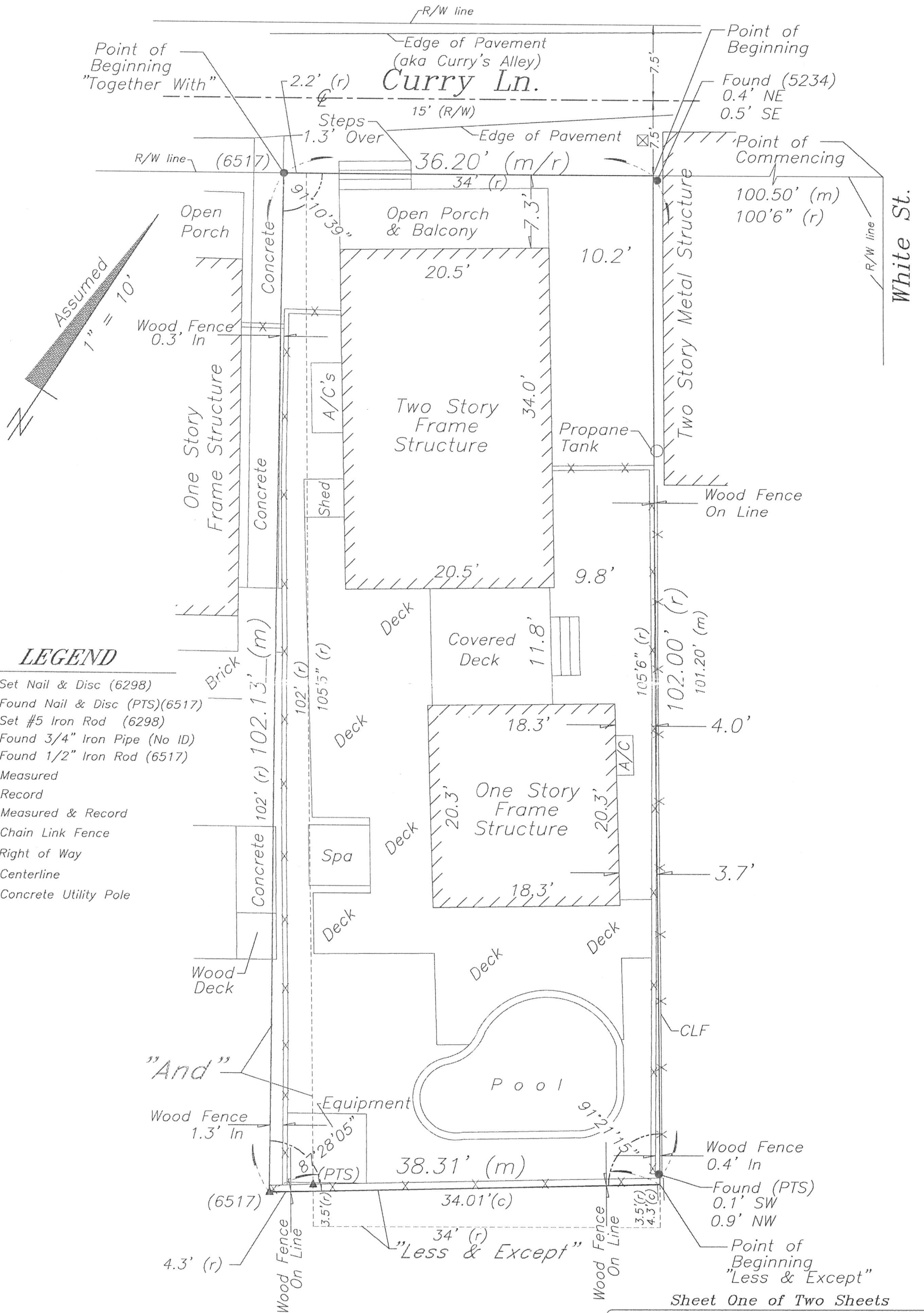


# Boundary Survey Map of part of Lot 10, of Lot 2, Square 44 Island of Key West, Florida



**NOTE:**

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

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



Professional Surveyor & Mapper  
PSM #6298

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

Boundary Survey Report of part of Lot 10, of Lot 2, Square 44  
Island of Key West, Florida

NOTES:

1. The legal descriptions shown hereon were 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: 1120 Curry Lane, 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. All bricking and concrete is not shown.
9. Date of field work: October 14, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

In the City of Key West and is known as Part of Lot Ten (10) of Lot Two (2) in Square Forty-four (44), according to Charles W. Tift's map of said City, delineated in July A.D. 1874, and more particularly described as follows: COMMENCING at a point on a fifteen (15) foot alley known as Curry's Alley, distant 100 feet and 6 inches from the corner of White Street and said Alley, and running thence in a Southwesterly direction 34 feet; thence at right angles in a Southeasterly direction 105 feet and 6 inches; thence at right angles in a Northeasterly direction 34 feet; thence at right angles in a Northwesterly direction 105 feet and 6 inches to the Point of Beginning.

LESS AND EXCEPT

In the City of Key West and is known as part of Lot 10 of Lot 2 in Square 44, according to Charles W. Tift's map of said City, delineated in July A.D. 1874, and recorded in Deed Book "G" at Page 485, of the Public Records of Monroe County, Florida, and more particularly described as follows: COMMENCING at a point on a Fifteen foot alley known as Curry's Alley, distant 100.5 feet Southwesterly from the corner of White Street and said alley; thence at right angles in a Southeasterly direction for a distance of 102.0 feet to the Point of Beginning; thence continue in a Southeasterly direction for a distance of 3.5 feet to a point; thence at right angles in a Southwesterly direction for a distance of 34.0 feet to a point; thence at right angles in a Northwesterly direction for a distance of 3.5 feet to a wood fence; thence at right angles in a Northeasterly direction along said fence for a distance of 34.0 feet back to the Point of Beginning.

TOGETHER WITH:

In the City of Key West and known as part of Lot 10 of Lot 2, in Square 44, according to Charles W. Tift's map of said City, delineated in July, A.D. 1874, and recorded in Deed Book "G" as Page 485, of the Public Records of Monroe County, Florida, and more particularly described as follows: Beginning at a point on a Fifteen foot alley known as Curry's Alley, distant 134.5 feet Southwesterly from the corner of White Street and said alley; thence right angles in a Southeasterly direction for a distance of 102.0 feet to a fence; thence at right angles in a Southwesterly direction along said fence for a distance of 4.3 feet to a fence corner; thence in a Northwesterly direction along said fence for a distance of 102.0 feet to a point on the Southeasterly right of way boundary line of said Curry' Alley; thence in a Northeasterly direction along said Curry's Alley for a distance of 2.2 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Everett J. Miller & Seann K. Miller;  
Chicago Title Insurance Company;  
Spottswood, Spottswood & Spottswood;  
SunTrust Mortgage, Inc.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

October 16, 2015

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



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