

AND ALSO (EASEMENT):
Prepared by 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 part of Fleming Street and William Street, being adjacent to Lot Three (3), Square Forty-seven (47), but now better known and described as follows: Beginning at the intersection of the Southwesterly Right-of-Way Line of Fleming Street and the Northeasterly Right-of-Way Line of William Street; thence in a Northeasterly direction along the said Southwesterly Right-of-Way Line of Fleming Street for a distance of 57.40 feet to the edge of roof line of a 3 story frame structure; thence at a right angle and in a Northwesterly direction and along said roof line for a distance of 5.95 feet; thence at a right angle and in a Southwesterly direction and along said roof line and parallel to the said Northeasterly Right-of-Way line of William Street for a distance of 96.41 feet, thence at a right angle and in a Northeasterly direction and along said roof line for a distance of 6.15 feet to the said Northeasterly Right-of-Way line of William Street; thence at a right angle and in a Northwesterly direction and along the said Northeasterly Right-of-Way line of William Street for a distance of 90.46 feet to the Point of Beginning.

Containing 934.45 square feet, more or less.

LEGAL DESCRIPTION:
Part of Lot 3, Square 47, according to the map or plan of the City of Key West, delineated by William A. Whitehead in February, 1829: Beginning at the corner of Fleming and William Streets and running thence along the line of Fleming Street in a Southeasterly direction 63 feet; thence at right angles in a Southeasterly direction 101.62 feet; thence at right angles in a Northeasterly direction 37 feet; thence at right angles in a Southeasterly direction 59.28 feet; thence at right angles in a Southeasterly direction 100.00 feet; thence at right angles in a Northwesterly direction along the line of William Street 160.9 feet to the Point of Beginning.

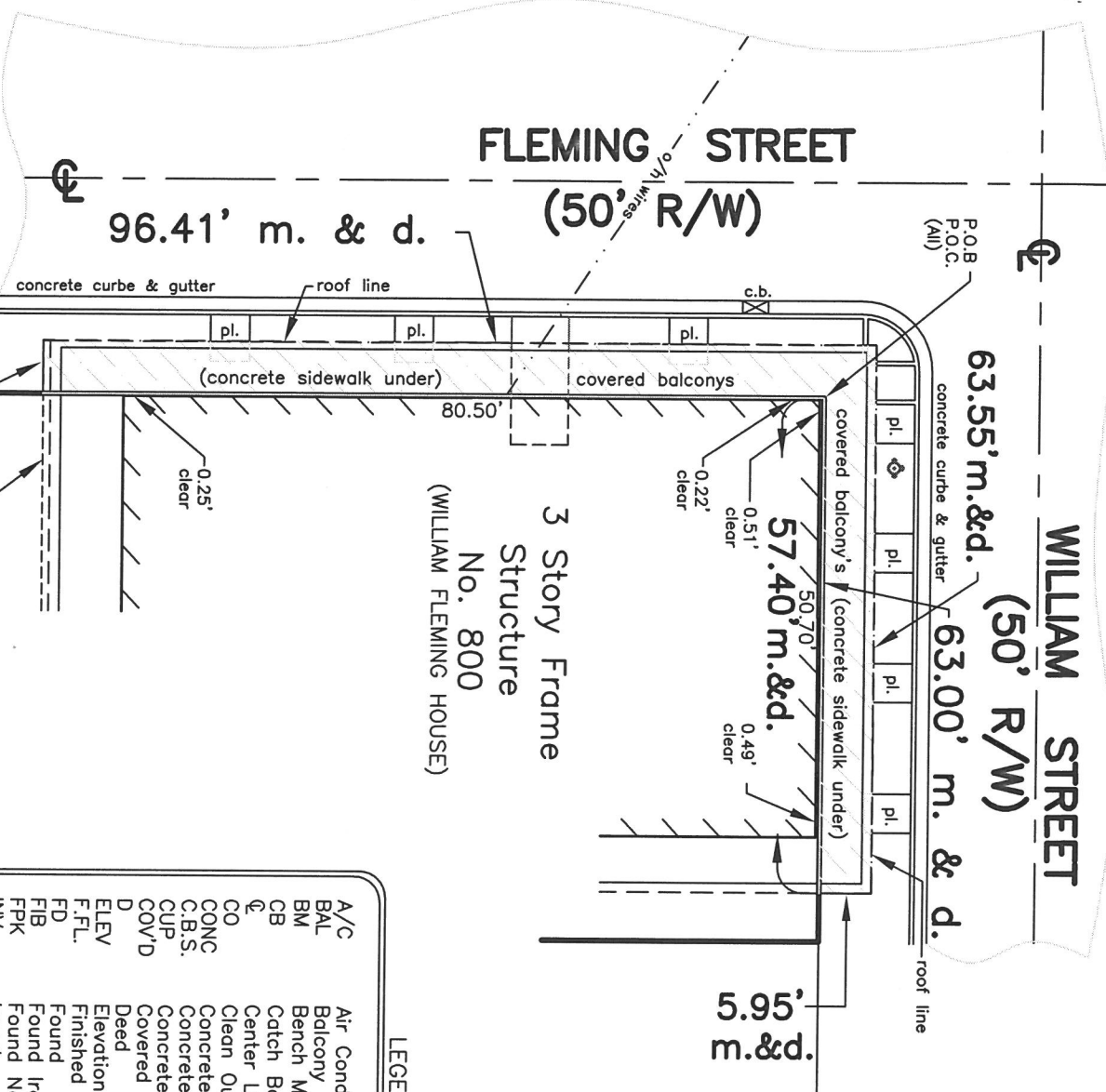
MONUMENTATION:
▲ = FPK
△ = SPK, P.L.S. No. 2749
⊗ = SIB, 1/2", P.L.S. 2749
● = FIB/FPK 1/2"

