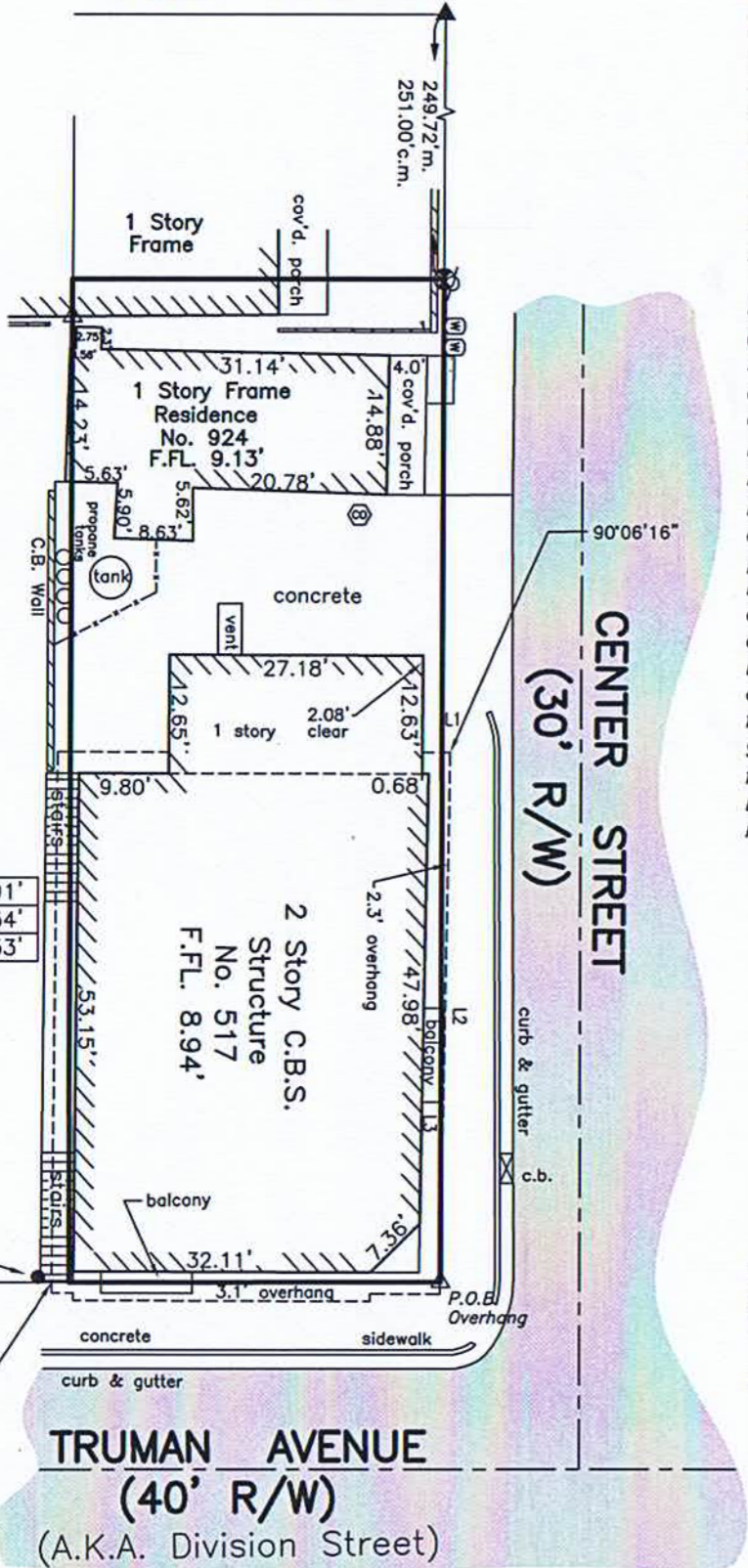




OLIVIA STREET



LINE TABLE

Distance

| | |
|----|--------|
| L1 | 0.91' |
| L2 | 56.54' |
| L3 | 56.53' |

NOTE: All angles are 90°00'00" unless otherwise described.

90°28'55"

fd. 1/2" I.B.
P.L.S. No. 1587
3.32' S.W.
0.59' N.W.

