

- Abbreviations:**
- Sty. = Story
 - R/W = Right-of-Way
 - fd. = Found
 - p. = Plat
 - m. = Measured
 - d. = Deed
 - O.R. = Official Records
 - N.T.S. = Not to Scale
 - CL = Centerline
 - Elev. = Elevation
 - I.P. = Iron Pipe
 - I.B. = Iron Bar
 - C.B. = Concrete Block
 - C.B.S. = Concrete Block Structure
 - cov'd. = Covered
 - w.m. = Water Meter
 - B.M. = Bench Mark
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - pg. = page
 - o/h = Overhead
 - F.F.L. = Finish Floor Elevation
 - ☒ = Concrete Utility Pole
 - ☉ = Wood utility Pole
 - conc. = concrete
 - Bal. = Balcony
 - Pl. = Planter
 - A/C = Air Conditioner
- Field Work performed on: 7/11/16

LEGAL DESCRIPTION: (Balcony Easement):

In the City of Key West, being a portion of land lying adjacent to part of Lot One (1) on Square Fifty-One (51), according to William A. Whitehead's map, delineated in February, A.D. 1829 and being more particularly described as follows:
 BEGIN at the intersection of the Southeasterly Right-of-Way Line of Apperlouth Lane (Formerly know as Smiths Lane) and the Southwesterly Right-of-Way Line of Duval Street; thence in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Apperlouth Lane for a distance of 16.76 feet; thence at an angle of 40°52'21" to the left and in a Northerly direction and along the Street face of a balcony for a distance of 4.24 feet; thence at an angle of 139°05'08" to the left and in a Northeasterly direction along the said street face of a balcony for a distance of 13.05 feet; thence at an angle of 135°00'00" the left and in a Easterly direction and along the said street face of a balcony for a distance of 4.24 feet; thence at an angle of 130°00'00" to the left and in a Southeasterly direction and along the street face of a balcony for a distance of 49.30 feet; thence at a right angle and in a Southwesterly direction and along the street face of a balcony for a distance of 2.46 feet to the said Southwesterly Right-of-Way Line of Duval Street; thence at an angle of 90°02'31" to the left and in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Duval Street for a distance of 49.54 feet to the Point of Beginning.
 Containing 167.15 square feet, more or less.

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Duval Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic, Elevation: 12.324
 Survey preformed without benefit of title
 search of said/neighborng property's.

MONUMENTATION:

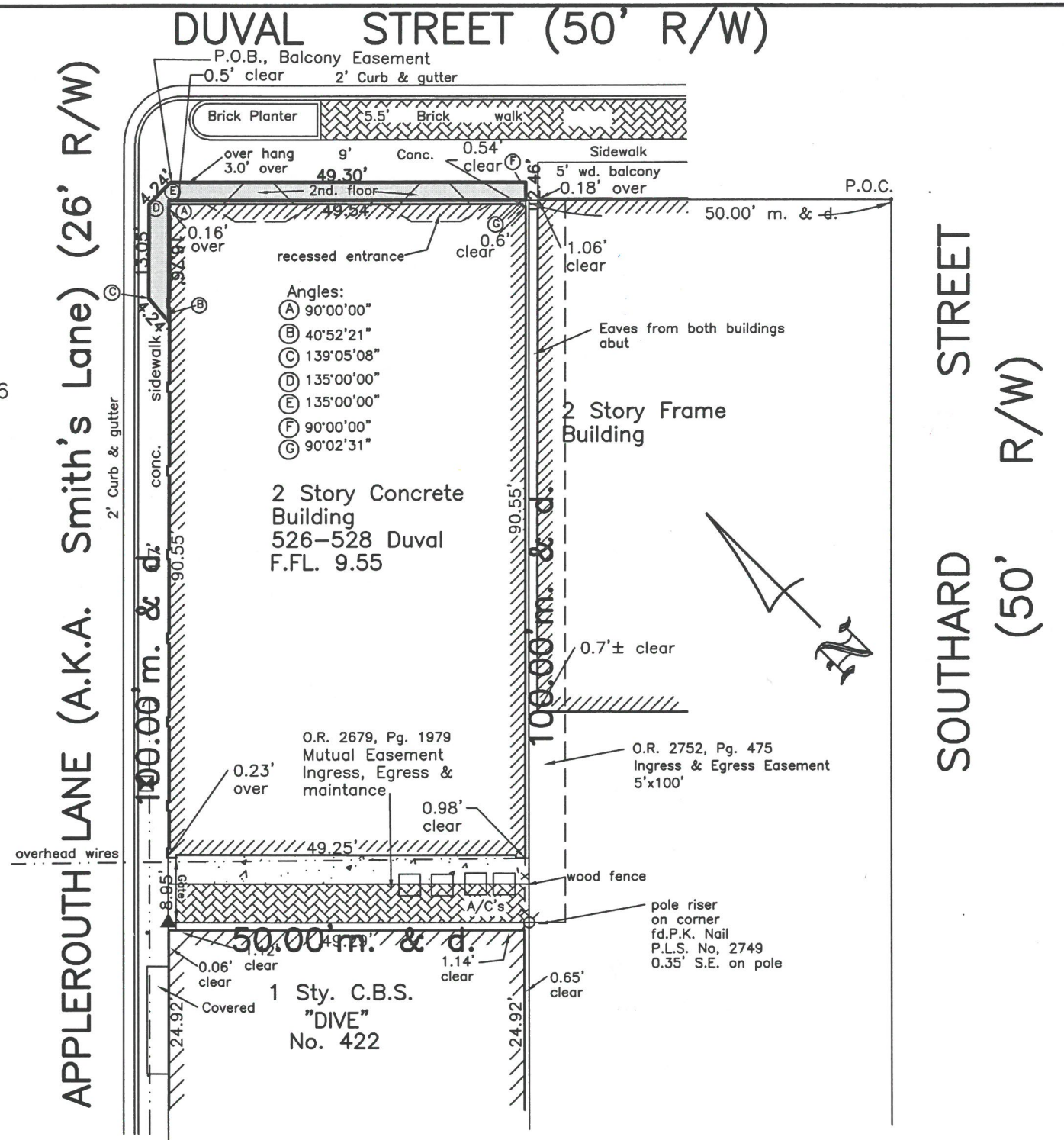
- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Fd. P.K. Nail, P.L.S. No. 6298
- △ = Found P.K. Nail, L.B. 7700
- = Found 1/2" Iron Bar/Pipe

CERTIFICATION:

I HEREBY CERTIFY that the attached **Specific Purpose Survey, Balcony Easement** 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



526-528 Duval Retail, LLC			
526-528 Duval Key West, Fl. 33040			
Specific Purpose Survey		Dwg. No. 18-148	
Balcony Easement		Dwn. By F.H.H.	
Scale 1"= 20'	Ref. File 214-30	Flood Panel No. 1516 K	Flood Zone X
Date: 12/15/12		Flood Elev. -	
REVISIONS AND/OR ADDITIONS			
4/9/14: Updated, owner, cert. Easement			
7/12/16: Updated, cert., Easements, rear			
2/12/18: Balcony Easement			
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