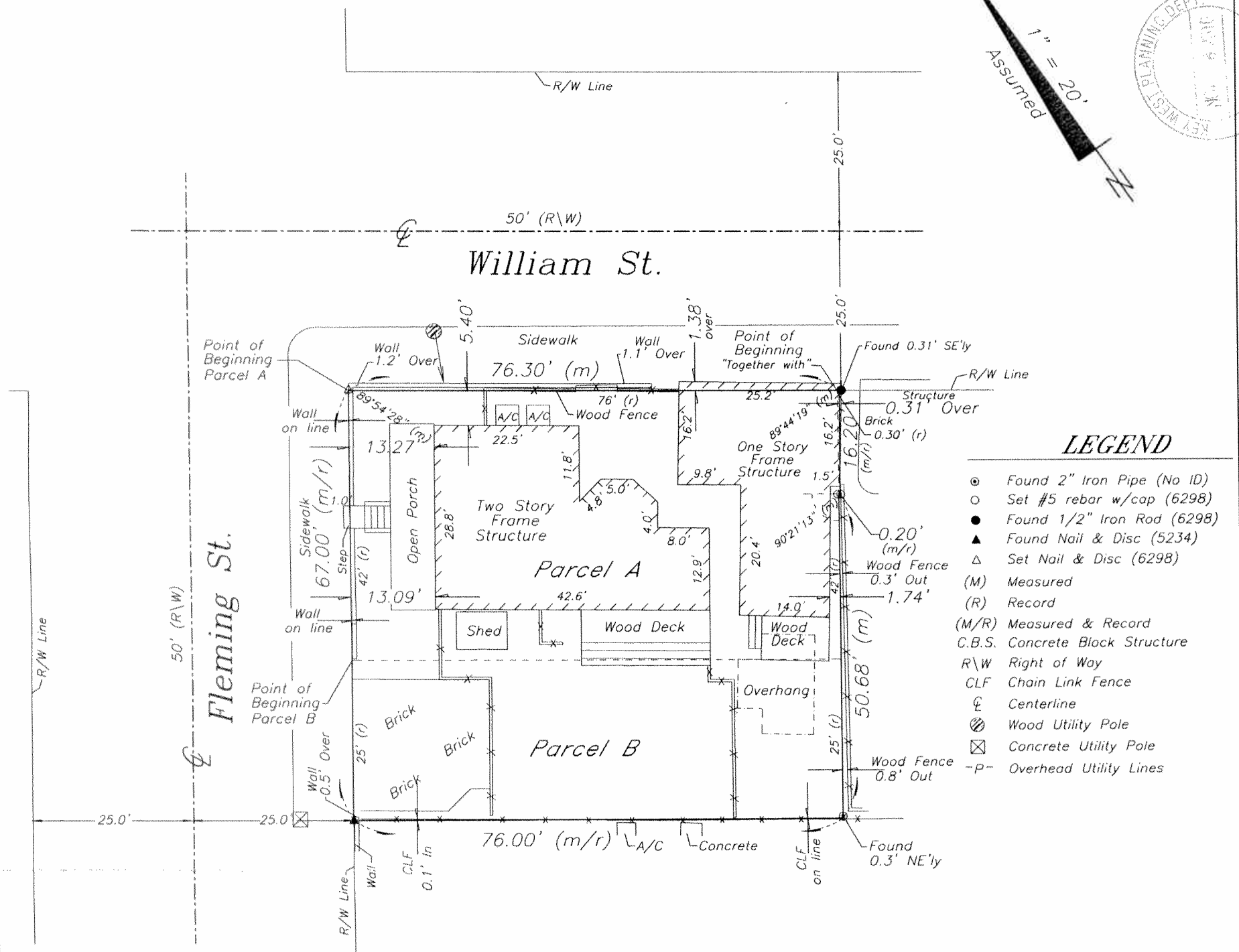
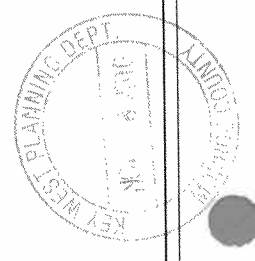
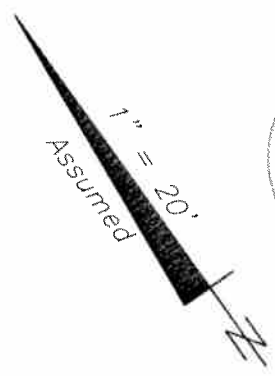


# Boundary Survey Map of part of Lot 2, Square 48, Island of Key West



### LEGEND

- ⊙ Found 2" Iron Pipe (No ID)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (6298)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

#### NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 730 Fleming Street, 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. Date of field work: June 6, 2010
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

#### BOUNDARY SURVEY OF:

**PARCEL A:** On the Island of Key West, and being part of Lot 2 in Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at the corner of Fleming and William Streets, and running along Fleming Street in a Southwesterly direction 42 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 42 feet to William Street; thence along William Street in a Northwesterly direction 76 feet to the Point of Beginning.

#### Together with:

On the Island of Key West, and being part of Lot 2 in Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at a point on the West side of William Street, distant Southeasterly from the corner of William and Fleming Streets Seventy-six (76) feet, and running thence Southeasterly along William Street three tenths (.30) feet, thence at near right angles in a Southwesterly direction Sixteen and two tenths (16.20) feet, thence at right angle in a Northwesterly direction two tenths (.20) feet, thence at near right angles in a Northeasterly direction sixteen and two tenths (16.20) feet out to William Street, the Point of Beginning.

