

**SKETCH & DESCRIPTION  
DRAINAGE EASEMENT**

Portion of Lot 5, Block 4, Diagram of Land Tract No. 30 AND Portion of Key West High School  
(P.B. 1, PG. 13, M.C.R.)

CITY OF KEY WEST, MONROE COUNTY, FL.

**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvement were located.
5. Bearings shown hereon are assumed based on east right-of-way line of Dennis Street having a bearing of N 33°59'40" W
6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
7. This map is intended to be displayed at a scale of 1:240 (1"=20') or smaller.
8. Abbreviation Legend:  $\text{C}$ = Centerline; M.C.R.= Monroe County Public Records; P.B.= Plat Book; PCN= Parcel Control Number; PG.= Page; P.O.B.= Point of Beginning; P.O.C.= Point of Commencement; P.O.T.= Point of Termination; Ref.= Reference; R/W= Right of Way; sq. ft.= Square Feet.

**LAND DESCRIPTION:**

A parcel of land for a Drainage Easement, being a portion of Lot 5, Block 4, of DIAGRAM OF LAND TRACT No. 30, by T.J. Ashe recorded in Plat Book 1, Page 13 of the Public Records of Monroe County, Florida described as:

BEGINNING at the southwest corner of said Lot 5; thence N 33°59'40" W along the east right-of-way line of Dennis Street as laid out and currently in use, a distance of 16.56 feet; thence S 80°26'26" E, 24.03 feet to a point hereinafter referred to as Reference Point "A" being on the north right-of-way line of Blanche Street as laid out and currently in use; thence S 56°00'20" W along said right-of-way line, a distance of 17.42 feet to the POINT OF BEGINNING, having an area of 144.18 square feet (0.003 acre) more or less.

TOGETHER WITH:

An easement 12 feet in width for drainage, being 6 feet on each side of the following described centerline:

COMMENCING at the aforementioned Reference Point "A"; thence N 56°00'20" E along the north right-of-way line of Blanche Street, a distance of 33.58 feet to the west line of Key West High School; thence S 16°21'24" E along said west line, 57.18 feet to the POINT OF BEGINNING of said centerline; thence S 33°59'40" E, 365.18 feet to the POINT OF TERMINATION, having an area of 4,382.137 square feet (0.101 acre) more or less.

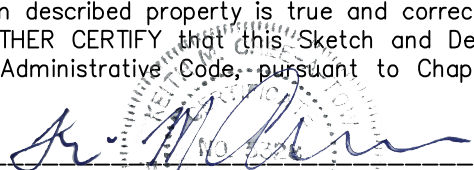
The side lines of said easement to be extended or shortened to meet at angle points and to form a closed figure.


Said lands lying and being in the City of Key West, Monroe County, Florida.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapters 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

