

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N35°00'00"W ASSUMED  
ALONG THE CENTERLINE OF  
DUVAL STREET.

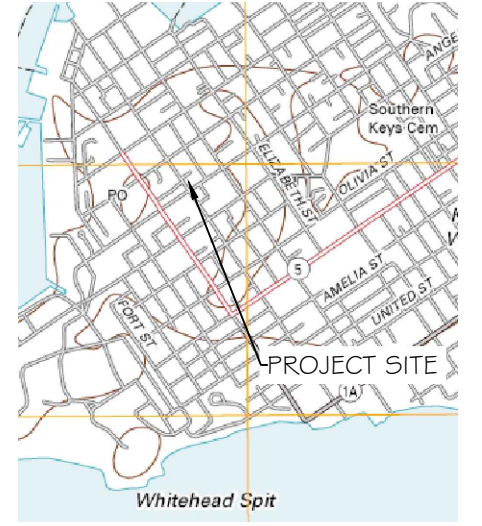
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

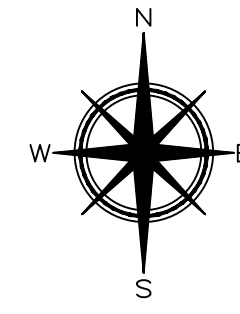
ADDRESS:  
527 DUVAL STREET,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X  
BASE ELEVATION: N/A

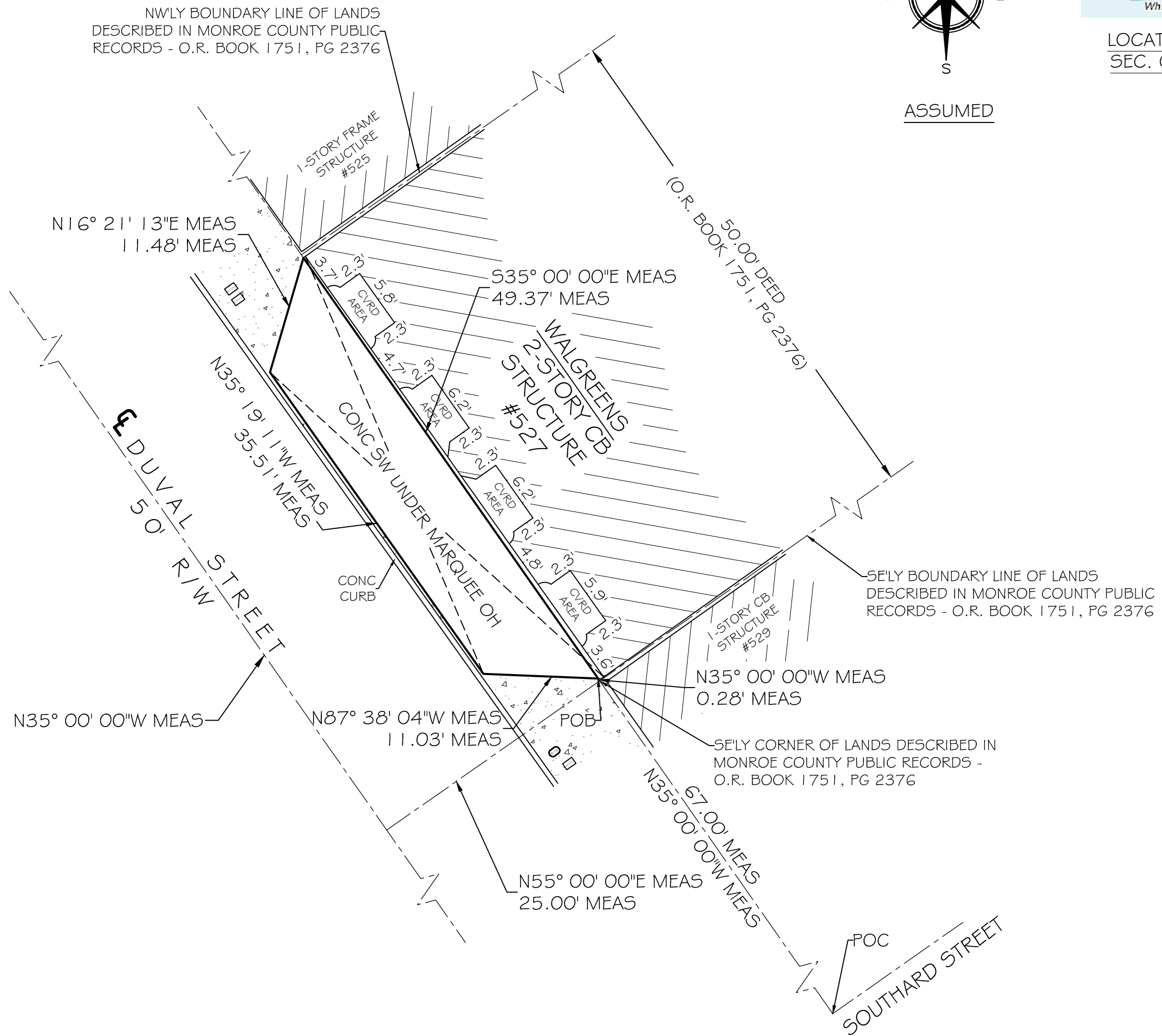
# SPECIFIC PURPOSE SURVEY LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS  
SEC. 06-T685-R25E