NOTE: The intent of this specific purpose survey is to illustrate encroachments over right-of-ways and to provide a legal description for an easement for said encroachments.

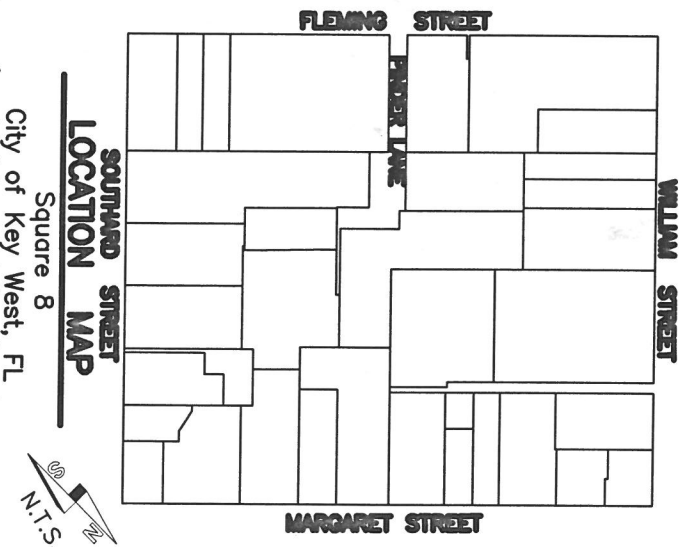
NOTE: All angles are 90°00'00" unless otherwise described

160.90' m. & d.

6.15' m.&d.



LEGEND	
A/C	Air Conditioner
BAL	Balcony
BM	Bench Mark
CB	Catch Basin
CL	Center Line
CO	Clean Out
CONC	Concrete
C.B.S.	Concrete Block Stucco
CUP	Concrete Utility Pole
COV'D	Covered
D	Deed
ELEV	Elevation
F.F.L.	Finished Floor Elevation
FD	Found
FIB	Found Iron Bar
FPK	Found Nail & Disc
INV	Invert
IRR	Irregular
LB	Licensed Business
M	Measured
N.T.S.	Not To Scale
O.R.	Official Records
OH	Over Head
PL	Planter
PB	Plat Book
P	Plat
P.O.B.	Point Of Beginning
P.C.	Point Of Curve
R/W	Right Of Way
SIB	Set Iron Bar
SIP	Set Iron Pipe
SPK	Set Nail And Disc
UP	Utility Pole
WM	Water Meter
WV	Water Valve
WW	Concrete Utility Pole
Fire Hydrant	Fire Hydrant
Sanitary Sewer Clean Out	Sanitary Sewer Clean Out
Street Light	Street Light
Wood Utility Pole	Wood Utility Pole
Water Meter	Water Meter



William Fleming House
800 William Street, Key West, FL 33040

SPECIFIC PURPOSE SURVEY

Dwn No.:
17-340

Scale: 1"=20'

Ref.

Flood panel No.
1516 K

Dwn. By: F.H.H.

Date: 10/12/17

Flood Zone: X

Flood Elev. -

REVISIONS AND/OR ADDITIONS



ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
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(305) 293-0466
Fax: (305) 293-0237
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L.B. No. 7700

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Fleming Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324'
No Title Opinion or Abstract to the subject property has been provided by surveyor. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

Field Work performed on: 11/10/15

CERTIFICATION:

I HEREBY CERTIFY that the attached SPECIFIC PURPOSE SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

fred\dwg\keywest\block40\800william