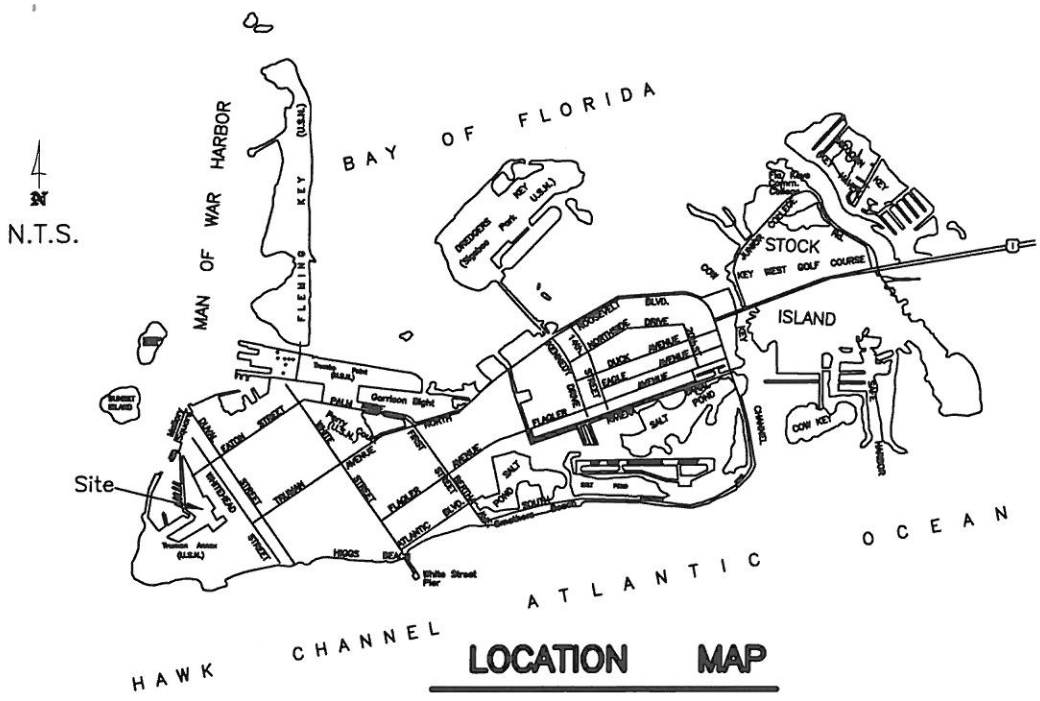


LOCATION MAP

City of Key West &
Stock Island

SURVEYOR'S NOTES:

North arrow based on plat assumed median
Reference Bearing: State Plane Coordinate System, 83/89
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
FIRM 120168 1516 K 2/18/05, AE 6'

Monumentation:

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ● = Found 1/2" Iron Pipe
- ● = Found 1/2" Iron Bar
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail
- ▲ = Found Nail
- ▲ = Found Drill Hole

