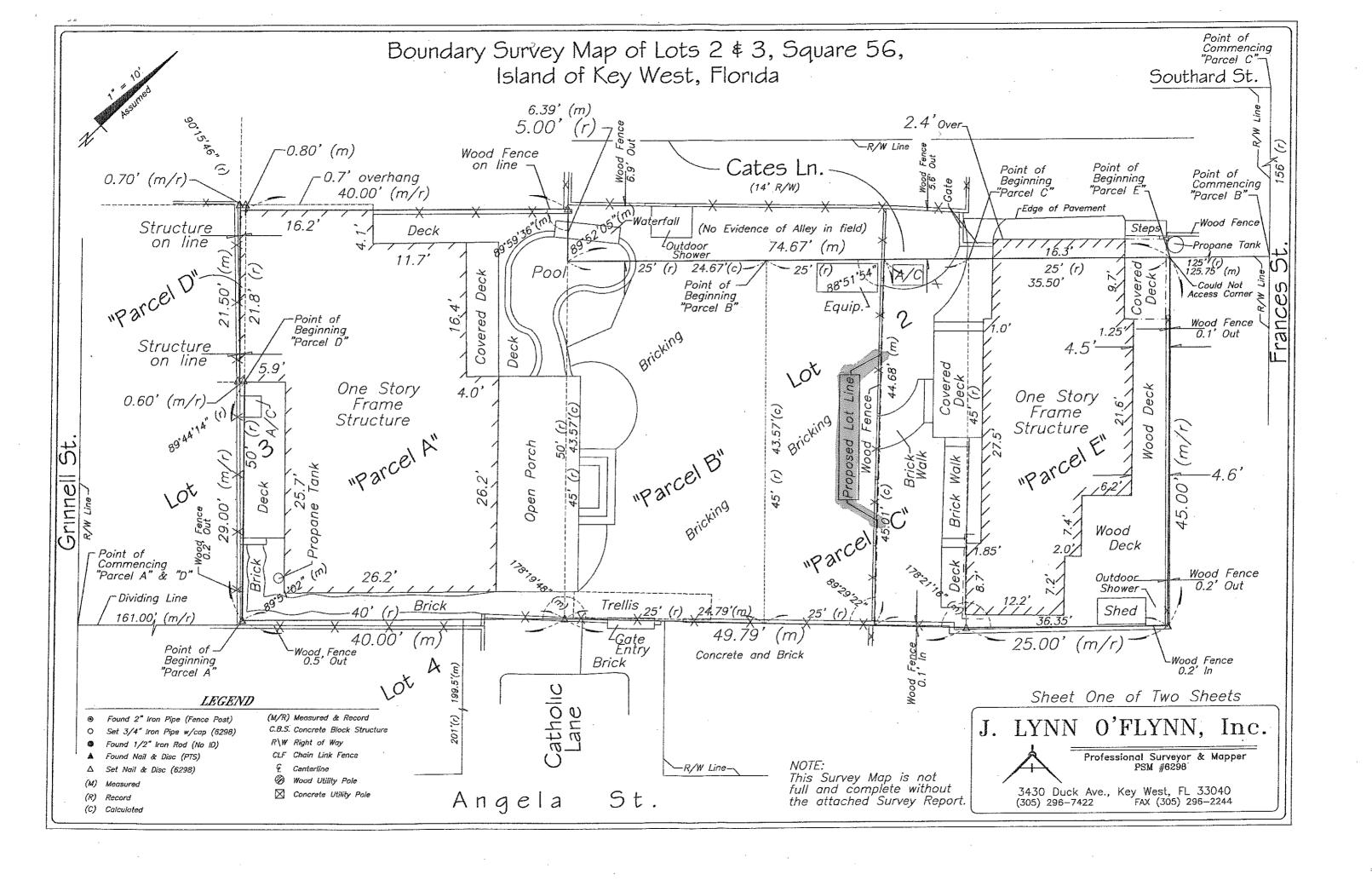
618 CATHOLIC SURVEY



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'ly line of Grinnell Street on the dividing line of Lots 3 & 4 and running thence 40 feet; thence at right angles thereto NW'ly on the dividing line of Lots 2 & 3, 50 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 Mornoe 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'ly direction 25 feet; thence at right angles in a NE'ly direction 45 feet; thence at right angles in a NE'ly 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 Southeasterly property line of Southeasterly 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 25 feet to 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'ly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'ly along the said dividing line for a distance of 161.0 feet; thence NW'ly and at right angles for a distance of 29 feet to the SE'ly face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'ly along the previously mentioned course for a distance of 21.8 feet to the NW'ly face of an overhang on said structure; thence SW'ly 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'ly face of said overhang; thence SE'ly and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'ly 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 Northwesterly direction forty-five (45) 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.

LYNN O'FLYNN, INC.

I. 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

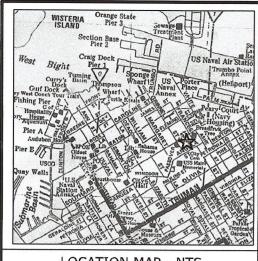
Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper PSM #6298

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



WM. A. WHITEHEAD'S (MAP, PLAN AND/OR DIAGRAM) OF THE CITY OF KEY WEST **NORTH** ASSUMED FROM PLAT OR LEGAL DESCRIPTION

SCALE: 1" = 10'

LOCATION MAP - NTS

BEARING BASE: N/A (FIELD AND LEGAL DESCRIPTION ANGLES)

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS: 618 CATHOLIC LANE KEY WEST, FLORIDA

ELEVATIONS SHOWN AS +X.XX REFER TO NGVD29 VERTICAL DATUM

BENCHMARK USED: PID AA0020 EL. 3.91', NGVD29

I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: COMMUNITY NO.: 120168

MAP NO.: 12087C-1516K MAP DATE: 02-18-05 **REVISED EFFECTIVE DATE: 02-18-05** THE HERON DESCRIBED PROPERTY APPEARS TO BE IN FLOOD ZONE: X BASE ELEVATION: N/A NGVD 29 DATUM.

ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MONROE COUNTY PROPERTY APPRAISER'S WEBSITE

LEGAL DESCRIPTION:

IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA 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'LY ON THE DIVIDING LINES OF LOTS 2 & 3, 50 FEET; THENCE AT RIGHT ANGLES THERETO IN A SW'LY DIRECTION PARALLEL WITH SAID DIVINING LINE OF LOTS 3 & 4, 40 FEET; THENCE AT RIGHT ANGLES THERETO AND PARALLEL WITH GRINNELL STREET 50 FEET TO THE POINT OF BEGINNING.

IN THE CITY OF KEY WEST, COUNTY OF MONROE AND STATE OF FLORIDA AND IS PART OF LOTS 2 & 3, SQUARE 56, ACCORDING TO WM. 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'LY DIRECTION 25 FEET; THENCE AT RIGHT ANGLES IN A SE'LY DIRECTION 45 FEET; THENCE AT RIGHT ANGLES IN A NE'LY DIRECTION 25 FEET; THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION 45 FEET TO THE POINT OF BEGINNING.

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 INE OF SAID 14 FOOT ALLEY FOR A DISTANCE OF 150 FEET AND 9 INCHES 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.

A PARCEL OF LAND ON THE ISLAND OF KEY WEST, AND KNOWN AS 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'LY RIGHT OF WAY LINE OF GRINNELL STREET WITH THE DIVIDING LINE OF LOTS 3 AND 4 OF SAID SQUARE 56 AND RUN THENCE NE'LY ALONG THE SAID DIVIDING LINE FOR A DISTANCE OF 161.0 FEET; THENCE NW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 29 FEET TO THE SE'LY FACE OF AN EXISTING ONE STORY FRAME STRUCTURE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NW'LY ALONG THE PREVIOUSLY MENTIONED COURSE FOR A DISTANCE OF 21.8 FEET TO THE NW'LY FACE OF AN OVERHANG ON SAID STRUCTURE; THENCE SW'LY 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'LY FACE OF SAID OVERHANG; THENCE SE'LY AND AT RIGHT ANGLES ALONG SAID OVERHANG AND FACE OF SAID STRUCTURE FOR A DISTANCE OF 21.8 FEET; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 0.6 OF A FOOT BACK TO THE POINT OF BEGINNING.

SCALE:	1"=10'		
FIELD WORK DATE	11/14/16		
REVISION DATE	-/-/-		
SHEET	1	OF	1
DRAWN BY:		GF	
CHECKED BY	:	RER	

NVOICE #: 16102701B

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. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

CERTIFIED TO:

Michael L. Moschel

REECE & ASSOCIATES PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043 OFFICE (305) 872 - 1348 FAX (305) 872 - 5622

NOTES:

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY A PARCEL OF LAND IN LOTS 2 AND 3, SQUARE 56

MONORE COUNTY, FLORIDA

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER FI = FENCE INSIDE FN&D = FOUND NAIL & DISK (#XXXX) C&G = 2' CONCRETE CURB & GUTTER FO = FENCE OUTSIDE FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CBRW = CONCRETE BLOCK RETAINING WALL
CI = CURB INLET
CL = CENTERLINE GL = GROUND LEVEL CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE C/S = CONCRETE SLAB CVRD = COVERED DEASE = DRAINAGE EASEMENT DELTA = DELTA ANGLE DMH = DRAINAGE MANHOLE EB = ELECTRIC BOX EL = ELEVATION

ELEV = ELEVATED

EM = ELECTRIC METER

ENCL = ENCLOSURE FFE = FINISHED FLOOR ELEVATION FH = FIRE HYDRANT

GW = GUY WIRE HB = HOSE BIB IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH LE = LOWER ENCLOSURE LS = LANDSCAPING

M = MEASURED
MB = MAILBOX
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE NAVD = NORTH AMERICAN VERTICAL DATUM (1988) NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) NTS = NOT TO SCALE

OHW = OVERHEAD WIRES

PM = PARKING METER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS ROL = ROOF OVERHANG LINE ROWL = RIGHT OF WAY LINE R/W = RIGHT OF WAY SCO = SANITARY CLEAN-OUT SN&D = SET NAIL & DISK LB 7846 SIR = SET IRON ROD 1/2" LB 7846 SMH = SANITARY MANHOLE SPV = SPRINKLER CONTROL VALVE

SV = SEWER VALVE
TB = TELEPHONE BOX
TBM = TIDAL BENCHMARK

TMH = TELEPHONE MANHOLE

P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT

PI = POINT OF INTERSECTION

PK = PARKER KALON NAIL

50' RIGHT OF WAY TOTAL

CL SOUTHARD STREET

POINT OF

COMMENCEMENT #3:

THE INTERSECTION

SOUTHEASTERLY PROPERTY LINE OF FRANCES STREET

TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPW = WOOD UTILITY POLE
UPW = WOOD UTILITY POLE
WD = WOOD DECK
WDF = WOOD DECK
WDF = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS WRACK LINE = LINE OF DEBRIS
ON SHORE
WV = WATER VALVE
T = TREE T = TREE
TBW = BUTTONWOOD
TGL = GUMBO LIMBO TMA = MAHOGANY TO = OAK TPA = PALM YPAC = COCONUT PALM
TPOIN = ROYAL POINCIANA
TSCH = SCHEFFLERA TSG = SEAGRAPE TUNK = UNKNOWN