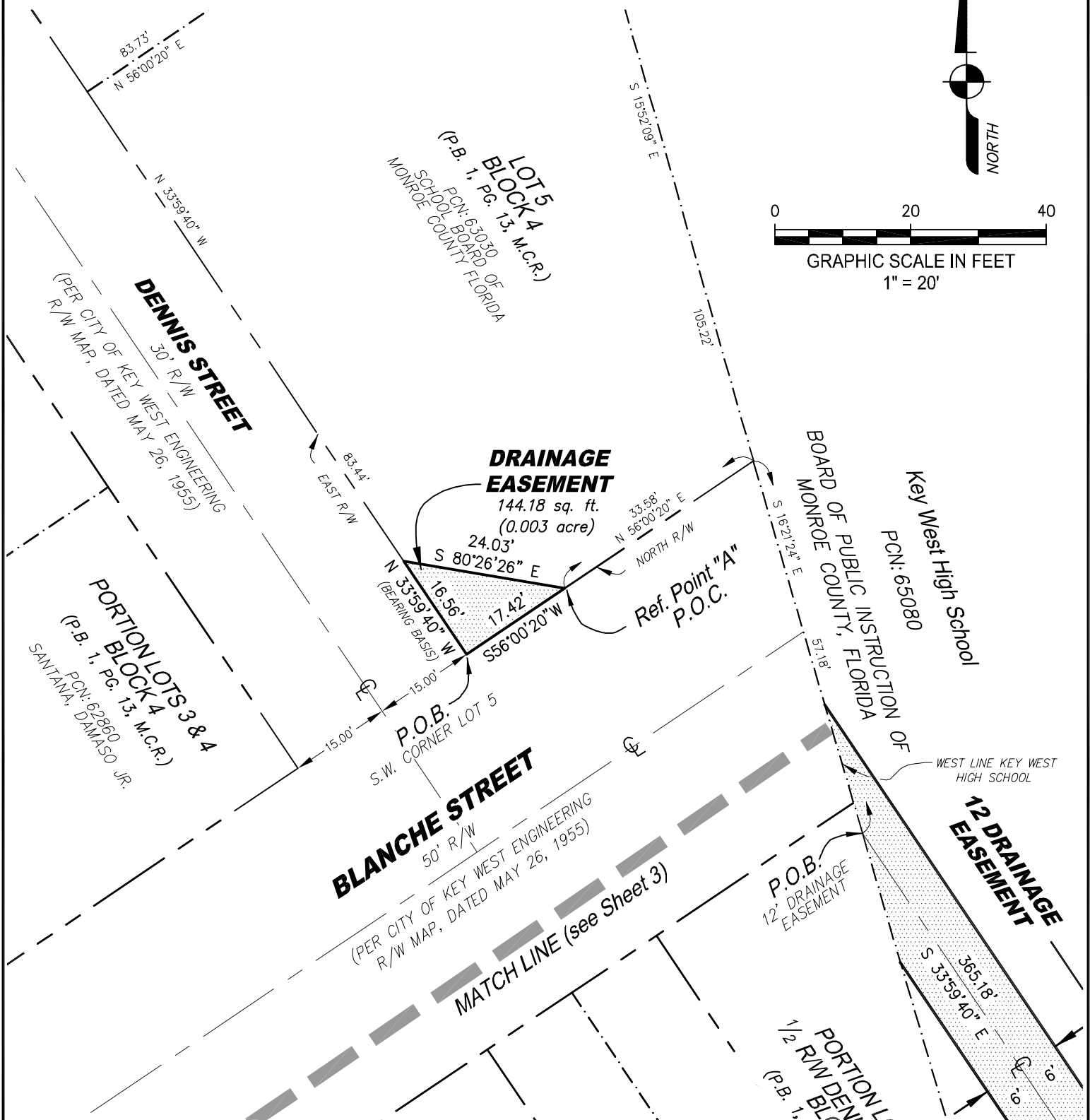
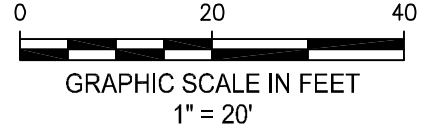
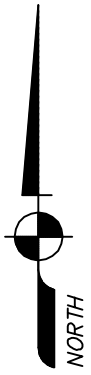
Date: May 21, 2018

  
 KEITH M. CHEE-A-TOW, P.L.S.  
 Florida Registration No. 5328  
 AVIROM & ASSOCIATES, INC.  
 L.B. No. 3300

<b>REVISIONS</b>		<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2018 AVIROM &amp; ASSOCIATES, INC. all rights reserved.          This sketch is the property of AVIROM &amp; ASSOCIATES, INC.          and should not be reproduced or copied without written permission.</small>	JOB #:	<b>10396-1.2</b>
			SCALE:	N/A
			DATE:	05/21/2018
			BY:	K.M.C.
			CHECKED:	K.M.C.
			F.B.	N/A PG. N/A
SHEET:	<b>1 OF 3</b>			

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SCALE:	1" = 20'
DATE:	05/21/2018
BY:	K.M.C.
CHECKED:	K.M.C.
F.B.	N/A PG. N/A
SHEET:	<b>2 OF 3</b>

