

LEGAL DESCRIPTION:

A certain Lot or parcel of land lying and being in the City of Key West and known and designated on L. Windsor Smith's diagram of Part of Tract Three (3) recorded in Deed Book "E" Page Seventy-two (72) of the Public Records of Monroe County, Florida, as Part of Lot One (1), described as follows: Beginning as the Northeast corner of Emma and Petronia Streets and running thence in a Northeasterly direction along the Southeast side of Petronia Street One Hundred (100) feet; thence at right angles in a Southeasterly direction, parallel with Emma Street Fifty-eight (58) feet; thence at right angles in a Southwesterly direction, parallel with Petronia Street One Hundred (100) feet to Emma Street; thence at right angles in a Northwesterly direction, along the Northeasterly side of Emma Street Fifty-eight (58) feet to the place of beginning.

LEGAL DESCRIPTION, EASEMENT:

A portion of land lying and being in the City of Key West, Monroe County, Florida and known and designated on L. Windsor Smith's diagram of Part of Tract Three (3) recorded in Deed Book "E" Page Seventy-two (72) of the Public Records of Monroe County, Florida, as Part of Lot One (1), and being more particularly described as follows: BEGIN at the intersection of the Northeasterly Right-of-Way Line of Emma Street and the Southeasterly Right-of-Way Line of Petronia Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Emma Street for a distance of 48.50 feet to the end of the overhead eaves; thence at an angle of 89°51'18" to the left and in a Southwesterly direction for a distance of 2.61 feet to the corner of said eaves; thence at a right angle and in a Northwesterly direction along the said eave line for a distance of 48.50 feet to the corner of said eaves; thence at a right angle and in a Northeasterly direction and along the eave line for a distance of 2.48 feet to the said Northeasterly Right-of-Way Line of said Emma Street and the Point of Beginning. Containing 129.4 square feet, more or less.

SURVEYOR'S NOTES:
North arrow based on assumed median
denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