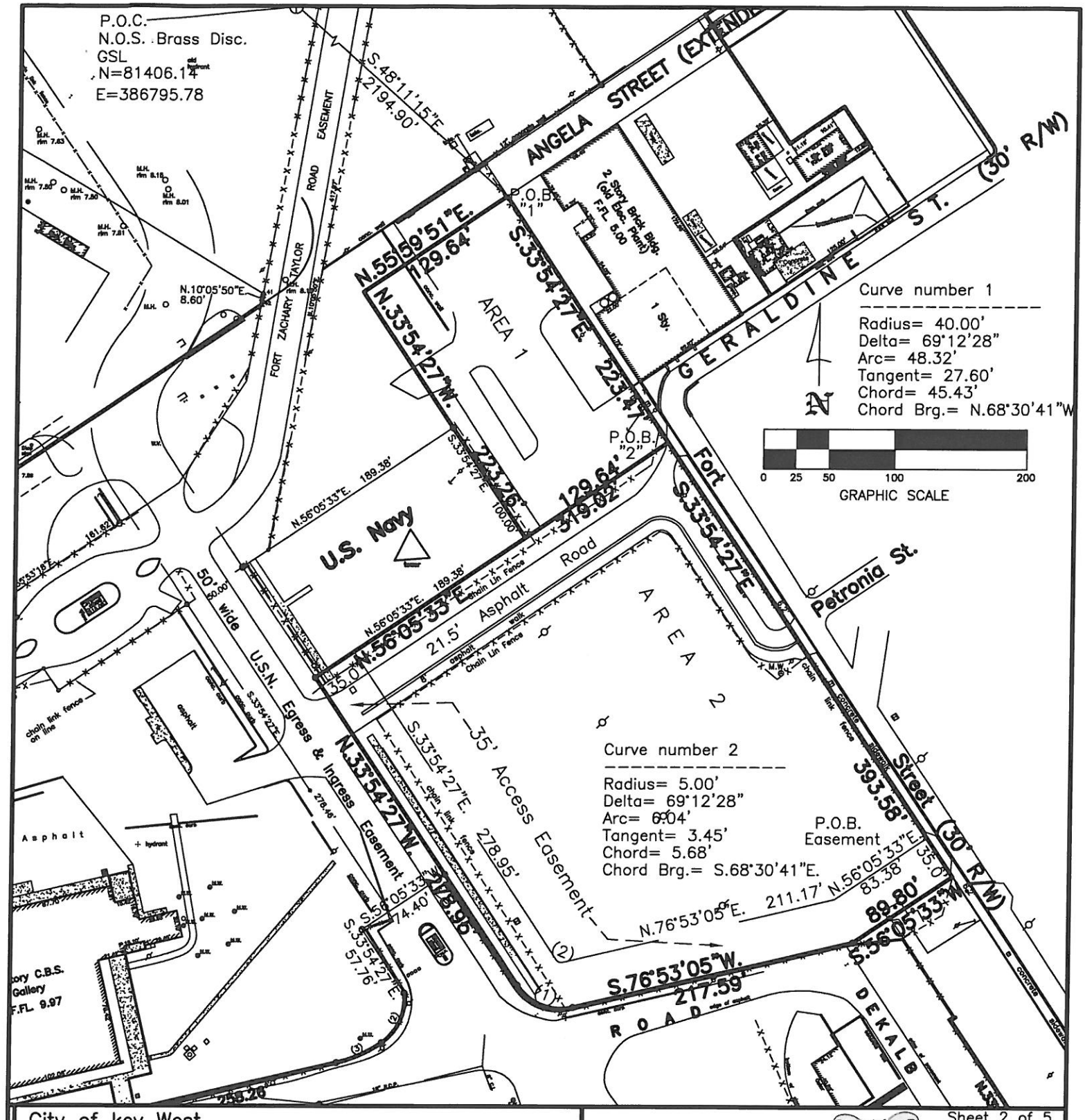
CERTIFICATION:

I HEREBY CERTIFY that the attached SKETCH TO ACCOMPANY Legal Description is true and correct to the best of my knowledge and beleif; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, 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

City of key West Assisted Care Site			
Survey Sketch to accompany Legal Description			Dwn No.: 11-355
Scale: n/a	Ref. file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/24/11		Flood Zone: AE, X	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
f/datafred/dwg/cityofkeywest/asstliving/Nov.2011breakdown			

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



City of key West Assisted Care Site			Sheet 2 of 5
Survey Sketch to accompany Legal Description			Dwn No.: 11–334
Scale: 1"=100'	Ref. file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/24/11		Flood Zone: AE, X	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
f/datafred/dwg/cityofkeywest/asstliving/Nov.2011breakdown			

