

# LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS  
SEC. 06-T685-R25E

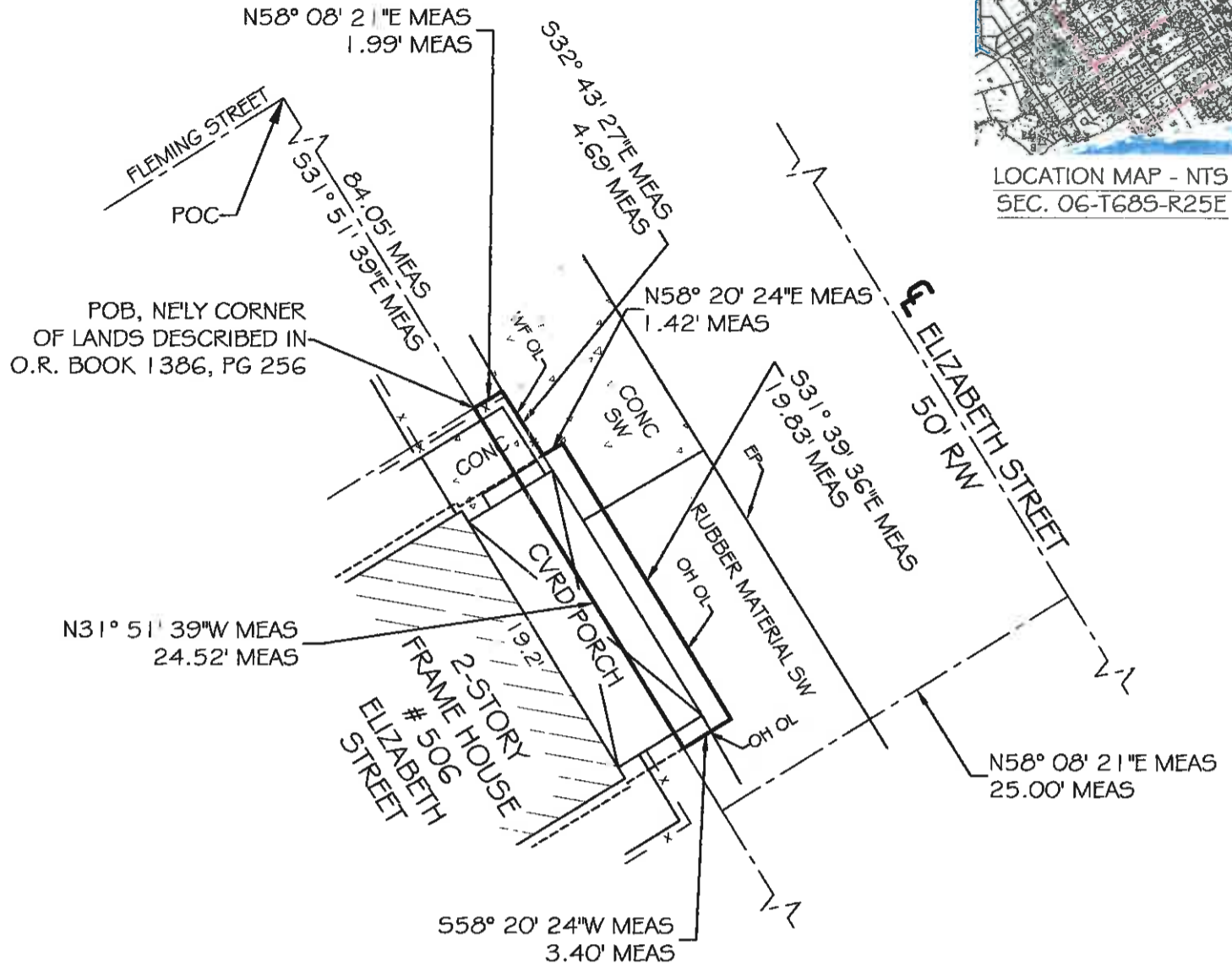
BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S31°51'39"W ASSUMED  
ALONG THE CENTERLINE OF  
ELIZABETH STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

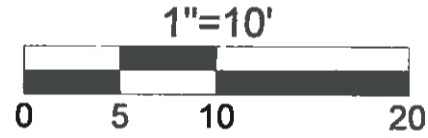
ADDRESS:  
506 ELIZABETH STREET,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X



## LEGAL DESCRIPTION (AUTHORED BY THE UNDERSIGNED)

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 portion of the Elizabeth Street Right of Way adjacent to Lot Two (2) in Square Forty-nine (49) and being more particularly described by metes and bounds as follows: Commencing at the Southwesterly corner of the intersection of Fleming and Elizabeth Streets and running thence S31°51'39"E along the Southwesterly Right of Way Line of Elizabeth Street for a distance of 84.05 feet to the Point of Beginning of the parcel of land hereinafter described, said Point of Beginning also being the Northeasterly corner of lands described in Official Records Book 1386, at Page 256 of the Public Records of Monroe County, Florida; thence N58°08'21"E for a distance of 1.99 feet to the projection of the Northeasterly face of an existing wood fence; thence S32°43'27"E along the said projection of and the Northeasterly face of an existing wood fence for a distance of 4.69 feet to the Northwesterly face of an existing covered porch roof overhang; thence N58°20'24"E and along the said Northwesterly face of an existing covered porch roof overhang for a distance of 1.42 feet to the Northeasterly corner of the said existing covered porch roof overhang; thence S31°39'36"E and along the said Northeasterly face of an existing covered porch roof overhang for a distance of 19.83 feet to the Southeasterly corner of the said existing covered porch roof overhang; thence S58°20'24"W and along the said Southeasterly face of an existing covered porch roof overhang a distance of 3.40 feet to the Southwesterly Right of Way line of Elizabeth Street; thence N31°51'39"W and along the said Southwesterly Right of Way line of Elizabeth Street for a distance of 24.52 feet back to the Point of Beginning.



TOTAL AREA = 77.70 SQFT ±

NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PFC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IR = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CDW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CLF = CHAINLINK FENCE	MB = MAILBOX	R/W = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	M.E.A.S. = MEASURED	S&CO = SANITARY SEWER CLEAN-CUT
CONC = CONCRETE	MF = METAL FENCE	SW = SIDE WALK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TCL = TOP OF BANK
DELTA = CENTRAL ANGLE		TCS = TCE OF SLOPE
DEISE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TYP = TYPICAL
EL = ELEVATION	OH = ROOF OVERHANG	UR = UNREADABLE
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	UTL = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	WD = WOOD DECK
F = FINISHED FLOOR ELEVATION	PM = PARKING METER	WF = WOOD FENCE
FH = FIRE HYDRANT	PCC = POINT OF COMPOUND CURVE	WL = WOOD LANDING
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WM = WATER METER
FND = FOUND	PK = PARKER KALON NAIL	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	W&K LINE = LINE OF DEBRIS ON SHOULDER
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WV = WATER VALVE

CERTIFIED TO - Jeff & Carla Lewis;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 10'
FIELD WORK DATE	03/04/2014
REVISION DATE	
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	
INVOICE NO.:	

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



**FLORIDA KEYS  
LAND SURVEYING**

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