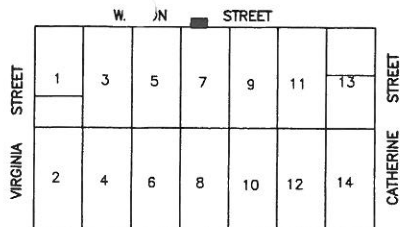


N.T.S.



### LOCATION MAP

Square 6, Tract 13  
City of Key West

#### SURVEYOR'S NOTES:

North arrow based on plat  
 Reference Bearing: R/W Watson Street  
 > denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: V-267 Elevation: 7.215

#### Abbreviations:

Sty. = Story  
 R/W = Right-of-Way  
 fd. = Found  
 p. = Plat  
 m. = Measured  
 d. = Deed  
 M.H.W. = Mean High Water  
 O.R. = Official Records  
 N.T.S. = Not to Scale  
 C = Centerline  
 Elev. = Elevation  
 B.M. = Bench Mark  
 P.B. = Plat Book

#### Monumentation:


⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749  
 ● = Found 1/2" Iron Bar  
 ▲ = Set P.K. Nail, P.L.S. No. 2749

o/h = Overhead  
 F.F.L. = Finish Floor Elevation  
 Irr. = Irregular  
 conc. = concrete  
 I.P. = Iron Pipe  
 I.B. = Iron Bar  
 C.B.S. = Concrete Block Stucco  
 cov'd. = Covered  
 ⊕ = Well

Field Work performed on: 9/28/12

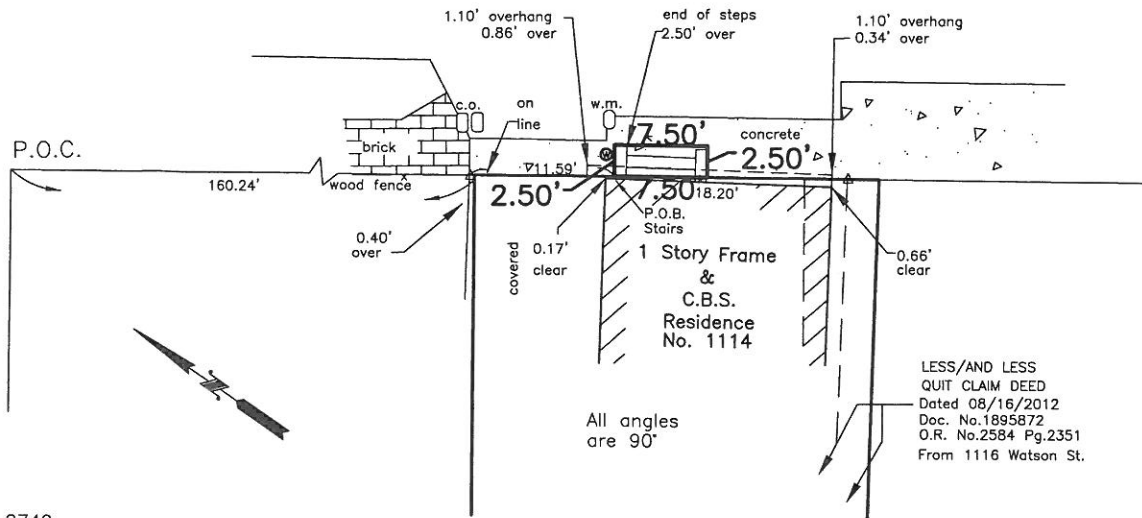
#### CERTIFICATION:

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 Statute 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

## WATSON STREET (30' R/W)



LESS/AND LESS  
 QUIT CLAIM DEED  
 Dated 08/16/2012  
 Doc. No. 1895872  
 O.R. No. 2584 Pg. 2351  
 From 1116 Watson St.

#### DESCRIPTION (Stair Encroachment)

Prepared by Undersigned  
 On the Island of Key West, Monroe County, Florida, and adjacent to a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13, as recorded in Deed Book "00", page 32, of the Public Records of Monroe County, Florida, and being more particularly described as follows:  
 Commence at the intersection of the Southeasterly Right-of-Way Line of Virginia Street and the Southwesterly Right-of-Way Line of Watson Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Watson Street for a distance of 171.83 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Southwesterly Right-of-Way line of Watson Street for a distance of 7.50 feet; thence at a right angle and in a Northeasterly direction for a distance of 2.50 feet; thence at a right angle and in a Northwesterly direction for a distance of 7.50 feet; thence at a right angle and in a Southwesterly direction for 2.50 feet to the said Southwesterly Right-of-Way Line of Watson Street and the Point of Beginning. Containing 18.75 square feet, more or less.

