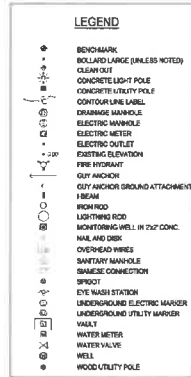


SURVEYOR'S REPORT:

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 herein was prepared by the Surveyor.
4. The right-of-way lines as shown [---] herein is based on the City of Key West Engineering Department's Official Street Map, dated May 26, 1955, revised January 1950.
5. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the insert and pipe size dimensions prior to design of new facilities.
6. Symbols shown herein and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
7. This map is intended to be displayed at a scale of 1:240 (1"=20').
8. Bearings and Coordinates shown herein are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plane Coordinate System (Tennessee Mercator Projection), East Zone, with the centerline of Angela Street having a bearing of N 55°59'44" E.
9. Coordinates shown herein were established by a Real-Time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy and are based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plane Coordinate System (Tennessee Mercator Projection), East Zone. Redundant ties were made to the following NGS horizontal control stations:
 - a) "BAYOU" (PID Number AA0023)
 - b) "WEST MARTELLO TOWER 2" (PID Number AA1146)
 Equipment Used: Trimble R10 GNSS, Serial Number 5413480372 (Dual Frequency Receiver) Processing Software: Trimble Business Center, Version 3.51
10. Elevations shown herein are based on the National Geodetic Vertical Datum of 1929.
11. Benchmark Description: National Geodetic Survey Station Designation [D 121] (PID AA0020) Elevation = 3.914' (NGVD 1929)
12. Units of measurement are in U.S. Survey Feet and decimal parts thereof. All identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on imperious surfaces were field measured to 0.05' and on ground surfaces to 0.1'.
13. Property Address: 101 Geraldine Street, Key West, Florida 33240.
14. Abbreviation Legend: BLDG = Building; B.M. = Benchmark; C = Centerline; C.L.F. = Chain Link Fence; CONC = Concrete; COR = Corner; DIA = Diameter; DESC = Description; E = Existing; EL = Elevation; F.B. = Field Book; FD = Found; F.F. = Finished Floor; FGCC = Federal Geographic Data Committee; GPS = Global Positioning System; ID = Identification; I.R. = Iron Rod; I.R.B. = Licensed Business; L.R. = Lightning Rod; M.C.R. = Monroe County Record; MS = Measured; N = North; N = Northing; NAD = North American Datum; N/W = Not and Disk; NGVD = National Geodetic Vertical Datum; No. = Number; O/S = Offset; O/H = Overhead Wires; P = Per Foot; P.B. = Plot Book; PG = Page; PID = Point Identifier; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; PT = Point; R/W = Right-of-Way; RTK = Real-Time Kinematic; STA = Station; W/CAP = With Surveyors Cap; TRANS. = Transformer; W = With.



LAND DESCRIPTION:

PORTION OF SUBDIVISIONS FIFTEEN (15) AND SIXTEEN (16), IN SQUARE THREE (3) OF TRACT THREE (3), ACCORDING TO THE DIAGRAM OF THOMAS J. ASHE'S SUBDIVISION RECORDED IN DEED BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF SAID SUBDIVISION FIFTEEN (15); THENCE N 55°59'44" E ALONG THE NORTH LINE OF SAID SUBDIVISION FIFTEEN (15) ALSO BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF ANGELA STREET, A DISTANCE OF 14.07 FEET; THENCE S 33°17'05" E, 174.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION SIXTEEN (16) ALSO BEING THE NORTHWEST RIGHT-OF-WAY LINE OF GERALDINE STREET; THENCE S 55°59'44" W ALONG THE SOUTH LINE OF SAID SUBDIVISION SIXTEEN (16) AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 13.55 FEET TO THE WEST LINE OF SAID SUBDIVISION SIXTEEN (16); THENCE N 33°17'17" W ALONG THE WEST LINE OF SAID SUBDIVISIONS SIXTEEN (16) AND FIFTEEN (15) ALSO BEING THE EAST LINE OF SUBDIVISIONS 15, 21 AND 21, A DISTANCE OF 174.00 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA AND CONTAINING 2,404 SQUARE FEET (0.055 ACRES) MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY TO The City of Key West, First American Title Insurance Company and Carlton Fields Jordan Burt, P.A. Attorneys at Law that the attached Boundary Survey of the herein described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: _____
 KEITH M. ONEY-A-TOW, P.L.S.
 Florida Registration No. 5328
 AVIROM & ASSOCIATES, INC.
 I.S. No. 3300



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 www.AVIROMSURVEY.com
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REVISIONS	DATE	F.B./PG.	BY	CHKD	REVISIONS	DATE	F.B./PG.	BY	CHKD

BOUNDARY SURVEY		JOB #:	10174-2
Portions of Subdivisions 15 and 16		SCALE:	1" = 20'
SQUARE 3, TRACT 3		DATE:	09/29/2011
Diagram of Thomas J. Ashe's Subdivision recorded in Deed Book "A", Page 77 M.C.P.R.		BY:	S.A.M.
SECTION 31, TOWNSHIP 67 SOUTH, RANGE 25 EAST		CHECKED:	K.M.C.
CITY OF KEY WEST		F.S. 1792 PC.	37-38
MONROE COUNTY, FLORIDA		SHEET:	1 OF 1