

LOCATION MAP

Square 62
City of Key West, FL

LEGEND	
A/C	Air Conditioner
BAL	Balcony
BM	Bench Mark
CB	Catch Basin
C.B.S.	Concrete Block Stucco
CL	Center Line
CO	Clean Out
CONC	Concrete
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
P	Plot
PB	Plot Book
PG	Page
P.O.B.	Point Of Beginning
R/W	Right Of Way
SIB	Set Iron Bar
SIP	Set Iron Pipe
SPK	Set Nail And Disc
STY	Story
UP	Utility Pole
WM	Water Meter
WV	Water Valve
	Concrete Utility Pole
	Fire Hydrant
	Sanitary Sewer Clean Out
	Street Light
	Wood Utility Pole
	Water Meter

LEGAL DESCRIPTION: (EASEMENT)

Prepared by undersigned:

On the Island of Key West, and known on William A. Whitehead's Map of the City of Key West as Part of Lots 1 and 2, in Square 62 and being more particularly described as follows:

COMMENCING (POC) at the intersection of the Southwesterly Right-of-Way Line of Duval Street and the Northwesterly Right-of-Way Line of Angela Street; thence Northwesterly along the said Southwesterly Right-of-Way Line of Duval Street for 118.10 feet to the Point of Beginning (POB); thence continue along the said Southwesterly Right-of-Way Line of Duval Street for 33.11 feet to the face of a canvas covered awning; thence at a right angle and along said canvas covered awning in a Northeasterly direction 5.18 feet; thence at a right angle and along said canvas covered awning in a Southeasterly direction and parallel to the said Southwesterly Right-of-Way Line of Duval Street for 33.11 feet; thence at a right angle and along said canvas covered awning in a Southwesterly direction for 5.18 feet and back to the Point of Beginning.

Containing 76.9 square feet more or less.

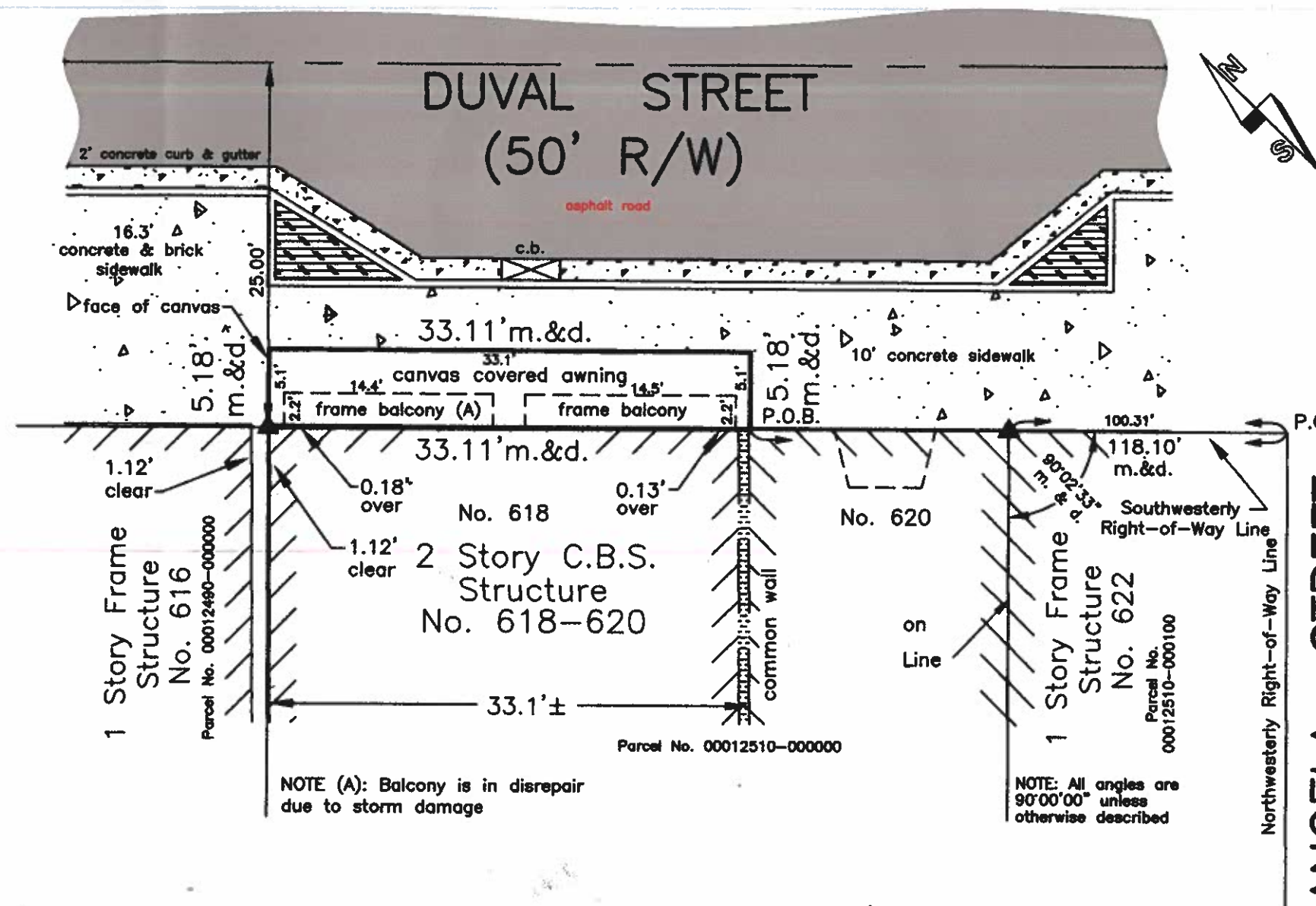
This specific purpose survey was requested by FMH Builders by direction of Old Town Key West Development, Ltd. for the City of Key West, Florida. The intent of this survey is to establish an easement for conveyance under an existing awning encroaching public right-of-way.

CERTIFICATION:

I HEREBY CERTIFY that the attached AS BUILT AND NEW LEGAL DESCRIPTION is true and correct to the best of my knowledge and belief; that it meets the standards of practice adopted by the Florida Board of Surveyors and Mappers, Chapter 8-J17, Florida Statute Section 472.027.

Eddie A. Martinez
Professional Land Surveyor & Mapper No. 6755
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



MONUMENTATION:

- ▲ = FPK, P.L.S. 2749
- △ = SPK, P.L.S. 6755
- ⊙ = SIB 1/2", P.L.S. 6755
- = FIP/FIB 1/2"

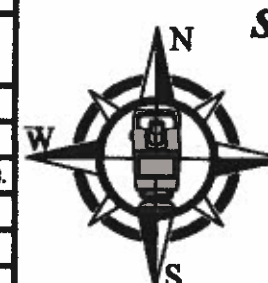
Field Work performed on: 7/24/18

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Duval Street
No Title Opinion or Abstract to the subject property has been provided by the 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.

Old Town Key West Development, Ltd.
618 Duval Street, Key West, FL 33040

AS BUILT AND NEW LEGAL DESCRIPTION			Dwg. No.
Scale 1" = 10'	Ref. 164-67	Flood Panel No. 1516 K	Flood Zone X
Date: 7/25/18	172-7	Flood Elev. -	Drawn By D.R.F.
REVISIONS AND/OR ADDITIONS			Checked By E.A.M.



MONROE COUNTY
SURVEYING & MAPPING
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f:/datafred/keywest/block55/618-620duval