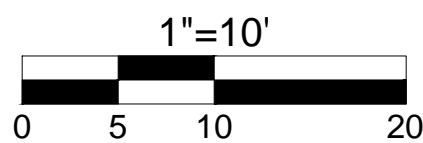


ASSUMED



### LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ⊙ - SANITARY SEWER MANHOLE



TOTAL AREA = 376.31 SQFT±

NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

CERTIFIED TO -

Walgreen Co., an Illinois corporation;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHV = OVERHEAD WIRES	UR = UNREADABLE
ENCL = ENCLOSURE	PM = PARKING METER	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCP = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FIRE HYDRANT	PK = PARKER KALON NAIL	WL = WOOD LANDING
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WM = WATER METER
FND = FOUND	PI = POINT OF INTERSECTION	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1" = 10'  
FIELD WORK DATE: 12/19/2016  
REVISION DATE: XX/XX/XXXX  
SHEET: 1 OF 1  
DRAWN BY: MPB  
CHECKED BY: EAI  
JOB NO.: 16-389

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



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LAND SURVEYING**  
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SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

LEGAL DESCRIPTION (AUTHORED BY THE UNDERSIGNED) -

A parcel of land on the Island of Key West and known on W.A. Whitehead's Map of the Island of Key West, delineated in February, A.D. 1829 as a portion of the Duval Street Right of Way adjacent to Lot 4 in Square 50 and being more particularly described by metes and bounds as follows:

Commencing at the point of intersection of the Northwestern right of way line of Southard Street and the Northeastern right of way line of Duval Street, thence N35°00'00"W along the said Northeastern right of way line of Duval Street for a distance of 67.00 feet to the Southeastern corner of lands described in Official Records Book 1751, at Page 2376 of the Public Records of Monroe County, Florida; thence continue N35°00'00"W along the said Northeastern right of way line of Duval Street, for a distance of 0.28 feet to a point on the Southerly face of an existing Marquee overhang, said point being the Point of Beginning of the parcel of land hereinafter described; thence N87°38'04"W along the said Southerly face of an existing Marquee overhang for a distance of 11.03 feet to the Southwesterly corner of the said Marquee overhang; thence N35°19'11"W along the Southwesterly face of the said Marquee overhang for a distance of 35.51 feet to the Northwesterly corner of the said Marquee overhang; thence N16°21'13"E along the Northwesterly face of the said Marquee overhang for a distance of 11.48 feet to the said Northeastern right of way line of Duval Street; thence 535°00'00"E along the said Northeastern right of way line of Duval Street for a distance of 49.37 feet back to the Point of Beginning. (Containing 376.31 Sq. Ft +/-)