

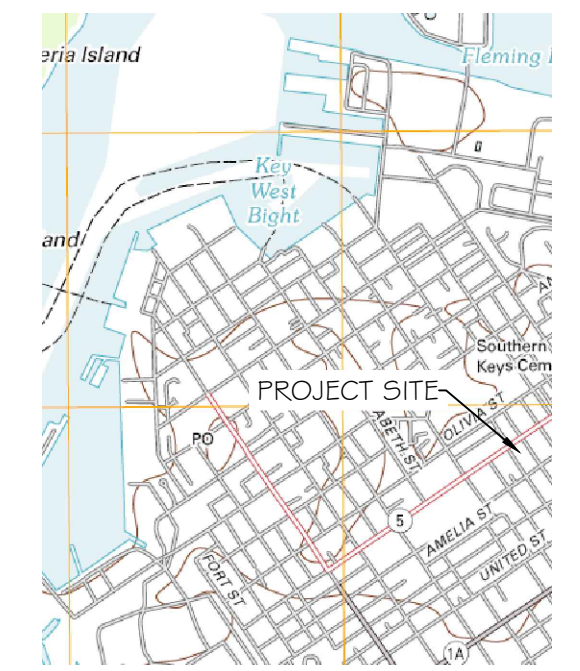
BEARING BASE:
ALL BEARINGS ARE BASED
ON N55°56'40"E ASSUMED
ALONG THE CENTERLINE OF
TRUMAN AVE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

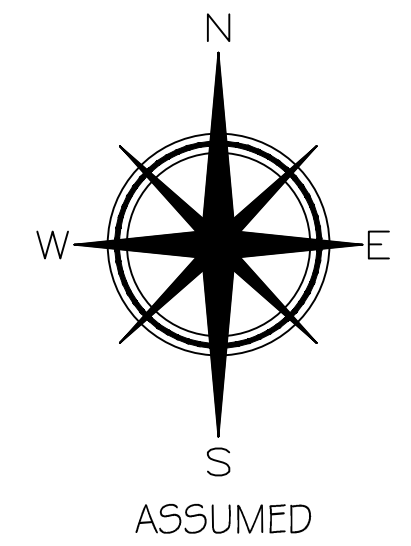
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
922 TRUMAN AVE
KEY WEST, FL 33040

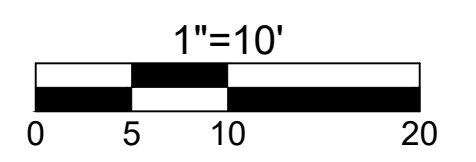
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A