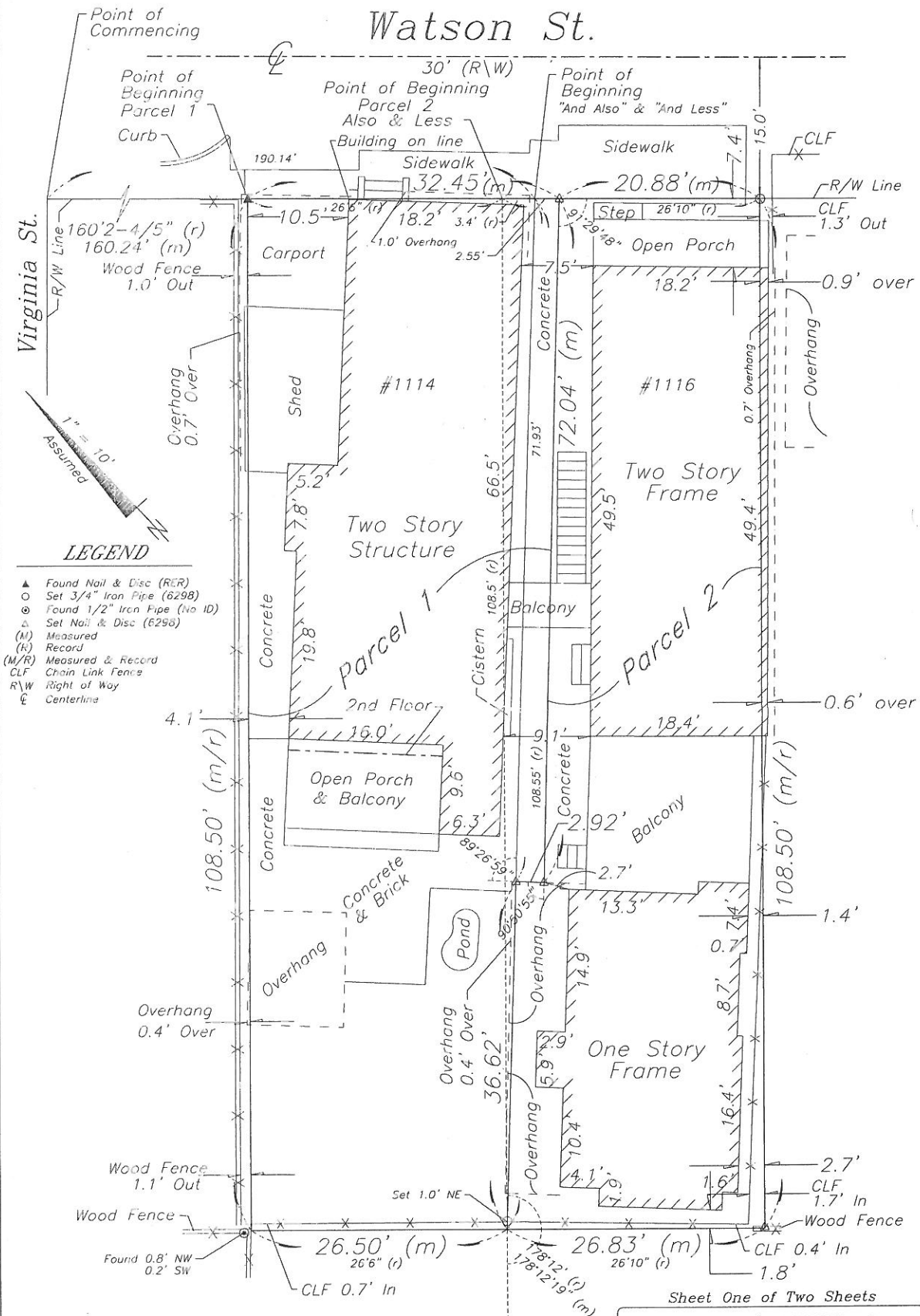
Block 128

Jennifer Stephens 1114 Watson Street, Key West, Florida 33040			
Specific Purpose Survey Stair encroachment		Dwn No.: 12-318	
Scale: 1"=10'	Ref. 209-26	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 10/3/12		Flood Zone: x	Flood Elev. g'
REVISIONS AND/OR ADDITIONS			
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	

\\server\drawings\key west\block 128\1114 watson street

# Watson St.

Virginia St.



