

# Survey

# Boundary Survey Map of part of Tract 13, Island of Key West.

## LEGEND

- |                                |                                 |
|--------------------------------|---------------------------------|
| △ Set Nail & Disc (LB 7131)    | (M) Measured                    |
| ▲ Found Nail                   | (R) Record                      |
| ○ Set #5 rebar w/cap (LB 7131) | (M/R) Measured & Record         |
| ● Found 1/2" Iron Rod (5234)   | C.B.S. Concrete Block Structure |
| ⊙ Found 1/2" Iron Pipe (No ID) | R/W Right of Way                |
|                                | ⊕ Centerline                    |
|                                | ⊗ Wood Utility Pole             |

### 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: 1021 Watson 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. Error of closure exceeds one part in 10,000.
9. Date of field work: February 18, 2004.
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** 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 part of Tract Thirteen (13), better described on a diagram of a part of said Tract made by George G. Watson, and its further described as commencing at a point Three Hundred (300) feet from the corner of Division (Truman) and Watson Street and running in a Southeasterly direction along said Watson Street Sixty-one (61) feet; thence at right angles in a Northeasterly direction One Hundred and Twenty (120) feet; thence at right angles in a Northwesterly direction Eleven (11) feet; thence in a Southwesterly direction Five (5) feet; thence in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred and Fifteen (115) feet to Place of Beginning.

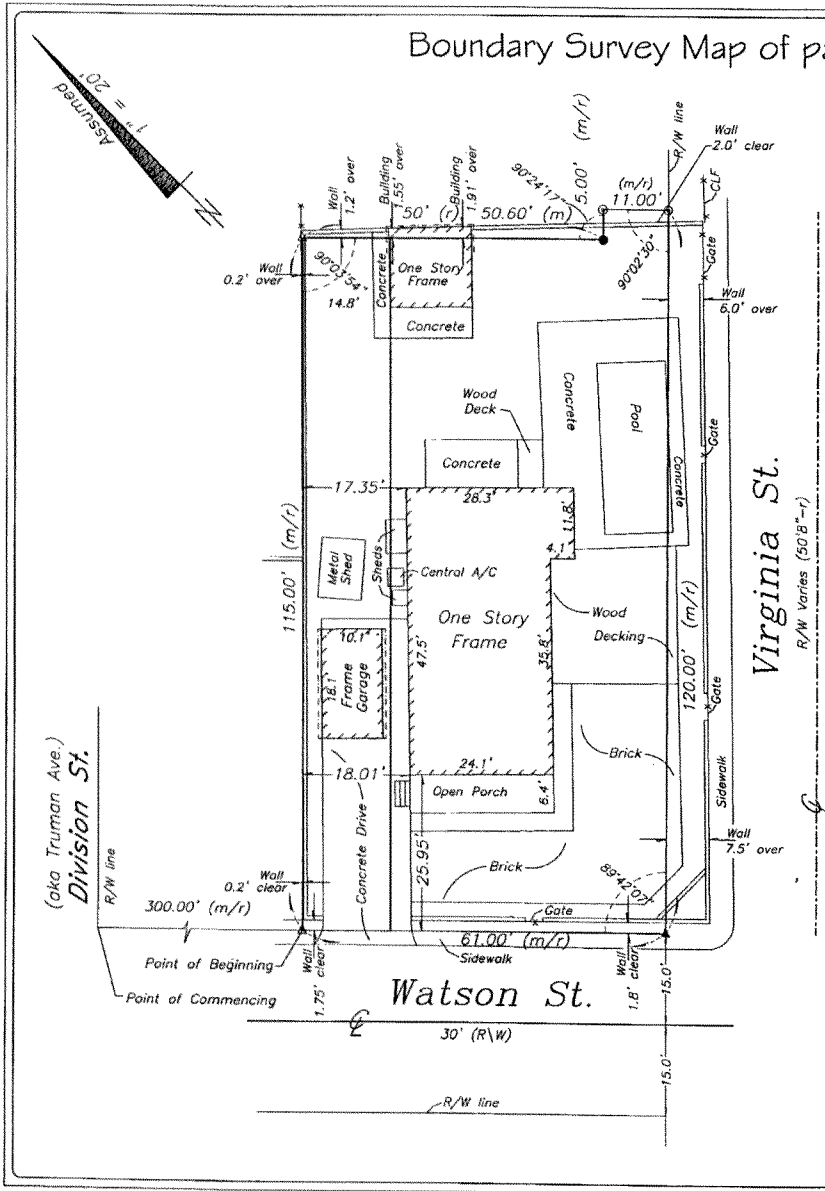
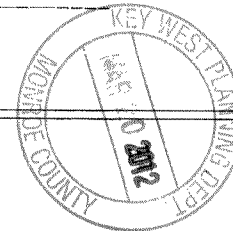
**BOUNDARY SURVEY FOR:** Terance E. & Gwen L. Keenan;  
National City Mortgage;  
Chicago Title of the Florida Keys;

NORBY & O'FLYNN SURVEYING, INC.

