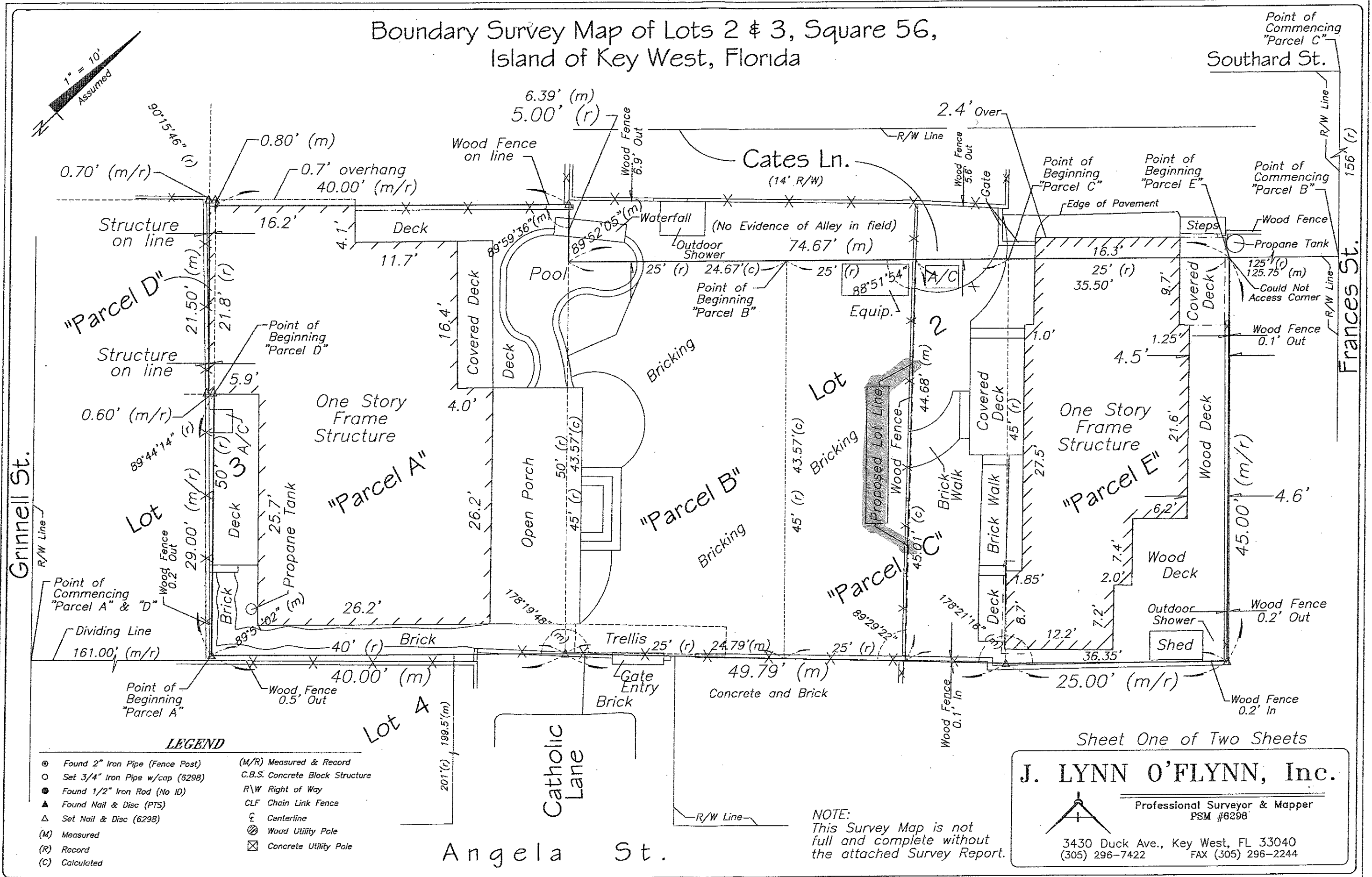


## 618 CATHOLIC SURVEY

# Boundary Survey Map of Lots 2 & 3, Square 56, Island of Key West, Florida



# Boundary Survey Report of Lots 2 & 3, Square 56, Island of Key West, Florida

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 618 Catholic Lane & 1022 Roberts Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 18, 2017
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. All improvements are now shown.
12. The Survey Report is not full and complete without the attached Survey Map.

