

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S24°45'55"E ASSUMED  
ALONG THE CENTERLINE OF  
POHALSKI AVENUE.

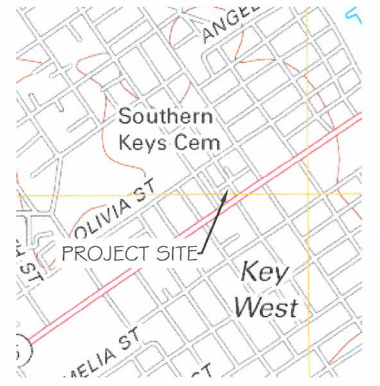
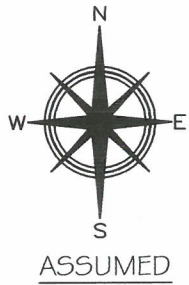
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

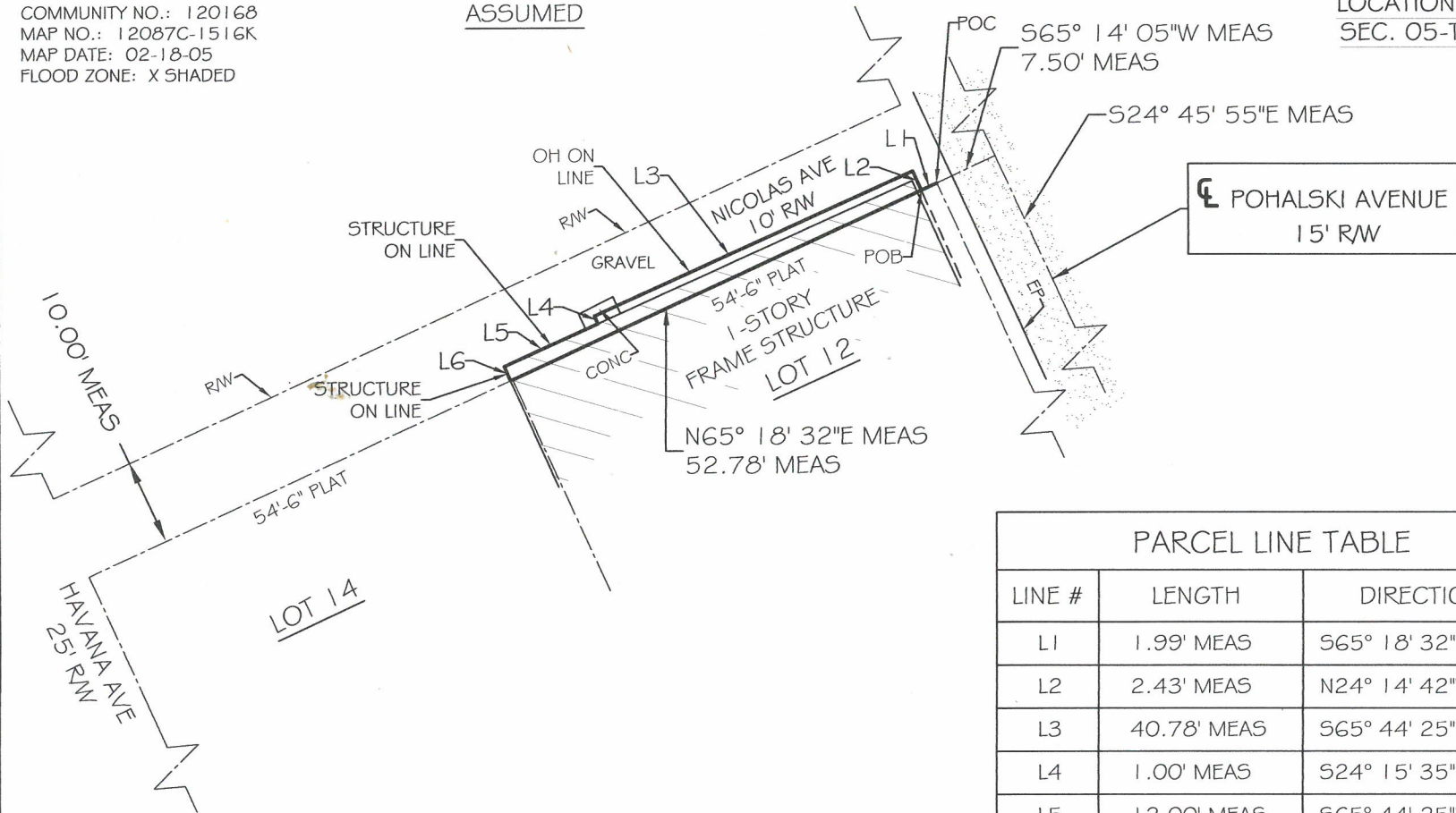
ADDRESS:  
916 POHALSKI AVENUE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X SHADED

# LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS  
SEC. 05-T685-R25E

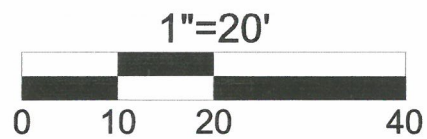


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1.99' MEAS	S65° 18' 32"W MEAS
L2	2.43' MEAS	N24° 14' 42"W MEAS
L3	40.78' MEAS	S65° 44' 25"W MEAS
L4	1.00' MEAS	S24° 15' 35"E MEAS
L5	12.00' MEAS	S65° 44' 25"W MEAS
L6	1.83' MEAS	S24° 16' 53"E MEAS

## LEGAL DESCRIPTION (AUTHORED BY THE UNDERSIGNED)

A parcel of land on the Island of Key West and known on W.A. Gwynn's Plat of Subdivision of Tract 6 as a portion of the Nicolas Ave Right of Way adjacent to Lots 12 and 14, according to the said Plat which is recorded in Plat Book 1, Page 46, of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the Southwesterly corner of the intersection of Pohalski Avenue and Nicolas Ave said point also being the Northeasterly corner of the said Lot 12, and running thence S65°18'32"W along the Southeasterly Right of Way Line of Nicolas Ave for a distance of 1.99 feet to the Northeasterly face of an existing roof overhang and the Point of Beginning of the parcel of land hereinafter described; thence N24°14'42"W and along the said Northeasterly face of an existing roof overhang for a distance of 2.43 feet to the Northeasterly corner of the said roof overhang; thence S65°44'25"W and along the Northwesterly face of the said existing roof overhang for a distance of 40.78 feet to the Southwesterly corner of the said existing roof overhang; thence S24°15'35"E and along the Southwesterly face of the said existing roof overhang for a distance of 1.00 feet to the Northwesterly face of an existing frame structure; thence S65°44'25"W and along the said Northwesterly face of an existing frame structure for a distance of 12.00 feet to the Southwest corner of the said existing frame structure; thence S24°16'53"E and along the Southwesterly face of the said existing frame structure for a distance of 1.83 feet to a point on the said Southeasterly Right of Way Line of Nicolas Ave; thence N65°18'32"E and along the said Southeasterly Right of Way line of Nicolas Ave for a distance of 52.78 feet back to the Point of Beginning.



TOTAL AREA = 126.63 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.

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	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2' CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	L5 = LANDSCAPING	R = RADIUS
CLF = CHAINLINK FENCE	MB = MAILBOX	RAW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MF = METAL FENCE	SW = SIDE WALK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOB = TOP OF BANK
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
EL = ELEVATION	OHW = OVERHEAD WIRES	TYP = TYPICAL
ENCL = ENCLOSURE	PC = POINT OF CURVE	UR = UNREADABLE
EP = EDGE OF PAVEMENT	PM = PARKING METER	UJE = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WD = WOOD DECK
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WF = WOOD FENCE
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WL = WOOD LANDING
FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WPP = WOOD POWER POLE
FOL = FENCE ON LINE		WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

CERTIFIED TO -

Edward McGinley;

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"=20'
FIELD WORK DATE	12/11/2015
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	16-270

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.

SIGNED

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

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



## FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com