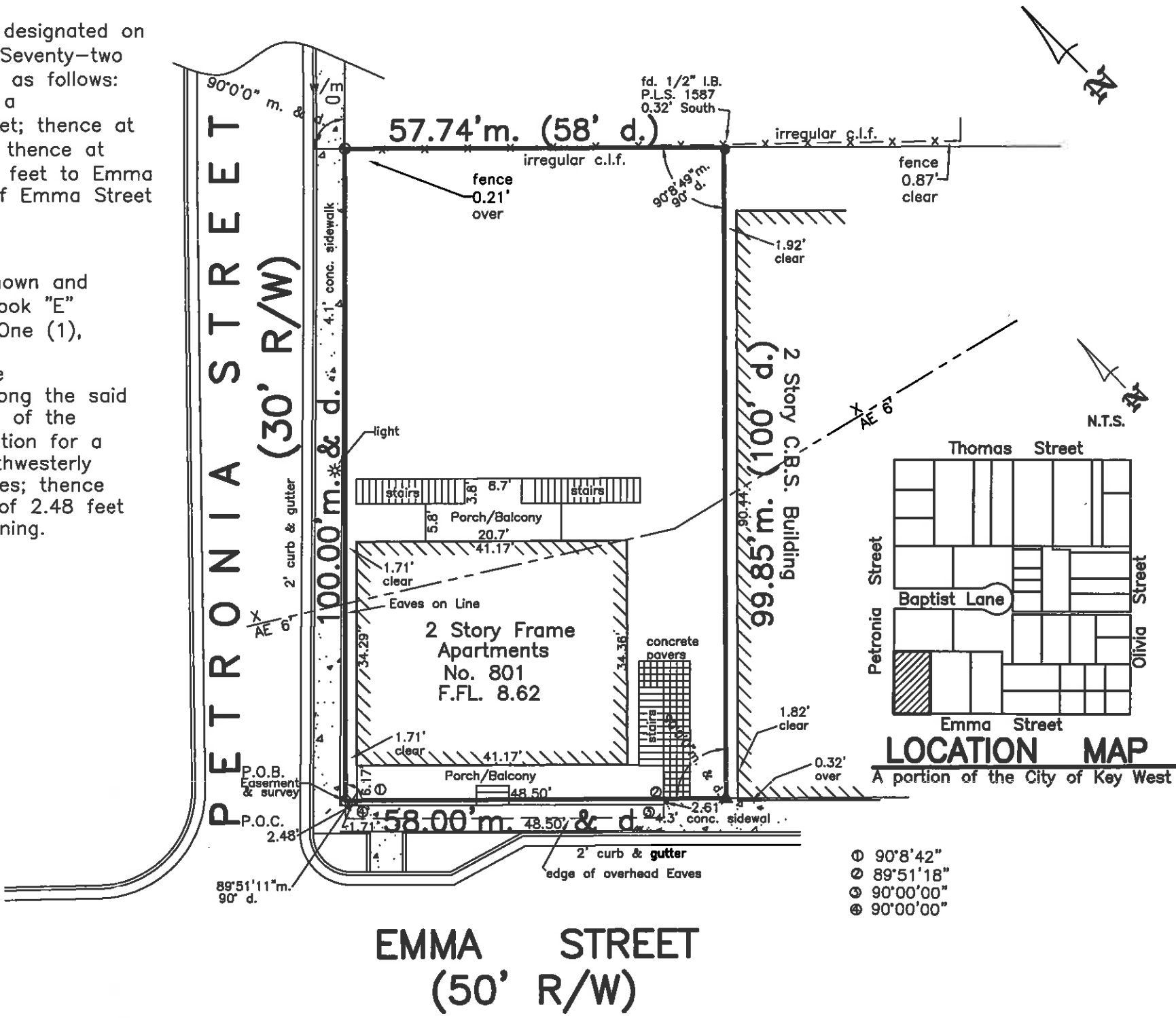
Abbreviations:
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
wd. = Wood
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner
N.T.S. = Not to Scale
Elev. = Elevation
B.M. = Bench Mark
C.B.S. = Concrete Block Stucco
cov'd. = Covered

Field Work performed on: 2/15/14

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. HILDEBRAND
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Cajun Realty, LLC DBA in Florida as Cajun Realty K.W. 801 Emma Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 14-140	
Scale: 1"=20'	Ref. 189-7	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/24/06		Flood Zone: X-AE	Flood Elev. - 6'
REVISIONS AND/OR ADDITIONS			
2/17/14: Updated, owner, L.D. Easement, ramp			
3/17/14: Revise easement for eaves			
f:/datafred/dwg/keywest/block62/801Emma			

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
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L.B. No. 7700

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COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Emma Street and the Southeasterly Right-of-Way Line of Petronia Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Emma Street for a distance of 1.71 feet to a concrete porch and the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Emma Street and through a concrete porch for a distance of 46.75 feet to the end of the porch; thence at an angle of 89°51'18" to the left and in a Southwesterly direction for a distance of 0.91 feet to the end of the said concrete porch; thence at a right angle and in a Northwesterly direction along the said face of the concrete porch for a distance of 46.75 feet to the end of the porch; thence at a right angle and in a Northeasterly direction and along the concrete porch for a distance of 0.78 feet to the said Northeasterly Right-of-Way Line of said Emma Street and the Point of Beginning.

Containing 39.50 square feet, more or less.