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

February 25, 2004

**NORBY & O'FLYNN**  
Surveying, Inc.  
Professional Land Surveyors  
LB No. 7131  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 293-9924

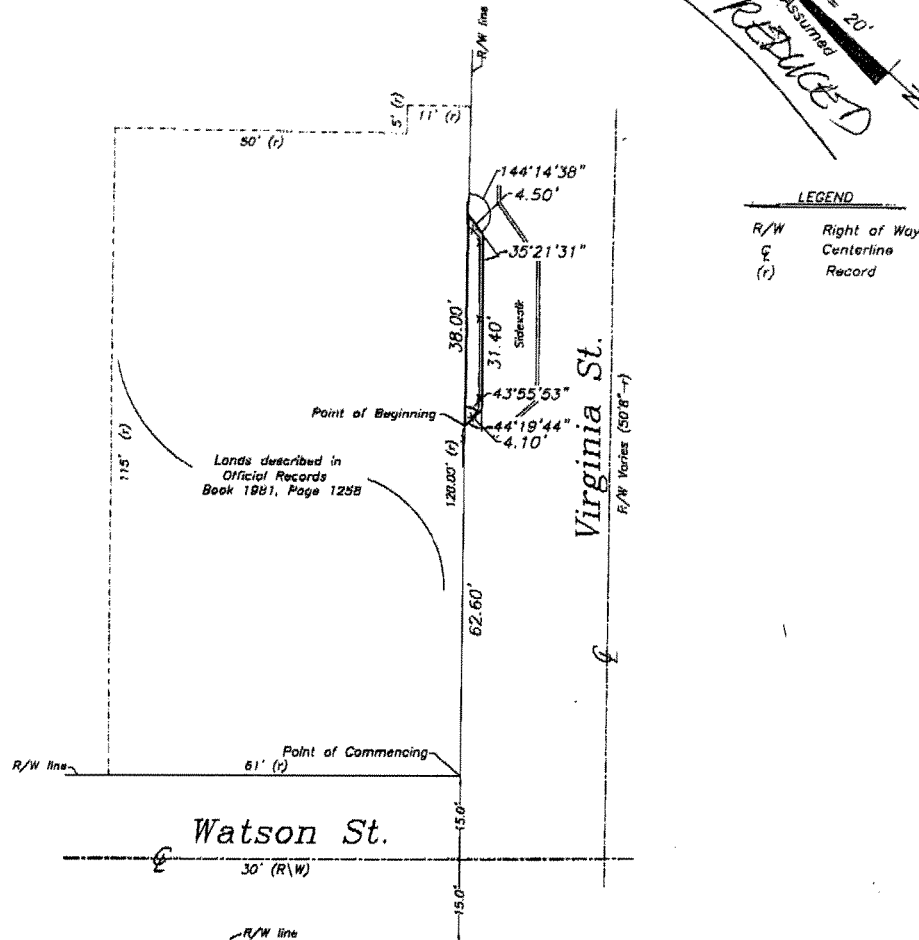


**Special Purpose Survey  
1021 Watson Street**



Specific Purpose Survey to illustrate a legal description  
of a part of Virginia Street  
prepared by the undersigned

1" = 20'  
Assumed  
REDUCED



LEGEND

R/W	Right of Way
☉	Centerline
(r)	Record

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1021 Watson 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. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.

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

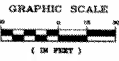
A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 13, better described on a diagram of a part of said Tract made by George G. Watson, said parcel being a portion of the right of way of Virginia Street adjacent to the lands described in Official Records Book 1981, at Page 1258, of the Public Records of Monroe County, Florida, said parcel also being more particularly described by metes and bounds as follows:  
Commencing at the Northeastly right of way line of Watson Street and the Northwestly right of way line of Virginia Street and running thence Northwesterly along the said Northwestly right of way line of Virginia Street and the Southeastly boundary line of the said lands described in Official Records Book 1981, at Page 1258, of the Public Records of Monroe County, Florida, for a distance of 62.60 feet to the Point of Beginning; thence continue Northeastly along the previously described course for a distance of 38.00 feet to the Westery face of an existing concrete sidewalk; thence Southerly with a deflection angle of 144°14'38" to the right and along said Westery face of sidewalk for a distance of 4.50 feet; thence Southwesterly with a deflection angle of 35°21'31" to the right angle along the Northwestly face of sidewalk for a distance of 31.40 feet; thence Westery with a deflection angle of 44°19'44" to the right and along Northerly face of sidewalk and extension thereof for a distance of 4.10 feet back to the Point of Beginning. Said parcel containing 96 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Terance E. Keenan & Gwen L. Keenan;

J. LYNN O'FLYNN, INC.  
Lynn O'Flynn, PSM  
Florida Reg. #6298  
April 24, 2012

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
PSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