TRUMAN AVENUE

(40' R/W)
(A.K.A. Division Street)

LEGAL DESCRIPTION:

On the Island of Key West and Lot 4, in Square 8 of Simonton and Wall's Addition but better described in a diagram of said Lot 4 made by E.O.Gwynn and is numbered there as subdivision 12 of said diagram and having a front on Division Street of 40 feet and extending back at right angles to said street 107 feet. The diagram by E.O.Gwynn referred to in the above description is recorded in Deed Book "H", Page 669 and the Plat of Simonton and Wall's Addition referred to in the above description is recorded in Plat Book "E", Page 245, all of the Public Records of Monroe County, Florida.

ALSO:

LEGAL DESCRIPTION: Overhang

(Prepared by undersigned):

A overhang located on Center Street adjacent to Lot 4, in Square 8 of Simonton and Wall's Addition but better described in a diagram of said Lot 4 made by E.O.Gwynn. The diagram by E.O.Gwynn referred to in the above description is recorded in Deed Book "H", Page 669 and the Plat of Simonton and Wall's Addition referred to in the above description is recorded in Plat Book "E", Page 245, all of the Public Records of Monroe County, Florida and being more particularly described as follows:

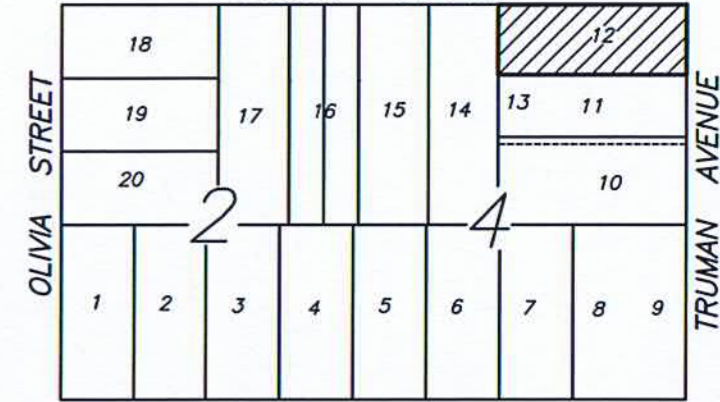
Beginning at the Northwestern Right-of-Way Line of Truman Avenue and the Southwesterly Right-of-Way of Center Street; thence in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Center Street for a distance of 56.53 feet; thence at a right angle and in a Northeasterly direction along the face of an overhang for a distance of 0.91 feet; thence with a deflection angle of 90°06'16" to the right and in a Southeasterly direction and along the face of said overhang for a distance of 56.54 feet to the Point of Beginning;

Parcel contains 25.65 square feet more or less.

This Specific Purpose Survey is for the benefit of One Call Construction. It is intended to show encroachments along Truman Avenue and Center Street.

Field work performed on 9/24/14

CENTER STREET



DUVAL STREET

LOCATION MAP

Square 8, City of Key West



SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Center Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Tital, 90-25 Elevation: 3.914
Survey performed without benefit of title search for said and surrounding property's.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

LEGEND

| | | | |
|--------|--------------------------|--------|--------------------------|
| A/C | Air Conditioner | LB | Licensed Business Number |
| BM | Bench Mark | M | Measured |
| CB | Catch Basin | N.T.S. | Not To Scale |
| CL | Center Line | O.R. | Official Records |
| CO | Clean Out | OH | Over Head |
| CONC | Concrete | P | Plat |
| C.B.S. | Concrete Block Stucco | PB | Plat Book |
| CUP | Concrete Utility Pole | P.O.B. | Point Of Beginning |
| COV'D | Covered | P.O.C. | Point Of Commence |
| D | Deed | R/W | Right Of Way |
| ELEV | Elevation | SIB | Set Iron Bar |
| F.F.L. | Finished Floor Elevation | SIP | Set Iron Pipe |
| FD | Found | SPK | Set Nail And Disc |
| FIB | Found Iron Bar | UP | Utility Pole |
| FIP | Found Iron Pipe | WM | Water Meter |
| IRR | Irregular | WV | Water Valve |
| CM | City Map | | |

