

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N31°41'11"W ASSUMED  
ALONG THE CENTERLINE OF  
MARGARET STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

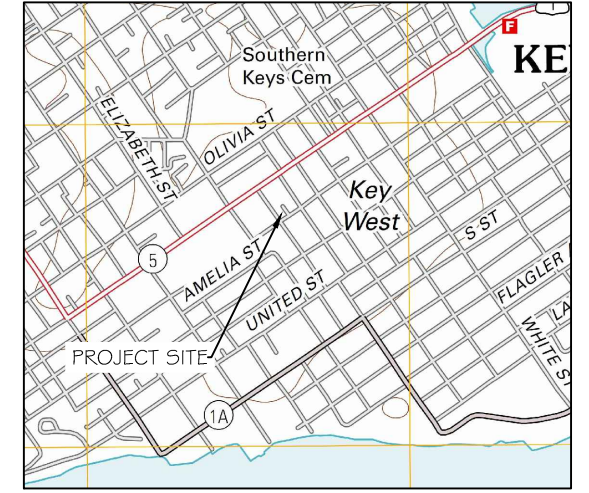
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
903 VIRGINIA STREET # 1021  
MARGARET STREET  
KEY WEST, FL 33040

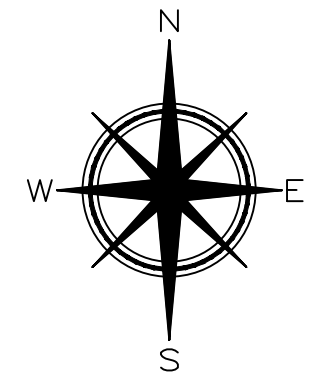
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FIRM REVISION DATE: 02-18-05  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: N/A

THIS IS NOT A BOUNDARY SURVEY,  
ANY BOUNDARY OR RIGHT OF WAY  
LINES SHOWN HEREON ARE FOR  
REFERENCE PURPOSES ONLY.

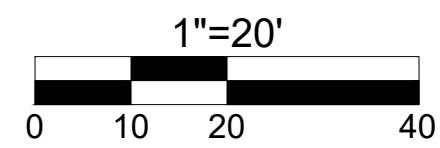
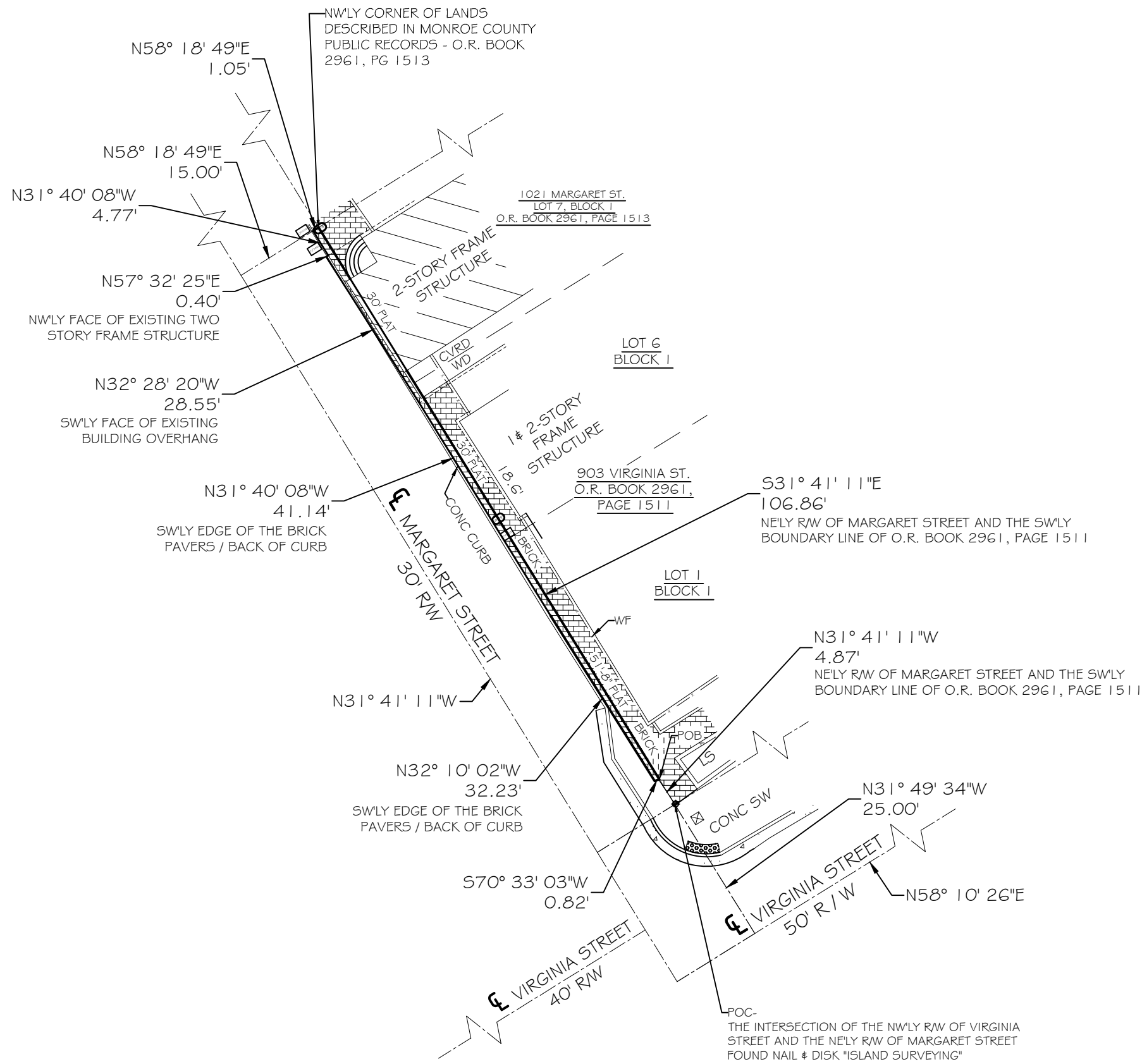
# LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS  
SEC. 05-T685-R25E