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L.B. No. 7700

LEGAL DESCRIPTION: Area 1 & 2:
Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:
Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 48°11'15"E for a distance of 2194.90 feet to the Point of Beginning(said point also being the intersection of the extension of the Southwesterly Right-of-Way line of Fort Street with the Southeasterly Right-of-Way Line of Angela Street); thence S 33°54'27" E along the extension of the Southwesterly Right-of-Way line of Fort Street and the Southwesterly Line of Fort Street for 617.05 feet; thence S 56°05'33" W for a distance of 89.80 feet; thence S 76°53'05" W for a distance of 217.59 feet to a point on a curve concave to the North; thence along the curve to the right, having for its elements a radius of 40.00 feet; a central angle of 69°12'28", a cord bearing N 68°30'14" W, a cord length of 45.43 feet and an arc length of 48.32 feet to a point of tangency; thence N 35°54'27" W for a distance of 278.95 feet; thence N 56°05'33" E for a distance of 189.36 feet; thence N 33°54'27" W for a distance of 223.26 feet; thence N 55°59'51" E for a distance of 129.64 feet to the Point of Beginning
Parcel contains 144,447.55 square feet or 3.32 acres, more or less.
Subject to a thirty five foot Access Easement in Parcel No. 2

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
M.H.W.= Mean High Water
O.R. = Official Records
Sec. = Section
Twp. = Township
Rge. = Range
N.T.S.= Not to Scale
℄ = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.C. = Point of Curvature
P.T. = Point of Tangency
P.O.C.= Point of Commence
P.O.B.= Point of Beginning
P.B. = Plat Book
pg. = page
Elec.= Electric
Tel. = Telephone
Ench.= Encroachment
O.L. = On Line
C.L.F.= Chain Link Fence

o/h = Overhead
u/g = Underground
F.FL.= Finish Floor Elevation
L.B. = Low Beam
Rad.= Radial
Irr. = Irregular
conc.= concrete
I.P. = Iron Pipe
I.B. = Iron Bar
℄ = Baseline
C.B. = Concrete Block
C.B.S.= Concrete Block Stucco
cov'd.= Covered
P.I. = Point of Intersection
wd. = Wood
R = Radius
A = Arc (Length)
D = Delta, (Central angle)
= Water Meter
Bal. = Balcony
Pl. = Planter
Hydt.= Fire Hydrant
F.W. = Fire Well
A/C = Air Conditioner
□E. = Electric Utility Vault
⊠C.B.= Storm Water Catch Basin
Inv.= Invert

⊛F.W.= Fire Well
⊕M.W.= Montering Well
w.m. ⬭ = Water Meter
⋈ = Water Valve
○E. = Electric Manhole
B.P.Z.= Backflow Prevention Valve
P.V.C.= Polyvinyl Pipe
R.C.P.= Reniforced Concrete pipe
✣ = Fire Hydrant
✳ = Light
⊠ = Concrete Utility Pole
Ø = Wood utility Pole
←Ø = Wood Utility Pole with Guy wire
○M.H.= Man Hole
San.= Sanitary
⊙ = sign
L.D. = Legal Description

Field Work performed on: 10/28/10

City of key West
Assisted Care Site

Survey Sketch to accompany Legal Description

Dwn No.: 11-355

Scale: 1"=100'
Ref. file
Flood panel No. 1516 K
Dwn. By: F.H.H.
Date: 8/24/11
Flood Zone: AE, X
Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

f/datafred/dwg/cityofkeywest/asstliving/Nov. 2011breakdown

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3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
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L.B. No. 7700

E:\Island Surveying Data\Data Fred\Drawings\Key West\Assisted Living\Nov 2011 Breakdown.dwg 11/8/2011 10:15:03 AM

LEGAL DESCRIPTION: Area 1:

Prepared by undersigned:

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:

Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 48°11'15" E for a distance of 2194.90 o the Point of Beginning (said point also being the intersection of the extension of the Southwesterly Right-of-Way line of Fort Street with the Southeasterly Right-of-Way Line of Angela Street); thence S 33°54'27" E along the extension of the Southwesterly Right-of-Way line of Fort Street and the Southwesterly Line of Fort Street for 223.47 feet; thence S56°05'33"W for a distance of 129.64 feet; thence thence N 33°54'27" W for a distance of 223.26 feet; thence N 55°59'51" E for a distance of 129.64 feet to the Point of Beginning

Parcel contains 28,956.22 square feet or 0.66 acres, more or less.