CERTIFICATION:

I HEREBY CERTIFY that the attached SPECIFIC PURPOSE SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

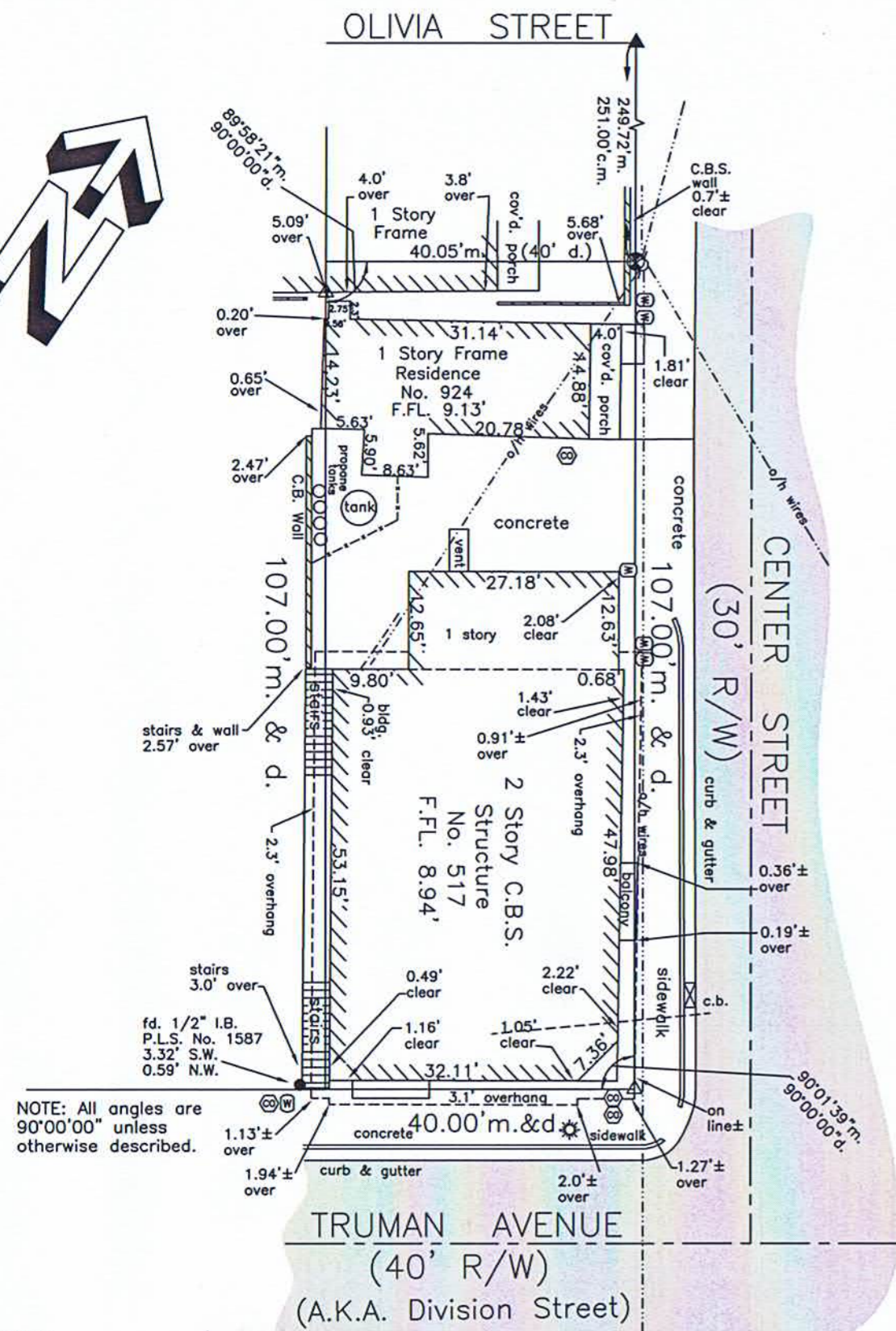
| | | | |
|--|-----------------|------------------------|----------------|
| Southern Cross Capital, Inc. 517 Truman Avenue, Key West, Florida 33040 | | | |
| Specific Purpose Survey, Locate Encroachments along Center St. | | Dwg. No. 14-378 | |
| Scale 1" = 20' | Ref. 32-47 file | Flood Panel No. 1516 K | Dwn. By F.H.H. |
| Date: 9/26/14 | | Flood Zone X | Flood Elev. - |
| REVISIONS AND/OR ADDITIONS | | | |
| 1/15/15: Encroachment along Center Street Only | | | |
| | | | |
| File:fred\dwg\keywest\block76\517truman | | | |