- LEGEND**
- ▲ Found Nail & Disc (RER)
  - Set 3/4" Iron Pipe (6298)
  - ⊙ Found 1/2" Iron Pipe (No ID)
  - △ Set Nail & Disc (6296)
  - (M) Measured
  - (K) Record
  - (M/R) Measured & Record
  - CLF Chain Link Fence
  - R\W Right of Way
  - ⊕ Centerline

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

Boundary Survey Map of part of Lot 7, Square 6, Tract 13, Island of Key West

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
 PSM #6288

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

Boundary Survey Report of  
part of Lot 7, Square 6,  
Tract 13, Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent, or 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: 1114 and 1116 Watson 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. Date of field work: July 28, 2011.
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

BOUNDARY SURVEY OF:

PARCEL 1:

On the Island of Key West and known as a part of Lot 7 in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 recorded in Deed Book "00", Page 32, Monroe County, Records. COMMENCING at a point in Watson Street, distant Southeasterly from the corner of Watson and Virginia Streets, 160 feet 2-4/5 inches and running thence along Watson Street in a Southeasterly direction 26 feet, 6 inches; thence at right angles in a Southwesterly direction 108 feet, 6 inches; thence at right angles in a Northwesterly direction 26 feet, 6 inches; thence at right angles in a Northeasterly direction 108 feet, 6 inches, to the Point of Beginning.

ALSO:

A triangular parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "I" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCING at the SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 186.74 feet to the Point of Beginning; thence SW'ly and at right angles for a distance of 108.5 feet; thence NE'ly with a deflection angle of 178°12' to the left for a distance of 108.55 feet to the SW'ly right of way line of the said Watson Street; thence NW'ly and along the SW'ly right of way line of the said Watson Street for a distance of 3.4 feet back to the Point of Beginning.

AND ALSO: (Prepared by the undersigned)

A parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "I" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCING at the SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 190.14 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 2.55 feet; thence SW'ly with a deflection angle of 91°29'48" to the right for a distance of 72.04 feet; thence NW'ly with a deflection angle of 90°50'55" to the right for a distance of 2.92 feet; thence NE'ly with a deflection angle of 89°26'59" to the right for a distance of 71.93 feet back to the Point of Beginning.

PARCEL 2:

On the Island of Key West, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 13, but now better known as part of Lot 7, Square 6 of said Tract 13 according to George G. Watson's Subdivision of a part of Tract 13 which diagram is recorded in Deed Book 00, Page 32 Monroe County, Florida. COMMENCING at a point on the Southwest side of Watson Street, distant 186 feet and 8 and 4/5 inches Southeast from the corner of Virginia and Watson Streets, and run thence along Watson Street in a Southeasterly direction 26 feet, 10 inches; thence at right angles in a Southwesterly direction 108 feet, 6 inches; thence at right angles in a Northwesterly direction 26 feet, 10 inches; thence at right angles in a Northeasterly direction 108 feet, 6 inches, to the Place of Beginning.

LESS:

A triangular parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "I" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCING at the SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 186.74 feet to the Point of Beginning; thence SW'ly and at right angles for a distance of 108.5 feet; thence NE'ly with a deflection angle of 178°12' to the left for a distance of 108.55 feet to the SW'ly right of way line of the said Watson Street; thence NW'ly and along the SW'ly right of way line of the said Watson Street for a distance of 3.4 feet back to the Point of Beginning.

AND LESS: (Prepared by the undersigned)

A parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "I" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCING at the SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 190.14 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 2.55 feet; thence SW'ly with a deflection angle of 91°29'48" to the right for a distance of 72.04 feet; thence NW'ly with a deflection angle of 90°50'55" to the right for a distance of 2.92 feet; thence NE'ly with a deflection angle of 89°26'59" to the right for a distance of 71.93 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Jennifer Stephens;  
Centennial Bank;  
Feldman Koenig Highsmith & Van Loon, P.A.;  
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

November 7, 2011  
Revised to add dimensions 11/16/11

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two 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