2015 SURVEY SHOWING TRELLIS OVERHANG 2.3'

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N32°37'19"W ASSUMED ALONG THE CENTERLINE OF ELIZABETH STREET.

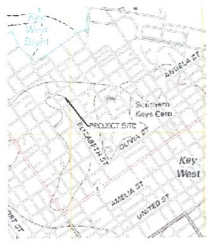
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

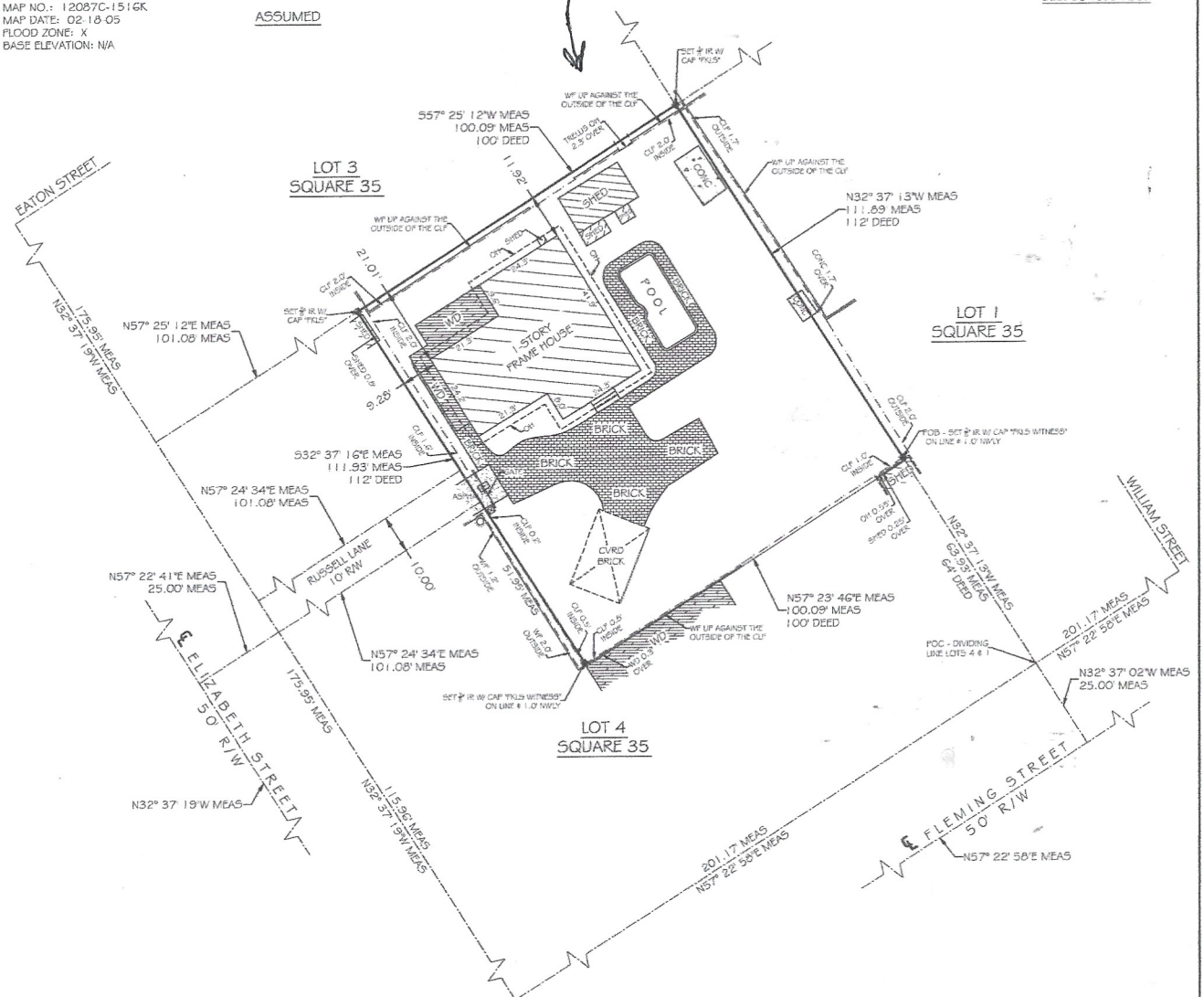
ADDRESS:
417 ELIZABETH STREET, REAR
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X
BASE ELEVATION: N/A

N
W E
S
ASSUMED



LOCATION MAP - NTS
SEC. 06-T68S-R25E



CERTIFIED TO -

Richard N. Bascom, Trustee;
Jeanne F. Kennedy, Trustee;
Richard M. Kitterick, PA;
Old Republic National Title Insurance Company;

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:

W/F = BACK FLOW PREVENTER
BO = BLOW OUT
C.B.S. = 2 CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
C = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = CENTERED
DELTA = CENTRAL ANGLE
EDME = 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
GAV = GATE VALVE
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 = HEIGHT OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PK = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER-KALON NAIL
PLS = PLANS OF BEGINNING
PT = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
POE = POINT OF ENTRANCE CURVE
PRM = PERMANENT REFERENCE MONUMENT
R = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SECD = EASEMENT DOWN CLOSING-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = "TOP OF BANK"
TOE = "TOE OF SLOPE"
TS = TRAFFIC SIGN
TYP = TYPICAL
UE = UNDERGROUND
UT = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPT = WOOD-STONES TOILE
WM OR LINE = LINE OF DEBRIS OR SHORE
WV = WATER VALVE

LEGEND
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE

1"=20'
0 10 20 40

TOTAL AREA = 11,200.59 SQFT±

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 HAS 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"=20'
FIELD WORK DATE	05/06/2015
REVISION DATE	XX/XX/XXXX
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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6733, 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
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3650
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

LEGAL DESCRIPTION -

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 part of Lot 4 in Square 35; COMMENCING at a point distant form Fleming Street, on the line dividing Lots 4 and 1, 64 feet, and extending along said line in a Northwesterly direction 112 feet; thence at right angles Southwesterly 100 feet; thence at right angles Southeastery 112 feet; thence at right angles Northeastery 100 feet to the Point of Beginning.

