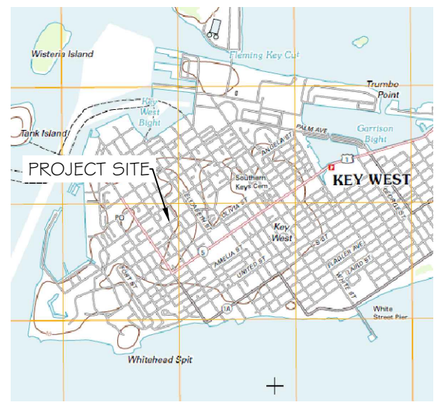
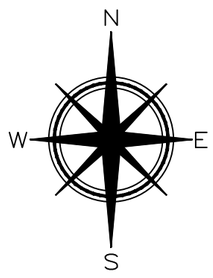
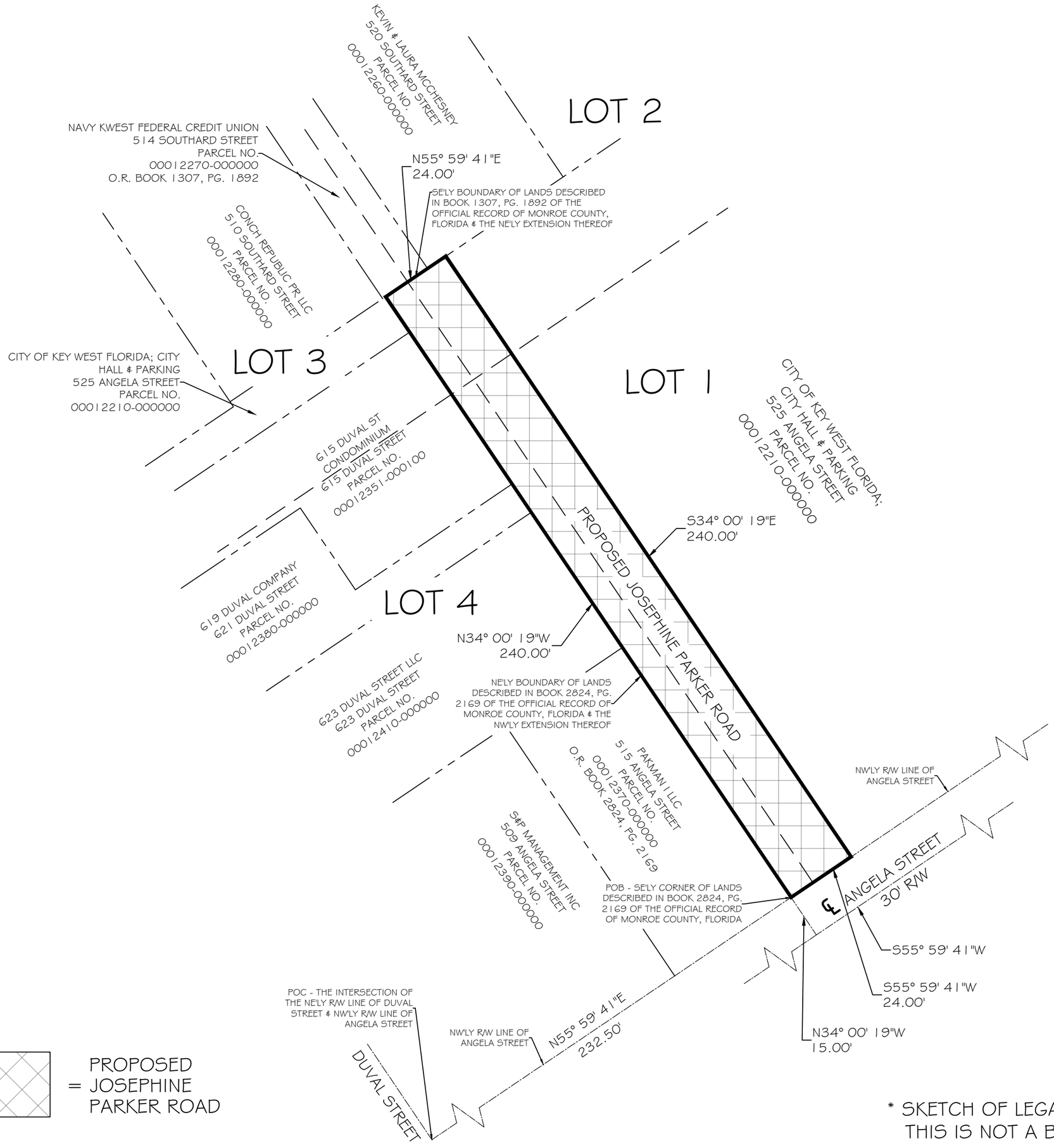
LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS
SEC. 06-T68S-R25E



ASSUMED



= PROPOSED JOSEPHINE PARKER ROAD

* SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A BOUNDARY SURVEY *

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF THE LEGAL DESCRIPTION ONLY.
- ALL BEARINGS ARE BASED ON N55°59'41"E ASSUMED ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. * NO UTILITIES HAVE BEEN LOCATED FOR THIS SURVEY.
- STREET ADDRESS: JOSEPHINE PARKER ROAD, KEY WEST, FL.

1"=30'

0 15 30 60

TOTAL AREA = 5,760 SQFT±

CERTIFIED TO -

CITY OF KEY WEST;

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

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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 AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=30'
MAP DATE	01/20/2026
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	25-300

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, 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
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

-*LEGAL DESCRIPTION* -
AUTHORED BY THE UNDERSIGNED

A PARCEL OF LAND BEING LOCATED ON THE ISLAND OF KEY WEST AND IS PART OF LOTS 1, 2, 3 AND 4, SQUARE 61, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN 1829, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET, THENCE N55°59'41"E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET FOR A DISTANCE OF 232.50 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND BEING DESCRIBED IN BOOK 2824, PAGE 2169 OF THE OFFICIAL RECORDS OF MONROE COUNTY, STATE OF FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N34°00'19"W ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LAND BEING DESCRIBED IN BOOK 2824, PAGE 2169 OF THE OFFICIAL RECORDS OF MONROE COUNTY, STATE OF FLORIDA, AND THE NORTHWESTERLY EXTENSION THEREOF, FOR A DISTANCE OF 240.00 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE LAND BEING DESCRIBED IN BOOK 1307, PAGE 1892 OF THE OFFICIAL RECORDS OF MONROE COUNTY, STATE OF FLORIDA; THENCE N55°59'41"E ALONG THE SAID SOUTHEASTERLY BOUNDARY LINE OF THE LAND BEING DESCRIBED IN BOOK 1307, PAGE 1892 OF THE OFFICIAL RECORDS OF MONROE COUNTY, STATE OF FLORIDA, AND THE NORTHEASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 24.00 FEET TO A POINT; THENCE S34°00'19"E FOR A DISTANCE OF 240.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET; THENCE S55°59'41"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET FOR A DISTANCE OF 24.00 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 5,760.00 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.