**Special Purpose Survey  
Virginia Street Project**



**LEGEND**

- CONCRETE POWER POLE
- WOODEN POWER POLE
- CAST IRON
- WATER VALVE
- IRON
- IRON
- 1/2" IRON DISC
- 1/2" IRON DISC WITH CAP UNREADABLE
- WAL - WATER METER
- FND RSR FOUND RAIL AND DISC "REY"
- C.O. - CLEAN OUT
- MHO - MANHOLE
- SM - STORM MAIN
- INF - STORM MAIN
- 1/2" IRON DISC WITH CAP "TRK"
- FND P2S FOUND NAIL AND DISC PHILLIPS & TRAC
- FOUND P2S FOUND NAIL AND DISC PHILLIPS & TRAC
- 1/2" IRON DISC WITH CAP "WITNESS"
- C.B. - CATCH BASIN
- F.V. - FIRE HYDRANT
- NO - NOOD

FIELD BOOK	1001/55-59
NOTATE BETWEEN WATSON AND VARELLA	9/22/11 BEN
ADDED DIMENSIONS TO FENCES	8/23/11 BEN
REVISIONS	DATE REV BY

**VIRGINIA STREET**

NOT VALID WITHOUT THE SURVEYOR'S AND THE ORIGINAL SURVEY SEAL OF A LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	AZ	DATE:	3/9/10
DRAWN BY:	BEN	DATE:	3/11
CHECKED BY:	TMM	DATE:	3/11
SEC-TITLE:	KEY WEST	HORIZONTAL SCALE:	1"=50'



950 Encore Way  
Naples, FL 34110  
Phone: (239) 254-2000  
Florida Certificate of  
Authorization No. 1772

**SPECIFIC PURPOSE SURVEY**

DRAWING NO.	A-2145-1
PROJECT NO.	09.076
REFERENCE NO.	MSD 858-049

THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING IMPROVEMENTS ALONG THE NORTHERN SIDE OF APPARENT RIGHT-OF-WAY OF VIRGINIA STREET

**NOTES**

PROPERTY CORNERS, CENTERLINE POINTS, VEGETATION AND ALL OTHER IMPROVEMENTS BEYOND THE EXISTING SIDEWALKS, WALLS AND FENCES WERE SURVEYED BY ERIC ISAACS P.S.M. # 9763, FLORIDA KEYS LAND SURVEYING, L.L.P. AND PROVIDED TO HOLE MONTES, INC.

RIGHT OF WAY LINES SHOWN HEREON FOR INFORMATIONAL PURPOSES HAVE BEEN DRAWN BASED UPON THOSE LIMITED EXISTING POINTS FOUND IN THE FIELD AND A CITY OF KEY WEST PARCEL MAP ALL WHICH WERE PROVIDED TO HOLE MONTES, INC.

THE SPECIFIC NORTHERLY RIGHT-OF-WAY LINE OF VIRGINIA STREET, BETWEEN WATSON AND VARELLA STREETS, HAS BEEN SHOWN BY UTILIZING A RECONCILIARY SURVEY OF THAT PARCEL LOCATED AT THE NORTHEAST CORNER OF WATSON AND VIRGINIA STREETS, PREPARED BY MORRIS & O'LEARY SURVEYING, INC., DATED FEB. 28, 2004 AND PROVIDED TO HOLE MONTES BY THE CITY OF KEY WEST, AND HOLDING THE FOUNDING PIN LOCATED JUST WEST OF THE NORTHWEST CORNER OF VIRGINIA AND VARELLA STREETS

RIGHT OF WAY WIDTHS SHOWN VIRGINIA STREET (40' R.O.W.) ARE AS PROVIDED BY THE CITY OF KEY WEST

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD

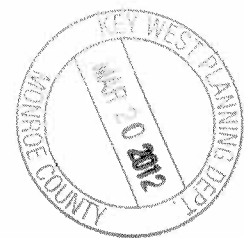
MEASUREMENTS SHOWN HEREON REFER TO FLORIDA STATE PLANE (GCS: NAD 83, 1983 ADJUSTMENT), AND ARE DERIVED FROM F.D.T.'S REFERENCE STATION KEY WEST (EAST), LATITUDE 24° 37' 15.2000" N, LONGITUDE 81° 07' 15.4000" W

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 3/9/2010 AND UNDER THE SUPERVISION OF ERIC ISAACS, P.S.M. # 9763, FLORIDA KEYS LAND SURVEYING, L.L.P. ON 3/11/2011. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MAXIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 35-17.050, F.A.C.

HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LR 1772  
By: *Thomas M. Murphy* P.S.M. #9628  
THOMAS M. MURPHY STATE OF FLORIDA



AL:\0001\090076\DWG\SD\WATSON\MAP\_858.dwg Job: band (1 Sep 27, 2011 11:13am) Plotted by: Brlmowal