## BOUNDARY SURVEY OF:

### PARCEL "A":

In the City of Key West in Lot 3, Square 56, according to Wm. A. Whitehead's map and survey of said City of Key West, delineated in February, A.D. 1829. Commencing 161 feet from the NE'y line of Grinnell Street on the dividing line of Lots 3 & 4 and running thence 40 feet; thence at right angles thereto NW'y on the dividing line of Lots 2 & 3, 50 feet; thence at right angles thereto in a SW'y direction parallel with said dividing line of Lots 3 & 4, 40 feet; thence at right angles thereto and parallel with Grinnell Street 50 feet to the Point of Beginning.

### ALSO; PARCEL "B":

In the City of Key West, County of Monroe and State of Florida and is part of Lots 2 & 3, Square 56 according to W.A. Whitehead's plan of the Island of Key West, delineated in February, 1829, and commences 175 feet from the corner of Frances Street and an alley and runs thence in a SW'y direction 25 feet; thence at right angles in a SE'y direction 45 feet; thence at right angles in a NE'y direction 25 feet; thence at right angles in a NW'y direction 45 feet to the Point of Beginning.

### ALSO; PARCEL "C":

A parcel of land in Lot 2, Square 56, according to Wm. A. Whitehead's diagram of the Island of Key West and more particularly described as follows: Commencing at the intersection of the Southeasterly property line of Southard Street and the Southwesterly property line of Frances Street, run Southeasterly along the Southwesterly property line of Frances Street for a distance of 156 feet to a point, said point being on the Southeasterly property line of a 14 foot alley; thence at right angles and Southwesterly along the Southeasterly property line of said 14 foot alley for a distance of 150 feet and 9 inches to the Point of Beginning of the parcel of land hereinafter described; thence at right angles and Southeasterly for a distance of 45 feet to a point; thence at right angles and Southwesterly for a distance of 25 feet to a point; thence at right angles and Northwesterly for a distance of 45 feet to a point; thence at right angles and Northeasterly for a distance of 25 feet back to the Point of Beginning.

### ALSO; PARCEL "D":

A parcel of land on the Island of Key West, and known as a part of Lot 3, Square 56, according to W.A. Whitehead's Map delineated in February, A.D. 1829; said parcel being more particularly described as follows: COMMENCE at the intersection of the NE'y right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'y along the said dividing line for a distance of 161.0 feet; thence NW'y and at right angles for a distance of 29 feet to the SE'y face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'y along the previously mentioned course for a distance of 21.8 feet to the NW'y face of an overhang on said structure; thence SW'y with a deflection angle of 90°15'46" to the left and along said overhang for a distance of 0.7 of a foot to the SW'y face of said overhang; thence SE'y and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'y and at right angles for a distance of 0.6 of a foot back to the Point of Beginning.

ALSO; PARCEL "E": Part of Lot Two (2) in Square Fifty-six (56) known and described in the map or plan of the city of Key West by William A. Whitehead in February 1829 and more particularly described as follows: COMMENCING at a point one hundred and twenty-five feet (125) from the corner of Frances Street and an alleyway of five (5) feet (known as Roberts Lane) and running thence in a Southwesterly direction twenty-five (25) feet; thence at right angles in a Southeasterly direction forty-five (45) feet; thence at right angles in a Northeasterly direction (25) feet; thence at right angles in a Northwesterly direction forty-five (45) feet to the point of beginning.

BOUNDARY SURVEY FOR: Michael Moschel;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

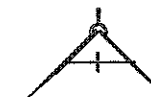
December 8, 2017

Revised to show new proposed lot line 1/3/18

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