**PARCEL B:** On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Lot 2, in Square 48: Commencing at a point on Fleming Street 42 feet from the corner of William and Fleming Streets, and running thence along Fleming Street in a Southwesterly direction 25 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 25 feet; thence at right angles in a Northwesterly direction 76 feet out to Fleming Street, to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Brian K. Boyer & Charles Todd Kemp;  
Citimortgage Inc.;  
Chicago Title of the Florida Keys;

J. LYNN O'FLYNN, INC.

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

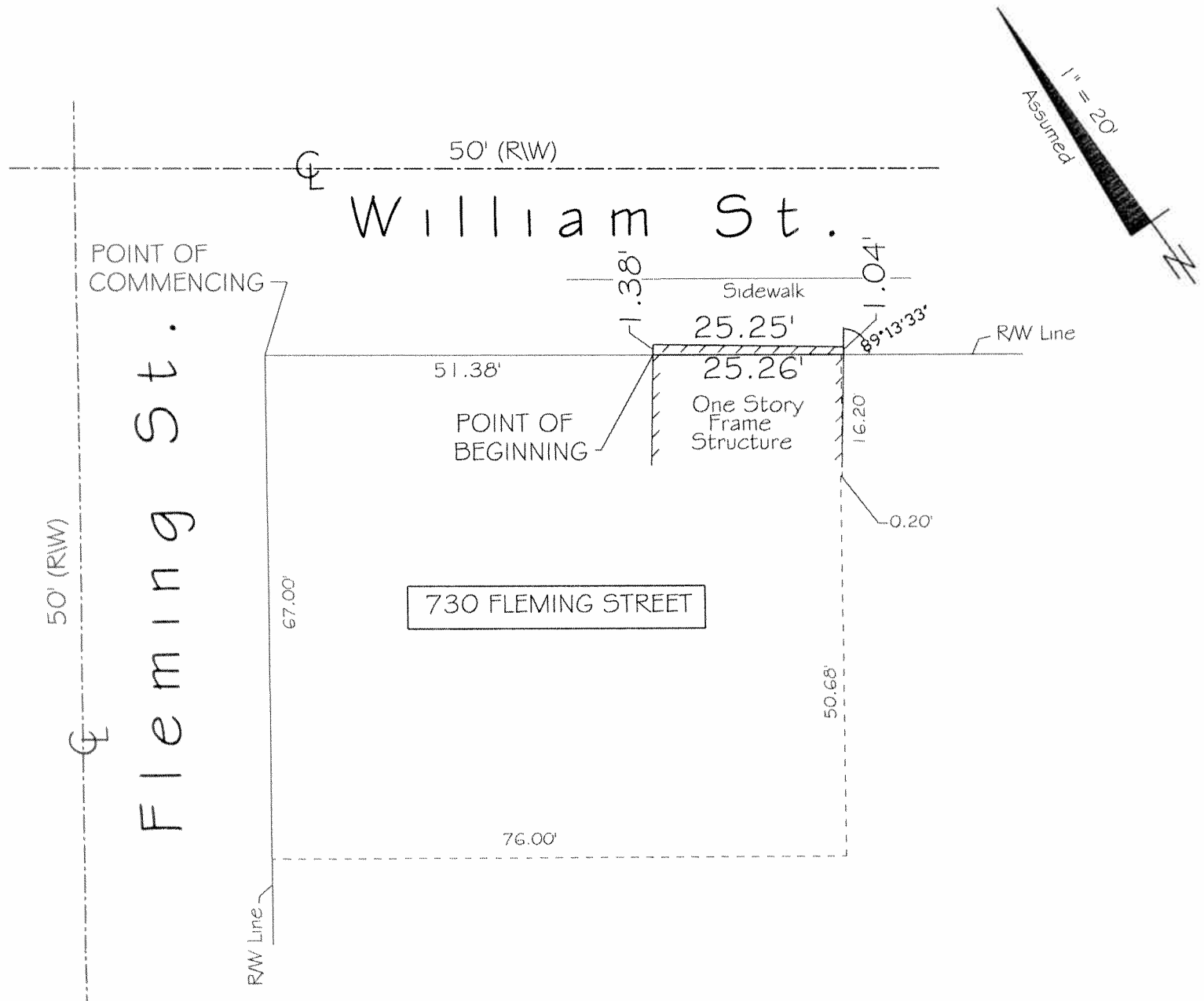
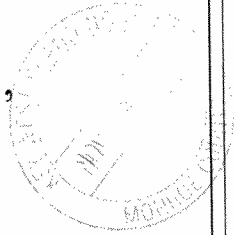
June 8, 2010

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Specific Purpose Sketch to illustrate a legal description authored by the undersigned of a portion of William Street, adjacent to Lot 2, Square 48, Island of Key West



NOTES:

1. The legal description shown hereon was furnished by the client.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 730 Fleming Street, 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. This Sketch does not represent a field boundary survey.

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

A parcel of land on the Island of Key West and is a portion of William Street adjacent to Lot 2, Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SE'ly right of way line of Fleming Street with the SW'ly right of way line of William Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 51.38 feet to a point on the NW'ly face of an existing one story frame structure, said point also being the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said William Street for a distance of 25.26 feet to the SE'ly face of the said frame structure; thence NE'ly with a deflection angle of 88°13'33" to the left and along the SE'ly face of said frame structure for a distance of 1.04 feet; thence NW'ly and at right angles along the NE'ly face of said frame structure for a distance of 25.25 feet; thence SW'ly and at right angles along the said NW'ly face of said frame structure for a distance of 1.38 feet back to the Point of Beginning, containing 31 square feet, more or less.

SPECIFIC PURPOSE SKETCH FOR: Brian K. Boyer and Charles Todd Kemp;

J. LYNN O'FLYNN, INC.

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

November 10, 2010

THIS SKETCH  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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