SURVEYOR'S NOTES:

North arrow based on assumed median
denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
▲ = Found P.K. Nail, P.L.S. No. 1587

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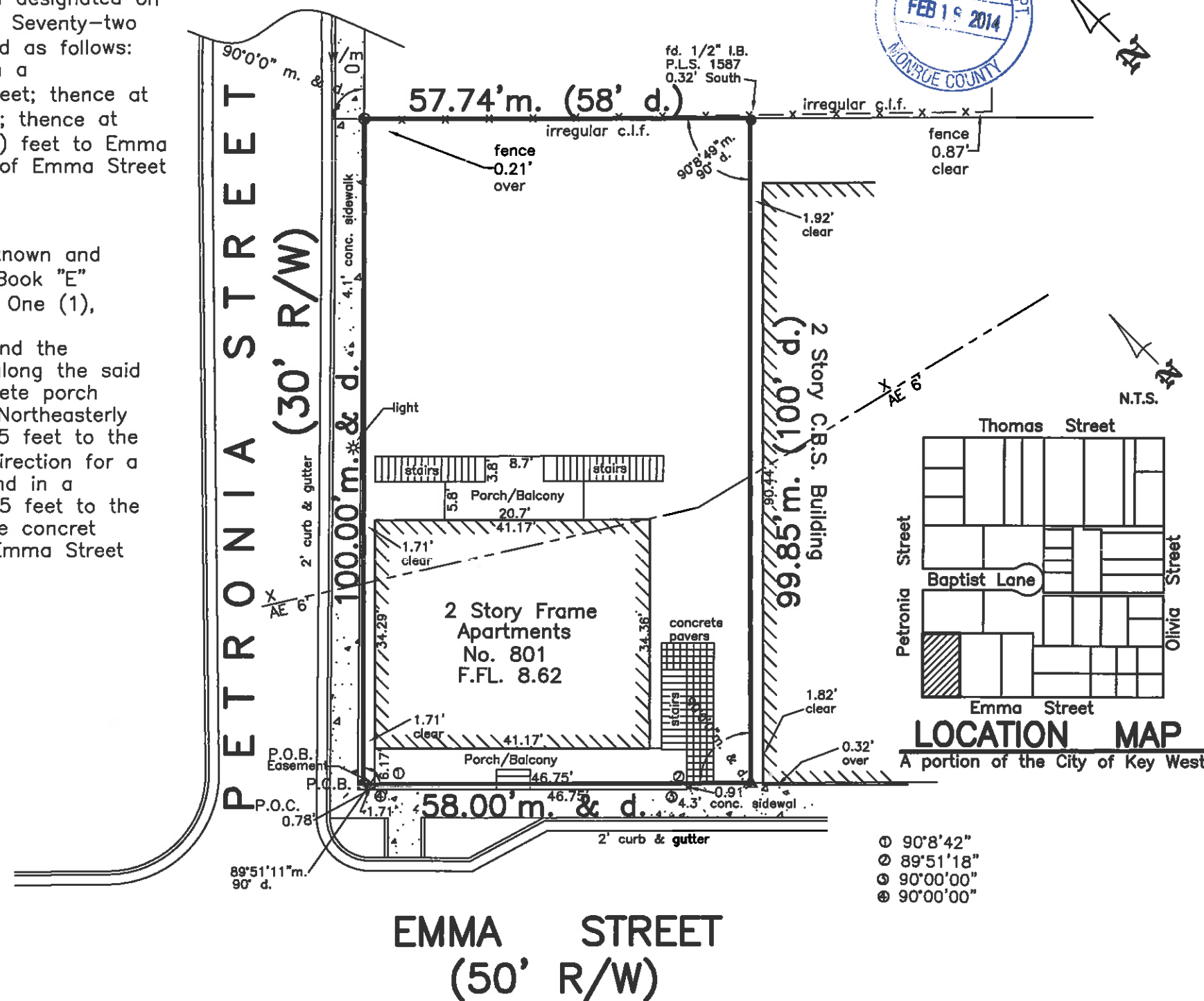
Field Work performed on: 2/15/14

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FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
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BOUNDARY SURVEY

Dwn No.:
14-140

Scale: 1"=20'

Ref.
189-7

Flood panel No.
1516 K

Dwn. By: F.H.H.

Date: 8/24/06

Flood Zone: X-AE

Flood Elev. - 6'

REVISIONS AND/OR ADDITIONS

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