LOCATION MAP - NTS
SEC. 06-T685-R25E

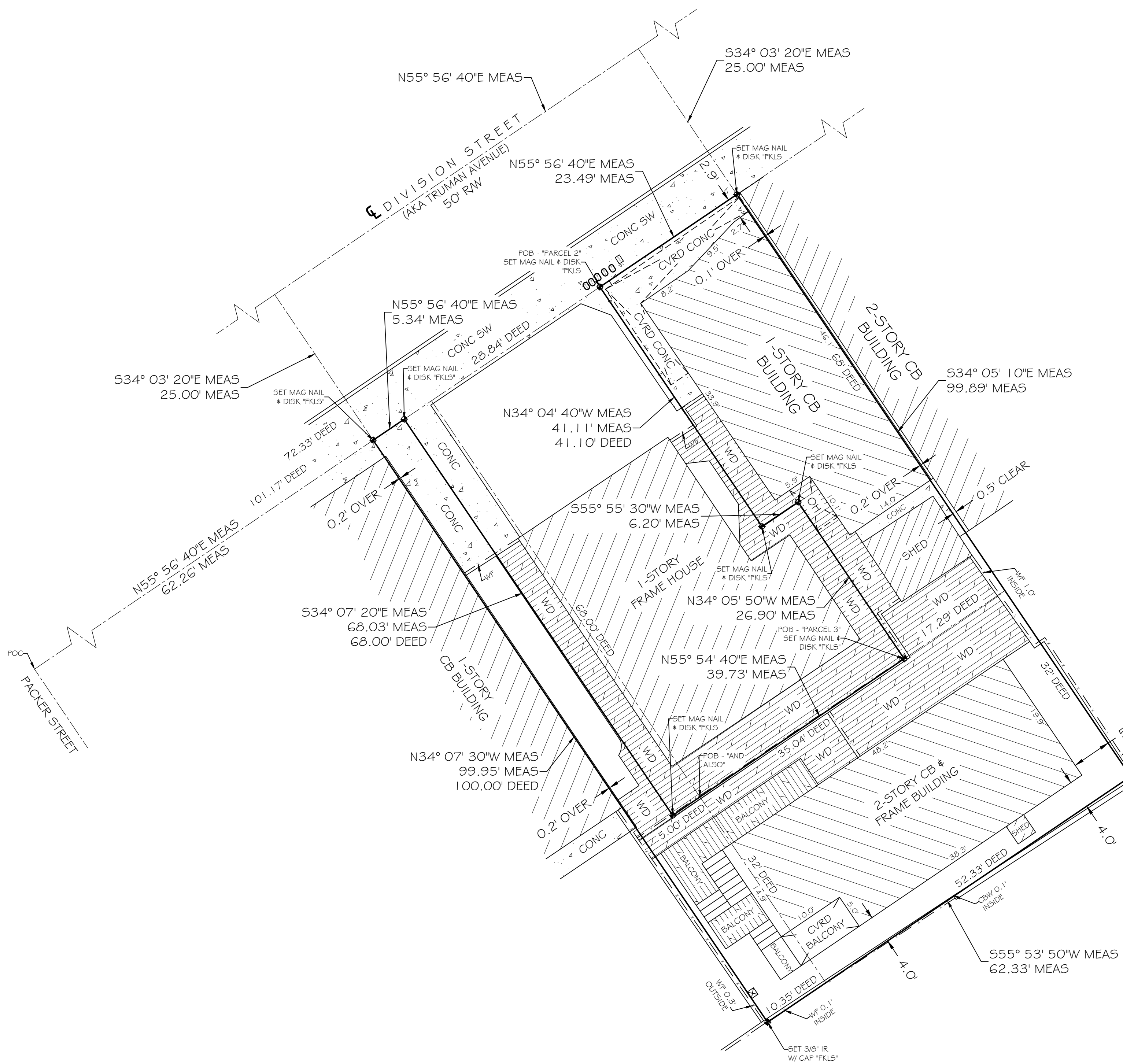


ASSUMED



1"=10'
*VERIFY ORIGINAL SCALE OF 2'

TOTAL AREA = 3,782.82 SQFT±



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.

BPP = BACK-FLOW PREVENTER	GLW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
CA = 4" x 2" CONCRETE CURB & GUTTER	IF = IRON PIPE	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	L = ARC LENGTH	R = RADIUS
CDW = CONCRETE BLOCK WALL	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CL = CENTRIFUGAL	MB = MAILBOX	SDSD = SANITARY DRAIN CLEAN-OUT
CLF = CHAINLINK FENCE	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBR = TEMPORARY BENCHMARK
CPF = CONCRETE FORMWORK	MHWL = MEAN HIGH WATER LINE	TOD = TOP OF BANK
CRD = COVERED	NGVD = NATIONAL GEODETIC	TOS = TOP OF SCOPE
DELT = CENTER ANGLE	NVD = NATIONAL GEODETIC	TS = TRAFFIC SIGN
DEAS = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TR = TRIPYAL
EL = ELEVATION	OH = ROOF OVERHANG	UR = UNREZABLE
ENCL = ENCLOSURE	OHV = OVERHEAD WIRE	UR = UTILITY EASEMENT
EP = SIDE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FI = FINISHED FLOOR ELEVATION	POC = POINT OF CURVE	WF = WOOD FENCE
FI = FIRE HYDRANT	POC = POINT OF COMMENCEMENT	WM = WATER METER
FL = FENCE INSIDE	PR = PARKER RACK NAIL	WPP = WOOD POWER POLE
FO = FOUND	POB = POINT OF BEGINNING	WV = WATER VALVE
FO = FENCE OUTSIDE	POI = POINT OF INTERSECTION	
FOL = FENCE ON LINE		

