



I HEREBY CERTIFY that the aforesaid Boundary Survey of the herein described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5A-17, Florida Administrative Code pursuant to Section 417.02(7), Florida Statutes.

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVROM & ASSOCIATES, INC.
L.B. No. 3300

50 S.W. 2nd AVENUE, SUITE 102, BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROMSURVEY.com

© 2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

[illegible]

BOUNDARY SURVEY
Portions of Subdivisions 15 and 16
SQUARE 3, TRACT 3
Diagram of Thomas J. Ashe's Subdivision recorded in Deed Book "A", Page 77 M.C.P.R.
SECTION 31, TOWNSHIP 67 SOUTH, RANGE 25 EAST
CITY OF KEY WEST
MONROE COUNTY, FLORIDA

JOB #:	10174-2
SCALE:	1" = 20'
DATE:	08/23/2017
BY:	S.A.M.
CHECKED:	K.M.C.
F.B. 1792	Pg. 37 - 38
SHEET:	1 OF 1



1. Reproductions of this Sketch or not, void without the signature and the original record seal of a Florida licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. The right-of-way lines as shown [-----] hereon is based on the City of Key West Engineering Department's Official Street Map, dated May 26, 1955, revised January 1960.
5. The underground utilities shown have been located from field survey information and existing drawings the surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area shown. The Surveyor has no knowledge of any other utilities that may be located in the area shown. The Surveyor has not explicitly located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the possible from information available. The surveyor has not explicitly located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the inset and pipe size dimensions prior to design of new facilities.
6. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
7. This map is intended to be displayed at a scale of 1:240 (1"=20').
8. Bearings and Coordinates shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00) , of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, with the meridian of Angola Street having a bearing of N 55°59'44" E.
9. Coordinates shown hereon were established by a Real-time kinematic (RTK) GPS control survey which is certified to a 2 centimeter local accuracy and are based on the 2011 Adjustment of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone. Redundant ties were made to the following NOS horizontal control stations:

10. Elevations shown here are based on the National Geodetic Vertical Datum of 1929.
11. Benchmark description: National Geodetic Survey Station Designation [TD 1247 (PID A00020) Elevation = 3,914' (NGVD 1929)].
12. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on imperious surfaces were field measured to 0.05' and on ground surfaces to 0.1'.
13. Property Address: 101 Gardine Street, Key West, Florida 33040.
14. Abbreviation Legend: BLDG. = BUILDING; BM. = Benchmark; C.C.F. = Chain Link Fence; CONC. = Concrete; COR. = Corner; DIA. = Diameter; DESC. = Description; E. = Easting; EL. = Elevation; FB. = Field Book; PD. = Found; F.F. = Finished Floor; FGC. = Federal Geographic Data Committee; GPS-G. = Global Positioning System; ID. = Identification; IR. = Iron Rod; LB. = Licensed Surveyor; LR. = Lightning Rod; M.A.R. = Monroe County Records; N. = North; NAD = North American Datum; N.O. = Nail and Disk; NVD = National Geodetic Vertical Datum; No. = Number; O/S = Offset; OV. = Overlaid; West; P.B. = Plat Book; PC. = Plans; PD. = Point; Identifier; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; Pt. = Point; R/W = Right-of-Way; Rtk = Real-time Kinematic; STA = Station; W/CAP = With Surveyors Cap; TRANS. = Transformer; W. = With.

SAID LANDS SITUATE IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA AND CONTAINING 2,404 SQUARE FEET (0.055 ACRES) MORE OR LESS.

BEGIN AT THE NORTHWEST CORNER OF SAID SUBDIVISION FIFTEEN (15); THENCE N 55°59'44" E ALONG THE NORTH LINE OF SAID SUBDIVISION FIFTEEN (15) ALSO BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF RANGEL STREET, A DISTANCE OF 14.07 FEET; THENCE S 33°47'03" E, 174.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION SIXTEEN (16); ALSO BEING THE NORTHWEST RIGHT-OF-WAY LINE OF GRADINE STREET; THENCE S 55°59'44" W ALONG THE SOUTH LINE OF SAID SUBDIVISION SIXTEEN (16) AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 13.55 FEET TO THE WEST LINE OF SAID SUBDIVISION SIXTEEN (16); THENCE S 33°51'17" W ALONG THE WEST LINE OF SAID SUBDIVISION SIXTEEN (16) AND FIFTEEN (15) ALSO BEING THE EAST LINE OF SUBDIVISIONS 19, 21 AND 21; A DISTANCE OF 174.00 FEET TO THE POINT OF BEGINNING.