

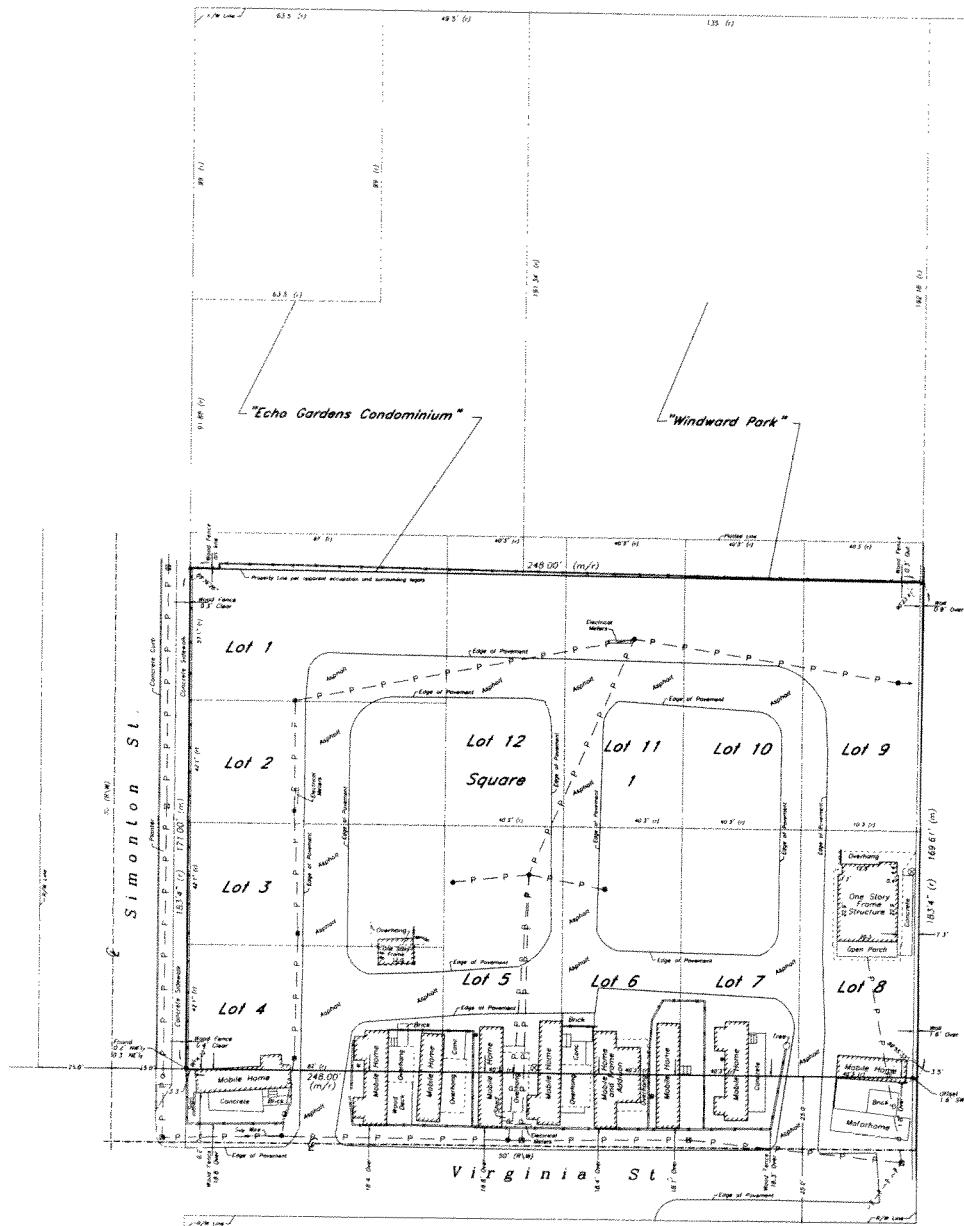
Survey

Truman Ave.

REDUCED
SCALE

LEGEND

- Found 2" iron pipe (Fence Post)
- Set 3/4" iron pipe w/cap (CPW)
- Found 1/2" iron rod (PIS)
- ▲ Found nail & dirt (FND)
- ▲ Set Nail & Dirt (FND)
- (M) measured
- (R) Record
- (M/R) Measured & Record
- CBS Concrete Block Structure
- CLF Chain Link Fence
- CLF Chain Link Fence
- Centration
- Metal Utility Pole
- Concrete Utility Pole
- *P* Overhead Utility Lines
- Phone Line
- Fire Hydrant



- NOTES**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1015-1027 Simonson Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: January 6, 2012.
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.
 11. All improvements are not shown.

BOUNDARY SURVEY OF A parcel of land on the Island of Key West, Monroe County, Florida and known as **Tract 11** and designated on **Charles W. Telfer's Plan or Map of the Island of Key West delineated in July, 1974 as Lots 1-12, Square 1**, known as **Simonson's Addition to Key West**.

