

NOTES:

1. The legal description shown hereon was 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: 4 Pinder 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. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.

Specific Purpose Survey to illustrate a legal description of a portion of Pinder Lane in Lots 3 & 4, Square 47, Island of Key West, prepared by the undersigned

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known as a portion of Pinder Lane, being a part of Lots 3 and 4, in Square 47, according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

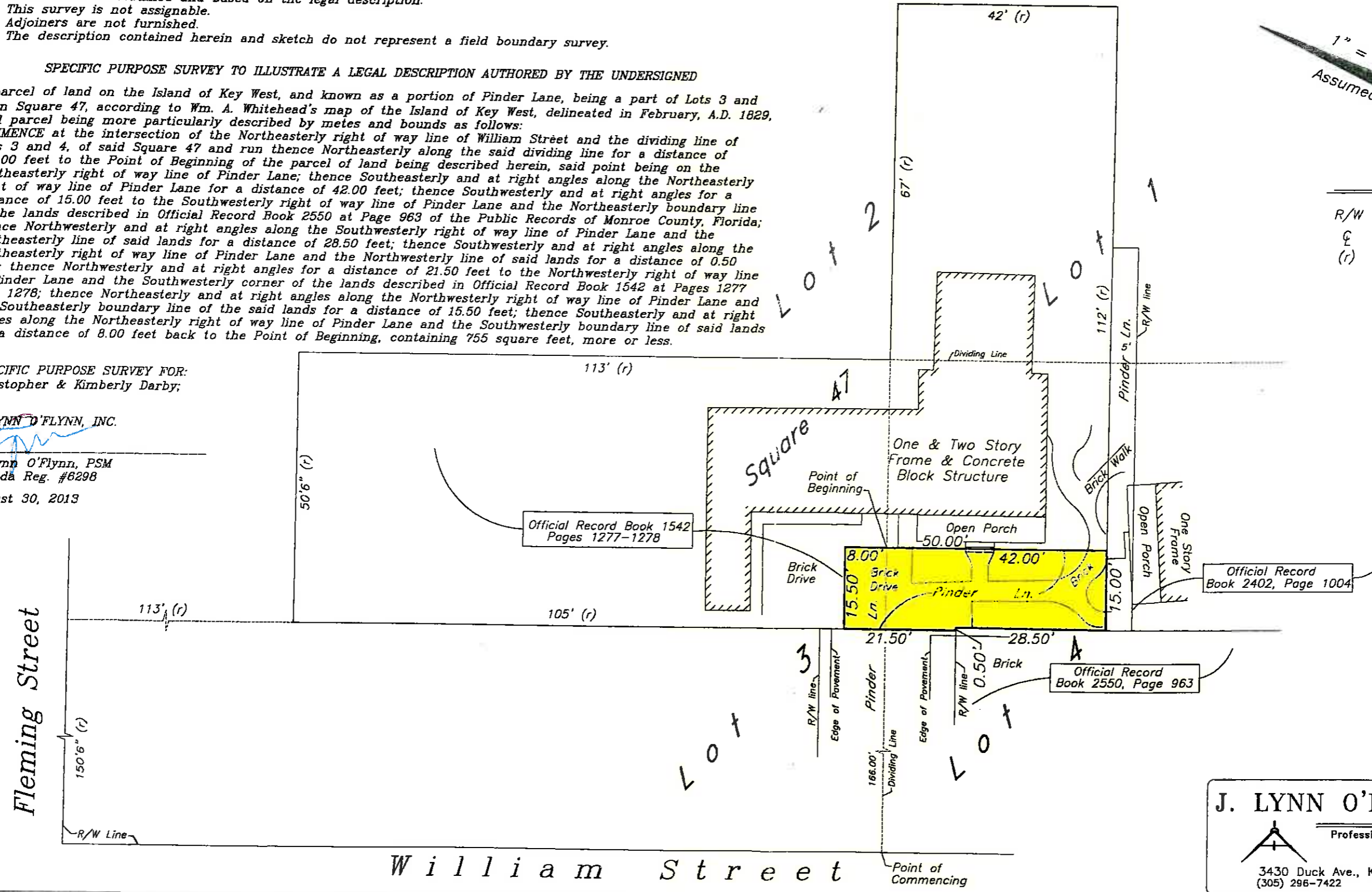
COMMENCE at the intersection of the Northeasterly right of way line of William Street and the dividing line of Lots 3 and 4, of said Square 47 and run thence Northeasterly along the said dividing line for a distance of 166.00 feet to the Point of Beginning of the parcel of land being described herein, said point being on the Northeasterly right of way line of Pinder Lane; thence Southeasterly and at right angles along the Northeasterly right of way line of Pinder Lane for a distance of 42.00 feet; thence Southwesterly and at right angles for a distance of 15.00 feet to the Southwesterly right of way line of Pinder Lane and the Northeasterly boundary line of the lands described in Official Record Book 2550 at Page 963 of the Public Records of Monroe County, Florida; thence Northwesterly and at right angles along the Southwesterly right of way line of Pinder Lane and the Northeasterly line of said lands for a distance of 28.50 feet; thence Southwesterly and at right angles along the Southeasterly right of way line of Pinder Lane and the Northwesterly line of said lands for a distance of 0.50 feet; thence Northwesterly and at right angles for a distance of 21.50 feet to the Northwesterly right of way line of Pinder Lane and the Southwesterly corner of the lands described in Official Record Book 1542 at Pages 1277 thru 1278; thence Northeasterly and at right angles along the Northwesterly right of way line of Pinder Lane and the Southeasterly boundary line of the said lands for a distance of 15.50 feet; thence Southeasterly and at right angles along the Northeasterly right of way line of Pinder Lane and the Southwesterly boundary line of said lands for a distance of 8.00 feet back to the Point of Beginning, containing 755 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR:
Christopher & Kimberly Darby;

J. LYNN O'FLYNN, INC.

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

August 30, 2013



LEGEND

R/W	Right of Way
⊥	Centerline
(r)	Record

J. LYNN O'FLYNN, Inc.
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