LEGAL DESCRIPTION -

PARCEL 2:
In the City of Key West and known as part of Lot Two Square Two of Tract 13 according to G. G. Watson's Subdivision, of part of Tract 13 recorded in Deed Book "1" at Page 209 of the Public Records of Monroe County, Florida. Commencing at the intersection of the Northeastly right of way boundary line of Packer Street with the Southeastly right of way boundary line of Truman Avenue and running thence in a Northeastly direction along the said Truman Avenue for a distance of 101.17 feet to the point of beginning; thence continue in a Northeastly direction along the said Truman Avenue for a distance of 23.49 feet; thence at right angles in a Southeastly direction for a distance of 6.8 feet; thence at right angles in a Southwesterly direction for a distance of 17.29 feet; thence at right angles in a Northwesterly direction for a distance of 26.90 feet; thence at right angles in a Southwesterly direction for a distance of 6.2 feet; thence at right angles in a Northwesterly direction for a distance of 41.10 feet back to the Point of Beginning.

PARCEL 3:
In a City of Key West and known as part of Lot Two Square Two of Tract 13 according to G.G. Watson's Subdivision, of part of Tract 13 recorded in Deed Book "1" at Page 209 of the Public Records of Monroe County, Florida. Commencing at the intersection of the Northeastly right of way boundary line of Packer Street with the Southeastly right of way boundary line of Truman Avenue and running thence in a Northeastly direction along the said Truman Avenue for a distance of 72.33 feet to a point; thence continue in a Northeastly direction along the said Truman Avenue for a distance of 28.84 feet; thence at right angles in a Southeastly direction for a distance of 41.10 feet; thence at right angles in a Northeastly direction for a distance of 6.2 feet; thence at right angles in a Southeastly direction for a distance of 17.29 feet; thence at right angles in a Southeastly direction for a distance of 32 feet; thence at right angles in a Southwesterly direction for a distance of 52.33 feet; thence at right angles in a Northwesterly direction for a distance of 32 feet; thence at right angles in a Northeastly direction for a distance of 35.04 feet to the Point of Beginning.

AND ALSO;
In the City of Key West and known as part of Lot TWO Square Two of Trace 13 according to G.G. Watson's Subdivision, of part of Tract 13 recorded in Deed Book "1" at Page 209 of the Public Records of Monroe County, Florida. COMMENCING at the intersection of the Northeastly right of way boundary line of Packer Street with the Southeastly right of way boundary line of Truman Avenue and running thence in a Northeastly direction along the said Truman Avenue for a distance of 72.33 feet to a point; thence continue at right angles in a Southeastly direction for a distance of 68.00 feet to the point of beginning; thence continue in a Southeastly direction 32 feet; thence at right angles in a Southwesterly direction 10.35 feet; thence at right angles in a Northwesterly direction 100 feet; then at right angles in a Northeastly direction along Truman Avenue 5.34 feet; thence at right angles in a Southeastly direction 6.8 feet; thence at right angles in a Northeastly direction 5 feet back to the point of beginning.

CERTIFIED TO -

928 Truman LLC;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Fidelity National Title Insurance Company;
Chicago Title Insurance Company;

SYMBOL LEGEND:

	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		WELL TEST STATION
	CONCRETE UTILITY POLE		WOOD UTILITY POLE
	TRASH CONTAINER		4' METAL BOLLARD
	FIRE HYDRANT		PARKING METER PAY STATION
	GUY WIRE		SPOT ELEVATION (TYPICAL)
	MAILBOX		TRAFFIC CONTROL BOX
	SANITARY CLEANOUT		ADA SURFACE
	SANITARY MANHOLE		TRAFFIC LIGHT POLE
	SIGN		
	TELEPHONE MANHOLE		
	WATER VALVE		
	LIGHT POLE		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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.

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 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

SIGNED: ERIC A. ISAACS, PLS #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBS# 7847

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

BOUNDARY SURVEY MAP
928 TRUMAN AVENUE
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

FIELD WORK DATE: 12/15/2022	JOB NO.: 22-303	PROJECT: 922-928 TRUMAN
REVISION DATE: XX/XX/XXXX	DRAWN BY: IDG	H. SCALE: 1"=10'
MAP DATE: 01/10/2023	CHECKED BY: MPB	SHEET 1 OF 1