ASSUMED



TOTAL AREA = 115.21 SQFT±

CERTIFIED TO -

Key West Triprop, LLC, a Florida limited liability company;

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

## LEGAL DESCRIPTION - (AUTHORED BY THE UNDERSIGNED)


On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a portion of the Margaret Street Right of Way adjacent to Lots Six (6) & Seven (7), Block One (1), according to Johnson's subdivision of part of said Tract Twelve (12) recorded in Plat Book 1, Page 24, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the point of intersection of the Northwestern right of way line of Virginia Street and the Northeastern right of way line of Margaret Street, said point also being the Southwestern corner of lands described in Official Records Book 2961, at Page 1511 of the Public Records of Monroe County, Florida; thence N31°41'11"W along the said Northeastern right of way line of Margaret Street and the Southwestern boundary line of the said lands described in Official Records Book 2961, at Page 1511 of the Public Records of Monroe County, Florida, for a distance of 4.87 feet to a point on the Southeastern edge of existing brick pavers, said point also being the Point of Beginning; thence S70°33'03"W along the Southeastern edge of the said brick pavers, for a distance of 0.82 feet to the Southwestern edge of the said brick pavers and the back edge of an existing concrete curb; thence N32°10'02"W along the Southwestern edge of the said brick pavers and the back edge of an existing concrete curb for a distance of 32.23 feet to a point; thence N31°40'08"W and continue along the Southwestern edge of the said brick pavers and the back edge of the said existing concrete curb for a distance of 41.14 feet to a point on the Southwestern overhang for a distance of 28.55 feet to the Northwestern corner of the said existing building overhang; thence N57°32'25"E along the Northeastern face of the said existing building overhang for a distance of 0.40 feet to a point on the back edge of an existing concrete curb; thence N31°40'08"W along the back edge of the said existing concrete curb for a distance of 4.77 feet to a point on the extension line of the said lands described in Official Records Book 2961, at Page 1513 of the Public Records of Monroe County, Florida; thence N58°18'49"E along the said extension line of the said lands described in Official Records Book 2961, at Page 1513 of the Public Records of Monroe County, Florida, for a distance of 1.05 to the Northwestern corner of the said lands described in Official Records Book 2961, at Page 1513 of the Public Records of Monroe County, Florida; thence S31°41'11"E along the said Northeastern right of way line of Margaret Street and the Southwestern boundary line of the said lands described in Official Records Book 2961, at Page 1513 of the Public Records of Monroe County, Florida, for a distance of 106.86 feet back to the Point of Beginning. Said parcel of land contains 115.21 square feet, more or less.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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 SURVEYOR'S 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:	04/08/2019
MAP DATE:	07/29/2019
REVISION DATE:	XXXXXXXXXX
SHEET:	1 OF 1
DRAWN BY:	KMK
JOB NO.:	19-154

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 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.  
SIGNED:   
ERIC A. ISAACS, PSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7647



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