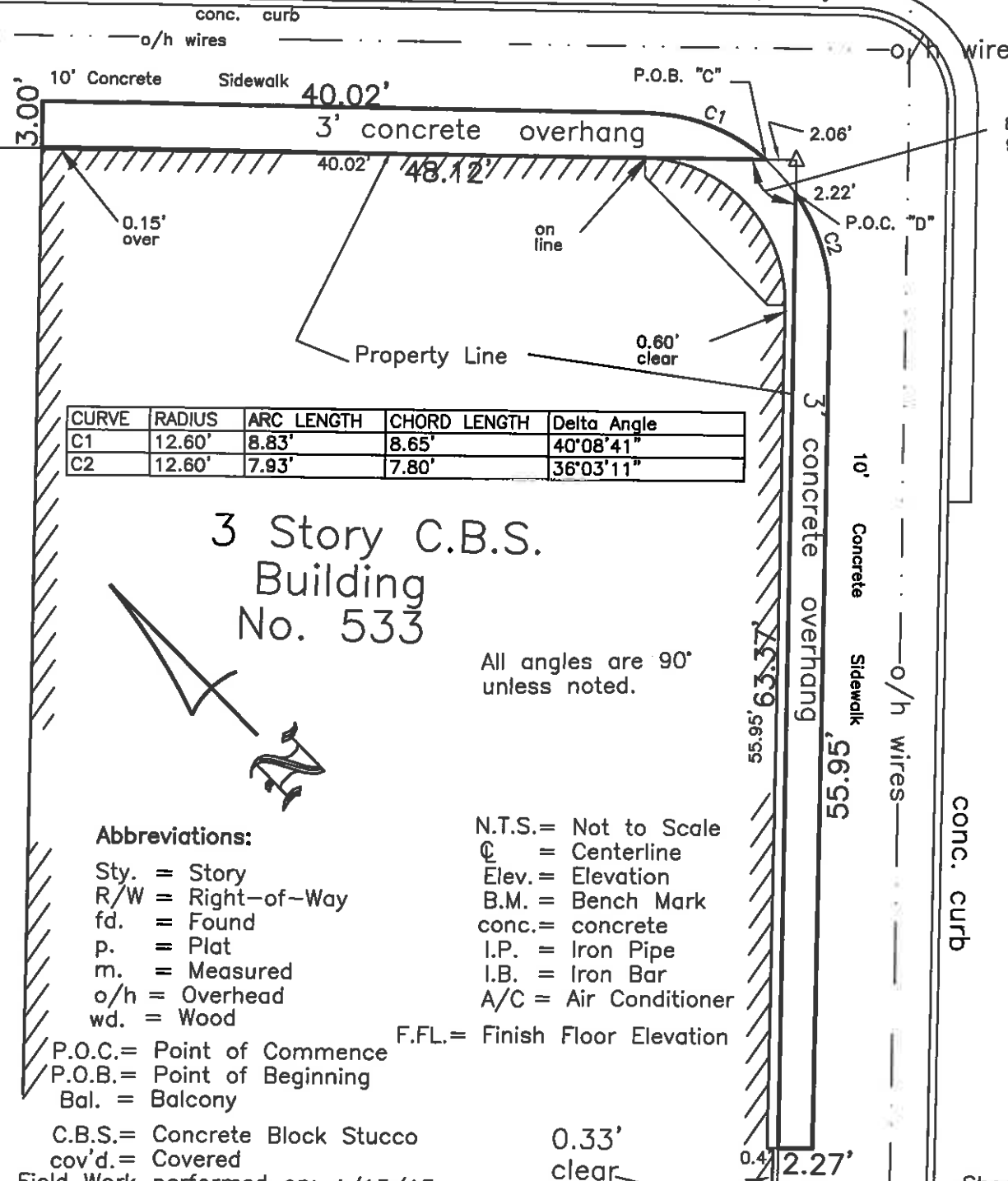


SIMONTON STREET (50' R/W)

EATON STREET (50' R/W)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	Delta Angle
C1	12.60'	8.83'	8.65'	40°08'41"
C2	12.60'	7.93'	7.80'	36°03'11"

3 Story C.B.S.
Building
No. 533

All angles are 90°
unless noted.

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- o/h = Overhead
- wd. = Wood

- N.T.S. = Not to Scale
- CL = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- A/C = Air Conditioner

F.F.L. = Finish Floor Elevation

- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- Bal. = Balcony

- C.B.S. = Concrete Block Stucco
- cov'd. = Covered

Field Work performed on: 4/15/13

Sheet 1 of 2

The Studios of Key West, Inc. 533 Eaton Street, Key West, Fl. 33040			
Specific Purpose Survey Sketch to accompany Legal Description		Dwn No.: 14-104	
Scale: 1"=10'	Ref. 210-70	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/24/13		Flood Zone: X	Flood Elev. —
REVISIONS AND/OR ADDITIONS			
10/17/13: Corrected certs., survey not updated			
1/6/14: Legal description for overhang			
f/datafred/dwg/keywest/block 24/533 Eaton			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

LEGAL DESCRIPTION:

Overhang along Simonton Street:

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), and being more particularly described as follows:

COMMENCE at the intersection of the Southwesterly Right-of-Way Line of Simonton Street and the Northwesterly Right-of-Way Line of Eaton Street; thence in Northwesterly direction along the said Southwesterly Right-of-Way Line of Simonton Street for a distance of 2.06 feet to the Point of Beginning; thence continue in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Simonton Street for a distance of 48.12 feet to the edge of a concrete overhang; thence at a right angle and in a Northeasterly direction, along the edge of a concrete overhang for a distance of 3.00 feet; thence at a right angle and in a Southeasterly direction and along the edge of a concrete overhang for a distance of 40.02 feet to a point of curvature of a curve concave to the West; thence in a Southerly direction along the said curve, having for its elements a radius of 12.60 feet and a central angle of 40°08'41" for a arc distance of 8.83 feet to the said Southwesterly Right-of-Way Line of Simonton Street and the Point of Beginning.
Containing 136.6 square feet, more or less.

LEGAL DESCRIPTION:

Overhang along Eaton Street:

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), and being more particularly described as follows:

COMMENCE at the intersection of the Southwesterly Right-of-Way Line of Simonton Street and the Northwesterly Right-of-Way Line of Eaton Street; thence in Southwesterly direction along the said Northwesterly Right-of-Way Line of Eaton Street for a distance of 2.22 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Eaton Street for a distance of 63.37 feet to the edge of a concrete overhang; thence at a right angle and in a Southeasterly direction, along the edge of a concrete overhang for a distance of 2.27 feet; thence at a right angle and in a Northeasterly direction and along the edge of a concrete overhang for a distance of 55.95 feet to a point of curvature of a curve concave to the West; thence in a Northerly direction along the said curve, having for its elements a radius of 12.60 feet and a central angle of 36°03'11" for a arc distance of 7.93 feet to the said Northwesterly Right-of-Way Line of Simonton Street and the Point of Beginning.
Containing 142.6 square feet, more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached **Specific Purpose 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 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

The Studios of Key West, Inc.
533 Eaton Street, Key West, Fl. 33040

Specific Purpose Survey		Dwn No.:	
Sketch to accompany Legal Description		14-104	
Scale: 1"=10'	Ref. 210-70	Flood panel No. 1516 K	Dwn. By: F.H.H.
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Sheet 2 of 2



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