LEGAL DESCRIPTION: Area 2:

Prepared by undersigned:

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:

Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 48°11'15"E for a distance of 2194.90 feet, said point also being the intersection of the extension of the Southwesterly Right-of-Way line of Fort Street with the Southeasterly Right-of-Way Line of Angela Street; thence S 33°54'27" E along the extension of the Southwesterly Right-of-Way line of Fort Street and the Southwesterly Line of Fort Street for 223.47 feet to the Point of Beginning; thence continue S 33°54'27" E aloing the said Southwesterly Right-of-Way line of Fort street for 393.58 feet; thence S 56°05'33" W for a distance of 89.80 feet; thence S 76°53'05" W for a distance of 217.59 feet to a point on a curve concave to the North; thence along the curve to the right, having for its elements a radius of 40.00 feet; a central angle of 69°12'28", a cord bearing N 68°30'14" W, a cord length of 45.43 feet and an arc length of 48.32 feet to a point of tangency; thence N 35°54'27" W for a distance of 278.95 feet; thence N 56°05'33" E for a distance of 319.02 feet to the Point of Beginning.

Parcel contains 115,447.55 square feet or 2.65 acres, more or less.

Subject to a thirty five foot Access Easement.

City of key West
Assisted Care Site

Survey Sketch to accompany Legal Description

Dwn No.: 11-354

Scale: 1"=100'	Ref. file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/24/11		Flood Zone: AE, X	Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

f/datafred/dwg/cityofkeywest/asstliving/Nov. 2011

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Key West, Fl. 33040
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L.B. No. 7700

LEGAL DESCRIPTION: Access Easement:
Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:
Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 48°11'15"E for a distance of 2194.90 feet, said point also being the intersection of the extension of the Southwesterly Right-of-Way line of Fort Street with the Southeasterly Right-of-Way Line of Angela Street; thence S 33°54'27" E along the extension of the Southwesterly Right-of-Way line of Fort Street and the Southwesterly Line of Fort Street for 582.05 feet to the Point of Beginning; thence continue S 33°54'27" E along the said Southwesterly Right-of-Way line of Fort Street for 35.00 feet; thence S 56°05'33" W for a distance of 89.80 feet; thence S 76°53'05" W for a distance of 217.59 feet to a point on a curve concave to the North; thence along the curve to the right, having for its elements a radius of 40.00 feet; a central angle of 69°12'28", a cord bearing N 68°30'14" W, a cord length of 45.43 feet and an arc length of 48.32 feet to a point of tangency; thence N 35°54'27" W for a distance of 278.95 feet; thence N 56°05'33" E for a distance of 35.00 feet; thence S 33°54'27" E for a distance of 278.95 feet to a point on a curve concave to the North; thence along the curve to the left, having for its elements a radius of 5.00 feet, a central angle of 69°12'28", a cord bearing of S 68°30'41" E and a cord length of 5.68 feet and an arc distance of 6.04 feet to a point of Tangency; thence N 76°53'05" E for a distance of 211.17 feet; thence S 56°05'33" E for a distance of 83.38 feet to the Point of Beginning
Parcel contains 21,248.27 square feet or 0.49 acres, more or less.

City of key West
Assisted Care Site

Survey Sketch to accompany Legal Description			Dwn No.: 11-355
Scale: 1"=100'	Ref. file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/24/11		Flood Zone: AE, X	Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

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