

BEARING BASE:
ALL BEARINGS ARE BASED
ON N36°08'26"E ASSUMED
ALONG THE CENTERLINE OF
SOUTHARD STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

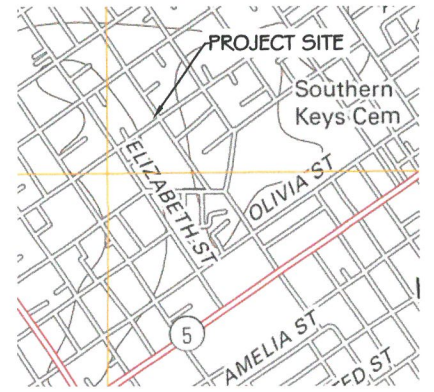
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
530 WILLIAM STREET #
725-727 SOUTHARD STREET
KEY WEST, FL 33040

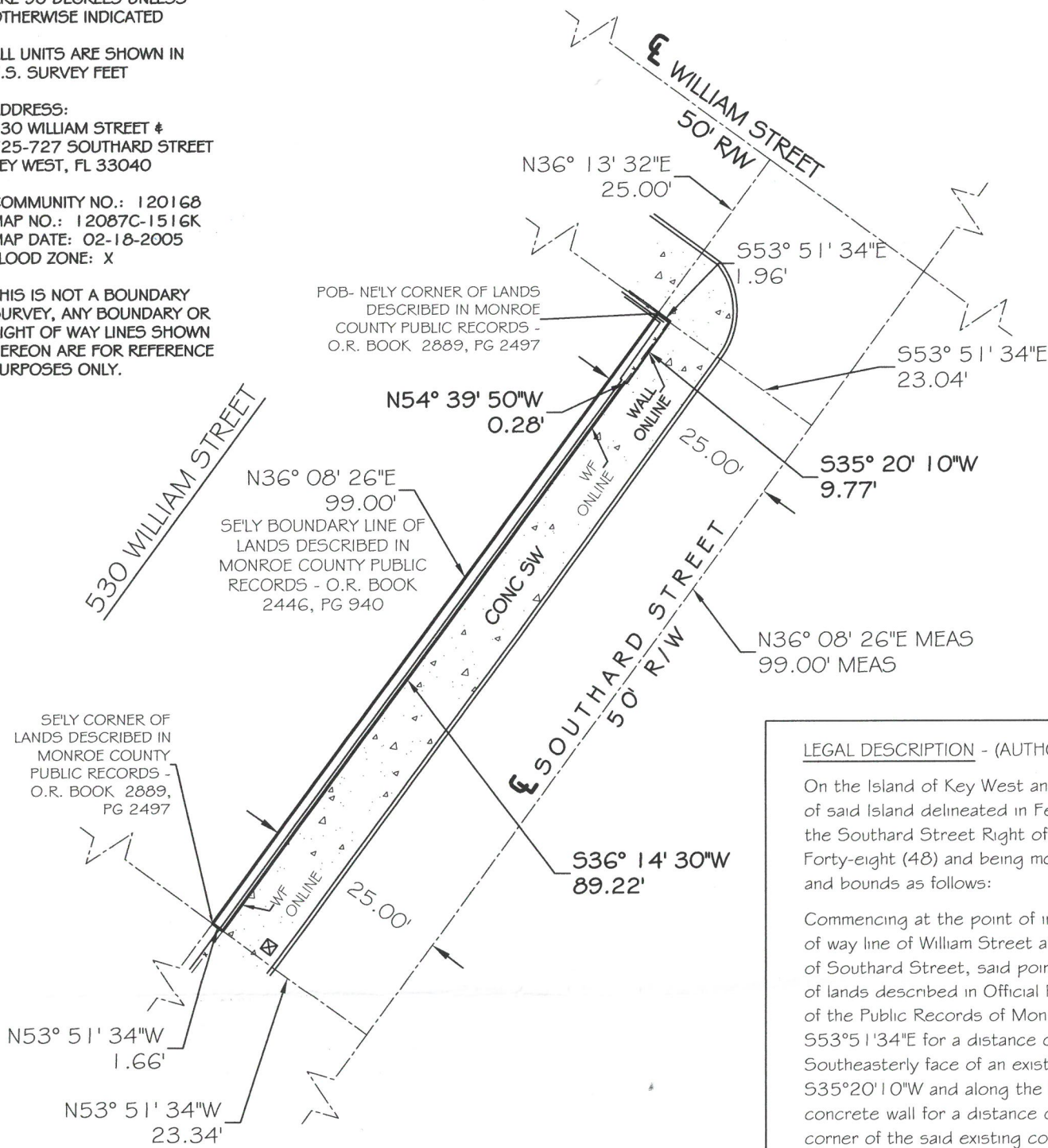
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X

THIS IS NOT A BOUNDARY
SURVEY, ANY BOUNDARY OR
RIGHT OF WAY LINES SHOWN
HEREON ARE FOR REFERENCE
PURPOSES ONLY.

LEGAL DESCRIPTION SKETCH



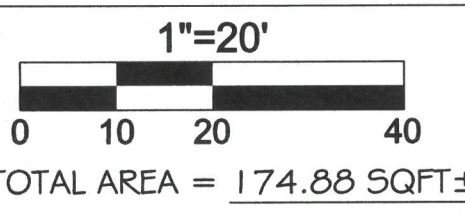
LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGAL DESCRIPTION - (AUTHORED BY THE UNDERSIGNED)

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a portion of the Southard Street Right of Way adjacent to Lot One (1) in Square Forty-eight (48) and being more particularly described by metes and bounds as follows:

Commencing at the point of intersection of the Southwesterly right of way line of William Street and the Northwesterly right of way line of Southard Street, said point also being the Northeasterly corner of lands described in Official Records Book 2889, at Page 2497 of the Public Records of Monroe County, Florida and thence S53°51'34"E for a distance of 1.96 feet to a point on the Southeasterly face of an existing concrete wall; thence S35°20'10"W and along the Southeasterly face of the said existing concrete wall for a distance of 9.77 feet to the Southeasterly corner of the said existing concrete wall; thence N54°39'50"W and along the Southwesterly face of the said concrete wall for a distance of 0.28 feet to a point on the Southeasterly face of an existing wood fence; thence S36°14'30"W and along the Southeasterly face of the said existing wood fence for a distance of 89.22 feet; thence N53°51'34"W for a distance of 1.66 feet to the Southeasterly corner of lands described in Official Records Book 2889, at Page 2497 of the Public Records of Monroe County, Florida; thence N36°08'26"E along the Southeasterly boundary line of the said lands described in Official Records Book 2889, at Page 2497 of the Public Records of Monroe County, Florida, for a distance of 99.00 feet back to the Point of Beginning. Said parcel of land contains 174.88 square feet, more or less.



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.

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|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HIB = HOSE BID | 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 | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | T5 = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | U/R = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FH = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FND = FOUND | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

CERTIFIED TO -
J. Donald Peek;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. 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"=20'
DATE	03/08/2018
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	18-153

I HEREBY CERTIFY THAT THIS SKETCH 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.

SIGNED _____
ERIC A. ISAACS, F.S.M. #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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