

BEARING BASE:
ALL BEARINGS ARE BASED
ON N36°08'26"E ASSUMED
ALONG THE CENTERLINE OF
SOUTHARD STREET.

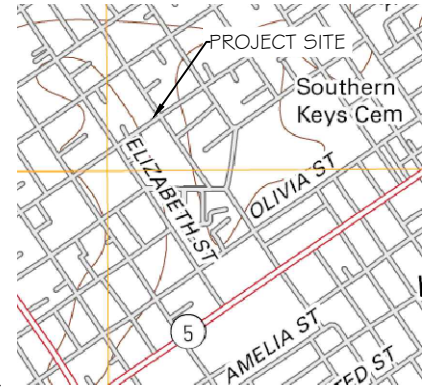
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

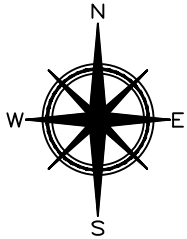
ADDRESS:
530 WILLIAM STREET #
725-727 SOUTHARD STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X

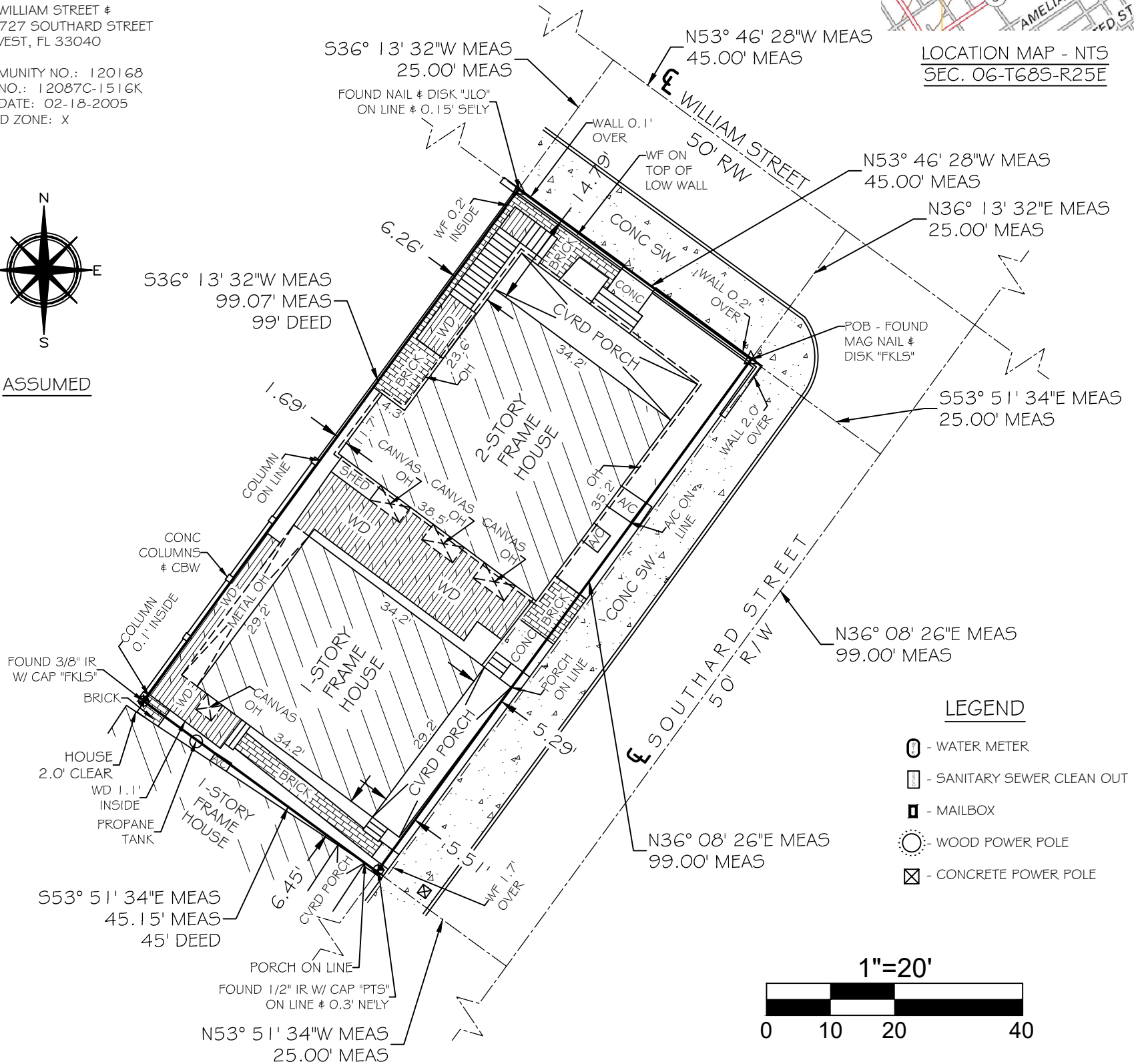
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

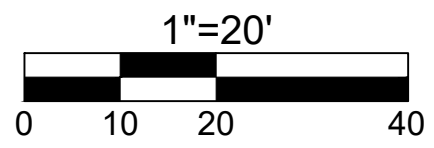


ASSUMED



LEGEND

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



LEGAL DESCRIPTION -

In the City of Key West, and is known as part of Lot 1, Square 48, according to the map of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead. Commencing at the corner of William and Southard Streets and running thence in a Northwesterly direction along William Street, 45 feet; thence at right angles in a Southwesterly direction, 99 feet; thence at right angles in a Southeasterly direction, 45 feet to Southard Street; thence at right angles in a Northeasterly direction, along Southard Street, 99 feet back to the Point of Beginning.

TOTAL AREA = 4,463.79 SQFT ±

CERTIFIED TO -

J. Donald Peek;


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 | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RW = RIGHT OF WAY LINE |
| CLF = 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 | OHW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PCP = POINT OF COMPOUND CURVE | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCP = PERMANENT CONTROL POINT | WF = WOOD FENCE |
| FH = 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"=20'
FIELD WORK DATE	02/14/2018
MAP DATE	03/02/2018
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
JOB NO.:	18-153

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, F.S.M. #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