of 73.06 feet; thence S 40°03'30" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 59.92 feet; thence N 49°50'25" E, a distance of 5.94 feet; thence S 40°03'35" E, a distance of 41.00 feet; thence S 49°50'25" W, a distance of 25.00 feet; thence S 40°03'35" E, a distance of 33.00 feet; thence S 49°56'30" W, a distance of 54.79 feet; thence N 40°06'50" W, a distance of 175.85 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12816 square feet or 0.29 acres, more or less.

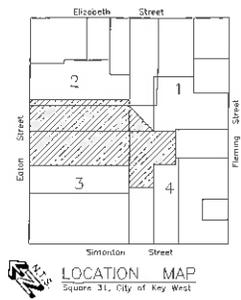
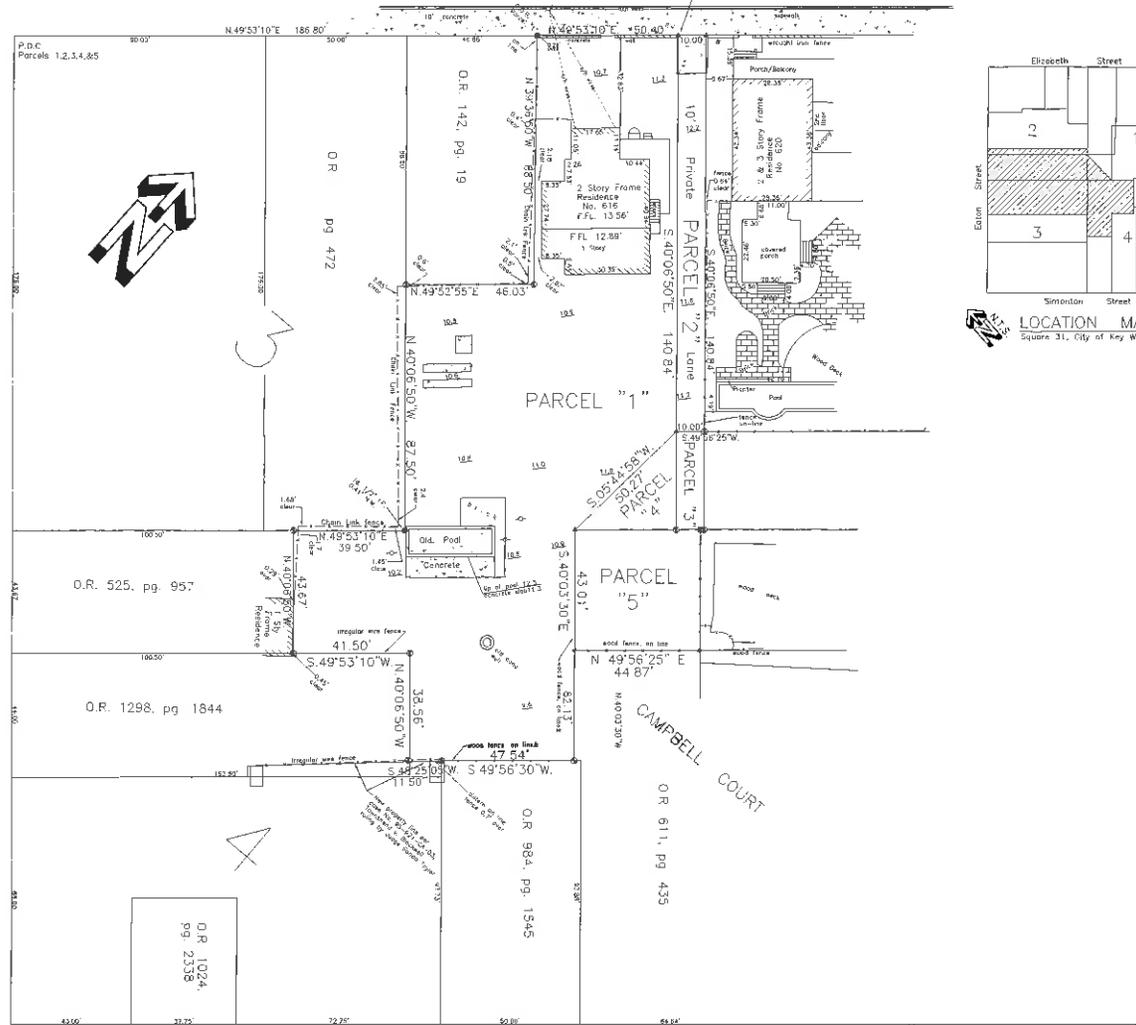
LEGAL DESCRIPTION (Parcel "5"):
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton 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, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 175.85 feet to the Point of Beginning; thence N 49°53'10" E for a distance of 17.74 feet; thence S 40°03'35" E for a distance of 43.06 feet; thence S 49°54'25" W for a distance of 44.87 feet; thence N 40°03'30" W for a distance of 43.01 feet; thence N 49°53'10" E for a distance of 28.63 feet to the Point of Beginning. Containing 1530.95 square feet, more or less.

LEGEND	
A/C	Air Conditioner
BAL	Battery
BM	Bench Mark
CB	Catch Basin
C	Center Line
CO	Clean Out
CONE	Concrete
CONE	Concrete Block Stucco
CUP	Concrete Utility Pole
COVD	Covered
D	Dred
ELEV	Elevation
F	Finished Floor Elevation
FD	Found
FF	Found Iron Pipe
IMP	Irregular
IR	Irregular
LB	Licensed Business
M	Map
N.T.S.	Not To Scale
O.R.	Official Records
OH	Over Head
PH	Point of Beginning
P.B.	Point of Beginning
P.C.C.	Point of Commence
P.F.	Point of Foot
SP	Set Iron Bolt
SP	Set Iron Pipe
SP	Set Nail And Disc
STRY	Story
UP	Utility Pole
WM	Water Meter
WV	Water Valve
ST	Street Light
CU	Wood Utility Pole
W	Water Meter

SURVEYOR'S NOTES:
North arrow based on assumed meridian.
Reference Bearing: R/W Eaton Street, assumed.
3.4 denotes existing elevation.
Elevations based on M.G.D.M., 1929 Datum.
Bench Mark No. 6031. Deviation: 14.324.

MONUMENTATION:
● = 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
● = Found 1/2" Iron Bolt
● = Set P.C.C. Nail, P.L.S. No. 2749

Field Work performed on 11/25/14



App 0192

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY 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 51-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no other encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 30810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Mark T. Serbinski and Kristina Serbinski 816 Eaton Street, Key West, Florida 33040	
BOUNDARY SURVEY	Draw No.: 14-463
Scale: 1"=20'	Rel: 130-12
Date: 1/6/05	Flood Zone: x
REASONS AND/OR ADDITIONS	
7/24/10: Updated, owner, see legal descriptions	
7/29/13: Updated, new final description	
12/15/14: Updated, fences, other minor changes, owners	
1/15/16: Updated, fences, other minor changes, owners	

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