BOUNDARY SURVEY FOR: **Southernmost Cabana Resort LLC.**

J. LYNN O'FLYNN, Inc.
Lynn O'Flynn, PSM
Florida Reg. #6298
January 26, 2012

THIS SURVEY IS NOT ASSIGNABLE

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
FSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 Fax (305) 296-2244

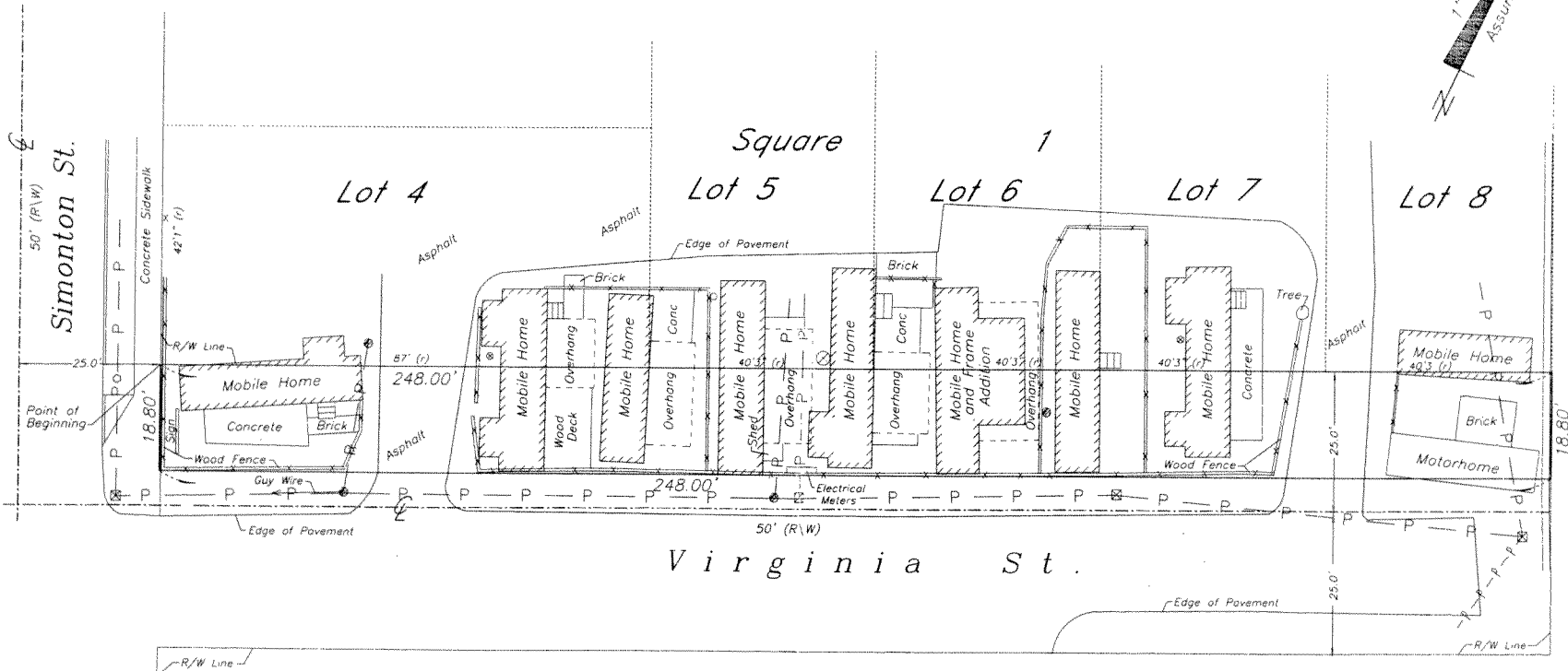
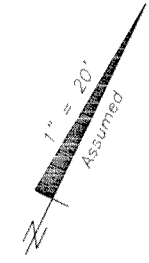
BOUNDARY SURVEY OF:
Lots 1 thru 12, Square 1,
Tract 11, Island of Key West

DRAWN BY:	REVISIONS:	DATE:
BGO	1.	
CHECKED BY:	2.	
JLO	3.	
DATE:	4.	
1-26-12	5.	
	6.	
	7.	

SHEET: **1**
OF: **1**

Special Purpose Survey

Specific Purpose Survey Map to illustrate a legal description
of part of the Right of Way of
Virginia Street, Island of Key West, Florida



LEGEND

- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Propane Tank
- Fire Hydrant

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Specific Purpose Survey Report to illustrate a legal description
of part of the Right of Way of
Virginia Street, Island of Key West, Florida

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1015-1027 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.
11. The Survey Report is not full and complete without the attached Survey Map.

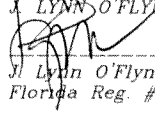
SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and being a portion of the right of way of Virginia Street adjacent to and Southerly of Lots 4 thru 8, of Square 1, Tract 11 of Simonton's Addition to Key West, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the Northeasterly right of way line of Simonton Street with the Northwesterly right of way line of Virginia Street, said point also being the Southernmost corner of the said Lot 4, Square 1, and run thence Northeasterly and along the Northwesterly right of way line of the said Virginia Street for a distance of 248.00 feet to the Northeasterly right of way line of the said Virginia Street; thence Southeasterly and at right angles along the Northeasterly right of way line of the said Virginia Street for a distance of 18.80 feet; thence Southwesterly and at right angles along a line parallel to and 18.80 feet Southeasterly of the Northwesterly right of way line of the said Virginia Street for a distance of 248.00 feet to the Southeasterly extension of the Northeasterly right of way line of the said Simonton Street; thence Northwesterly and at right angles along the Southeasterly extension of the Northeasterly right of way line of the said Simonton Street for a distance of 18.80 feet back to the Point of Beginning, containing 4,662 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Southernmost Cabana Resort LLC;

J. LYNN O'FLYNN, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 26, 2012

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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