SHOWS ALTERED PROPERTY LINE
MOST CURRENT SURVEY 5-9-22

MAP OF BOUNDARY SURVEY

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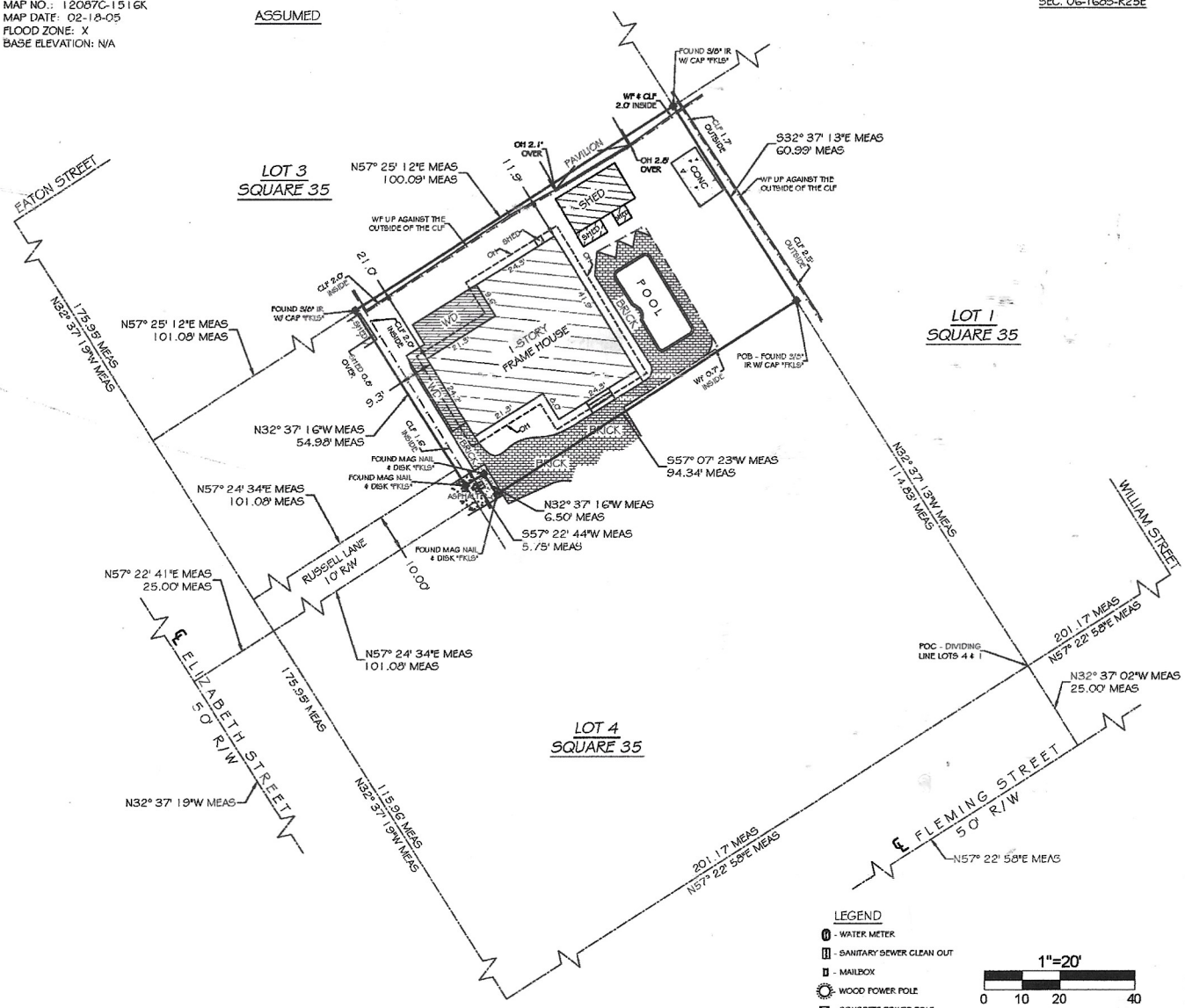
EATON STREET
LOT 3
SQUARE 35
N57° 25' 12"E MEAS
100.09' MEAS
FOUND 5/8" IR W/ CAP "FKLS"
WF & CLF 2.0' INSIDE
CLF 1.7' OUTSIDE
S32° 37' 13"E MEAS
60.99' MEAS
OH 2.1' OVER
PAVILION
OH 2.8' OVER
4' CONC
WF UP AGAINST THE OUTSIDE OF THE CLF
SHED
SHED
SHED
OH
WF UP AGAINST THE OUTSIDE OF THE CLF
CLF 2.5' OUTSIDE
21.0'
CLF 2.0' INSIDE
N57° 25' 12"E MEAS
101.08' MEAS
175.95' MEAS
N32° 37' 19"W MEAS
FOUND 5/8" IR W/ CAP "FKLS"
WOOD
1-STORY FRAME HOUSE
POOL
BRICK
LOT 1
SQUARE 35
POB - FOUND 5/8" IR W/ CAP "FKLS"
WF 0.7' INSIDE
CLF 2.0' INSIDE
CLF 2.0' INSIDE
WOOD
WOOD
WOOD