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



NOTE: All angles are 90°00'00" unless otherwise described.

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

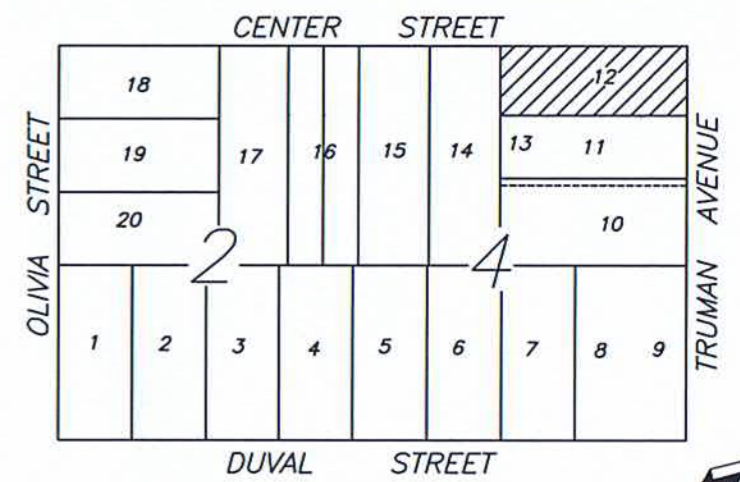
LEGEND

| | | | |
|--------|--------------------------|--------|--------------------------|
| A/C | Air Conditioner | LB | Licensed Business Number |
| ADA | Americans Disability Act | M | Measured |
| BM | Bench Mark | N.T.S. | Not To Scale |
| CB | Catch Basin | O.R. | Official Records |
| CL | Center Line | OH | Over Head |
| CO | Clean Out | P | Plat |
| CONC | Concrete | PB | Plat Book |
| C.B.S. | Concrete Block Stucco | P.O.B. | Point Of Beginning |
| CUP | Concrete Utility Pole | P.O.C. | Point Of Commence |
| COV'D | Covered | R/W | Right Of Way |
| D | Deed | SIB | Set Iron Bar |
| ELEV | Elevation | SIP | Set Iron Pipe |
| F.F.L. | Finished Floor Elevation | SPK | Set Nail And Disc |
| FD | Found | STY | Story |
| FIB | Found Iron Bar | UP | Utility Pole |
| FIP | Found Iron Pipe | WM | Water Meter |
| INV | Invert | WV | Water Valve |
| IRR | Irregular | | |

SYMBOLS

| | | | |
|--|--------------------------|--|-------------------|
| | Concrete Utility Pole | | Street Light |
| | Fire Hydrant | | Wood Utility Pole |
| | Sanitary Sewer Clean Out | | Water Meter |

Field work performed on 9/24/14



LOCATION MAP

Square 8, City of Key West



LEGAL DESCRIPTION:

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SURVEYOR'S NOTES:

North arrow based on assumed median
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- = Found 1/2" iron pipe/bar

| | | | |
|--|-----------------|------------------------|----------------|
| Southern Cross Capital, Inc. 517 Truman Avenue, Key West, Florida 33040 | | | |
| BOUNDARY SURVEY | | Dwg. No. 14-378 | |
| Scale 1" = 20' | Ref. file 32-47 | Flood Panel No. 1516 K | Dwn. By F.H.H. |
| Date: 9/26/14 | | Flood Zone X | Flood Elev. - |
| REVISIONS AND/OR ADDITIONS | | | |
| 9/29/14: Updated, locate overhangs along Truman Ave. & Center St. | | | |
| File:fred\dwg\keywest\block76\517truman | | | |

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