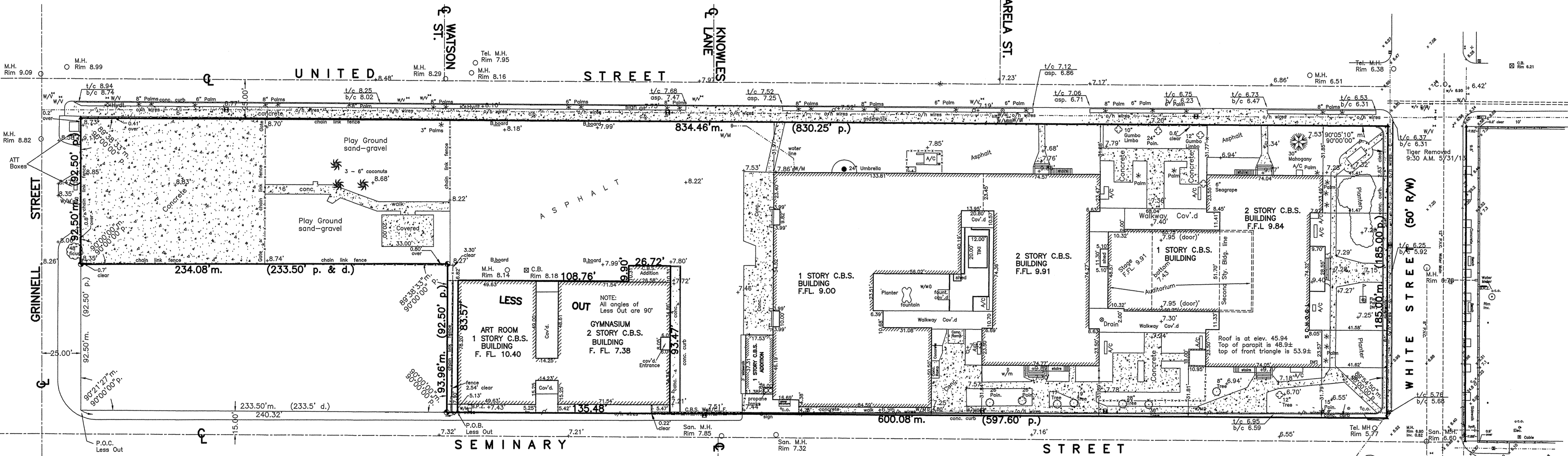


LOCATION MAP

Blocks 1 & 2, "Tract 18, G.W. NICHOLS SUB." (P.B. 1, pg. 47)
 Block 8, "WEBB REALTY (P.B. 1, pg. 42)

LEGAL DESCRIPTION:
 On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3, 4, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 31, & 32, Square 1 and Lots 1, 2, 3, 4, 9, 10, & 13, Square 2, Tract 18, "GEORGE W. NICHOLS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida.
 AND
 On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3, & 4, Square 8, "DIAGRAM OF THE WEBB REALTY COMPANY, of part of Tract 18", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida.
 AND
 Whalton Street, being 50 feet wide lying between United and Seminary Streets.

LESS OUT (Gym and Arts Bldg.):
 On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 3, 4, & 10, Square 2, Tract 18, "GEORGE W. NICHOLS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida, and being more particularly described as follows:
 Commence at the intersection of the Northeastery Right-of-Way Line of Grinnell Street and the Northwestery Right-of-Way line of Seminary Street; thence in a Northeastery direction along the said Northwestery Right-of-Way Line of Seminary Street for a distance of 240.32 feet to the Point of Beginning; thence at a right angle and in a Northwestery direction for a distance of 83.57 feet; thence at a right angle and in a Northeastery direction for a distance of 108.76 feet; thence at a right angle and in a Northwestery direction for a distance of 9.90 feet; thence at a right angle and in a Northeastery direction for a distance of 26.72 feet; thence at a right angle and in a Southeastery direction for a distance of 93.47 feet to the said Northwestery Right-of-Way Line of Seminary Street; thence at a right angle and in a Southwestery direction along the said Northwestery Right-of-Way Line of Seminary Street for a distance of 135.48 feet to the Point of Beginning.
 Containing 11,586.59 square feet, more or less.



CERTIFICATION made to:
 Larry R. Erskine, P.A.
 Old Republic National Title Insurance Company
 City of Key West

SURVEYOR'S NOTES:
 North arrow based on assumed median
 +3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:
 ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:
 Sly. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 d. = Deed
 O.R. = Official Records
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark

o/h = Overhead
 u/g = Underground
 F.F.L. = Finish Floor Elevation
 L.B. = Low Beam
 Rad. = Radial
 Irr. = Irregular
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 B. = Baseline
 C.B. = Concrete Block
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 P.I. = Point of Intersection
 wd. = Wood
 ⚡ = Hydt.
 C.U.P. = Concrete Utility Pole
 W.U.P. = Wood Utility Pole
 W.U.P. with Guy wire
 F.W. = Fire Well
 M.W. = Monitoring Well
 W.M. = Water Meter
 W.V. = Water Valve
 E.U. = Electric Utility
 E.U.V. = Electric Utility Vault
 M.H. = Man Hole
 S. = Sanitary
 C.W.C.B. = Storm Water Catch Basin
 Inv. = Invert
 B.P.Z. = Backflow Prevention Valve
 P.V.C. = Polyvinyl Pipe
 R.C.P. = Reinforced Concrete pipe

+ = Fire Hydrant
 * = Light
 ⊙ = sign
 w.m. = Water Meter
 Bal. = Balcony
 W.U.P. = Wood Utility Pole
 Hydt. = Fire Hydrant
 F.W. = Fire Well
 A/C = Air Conditioner

P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 P.B. = Plat Book
 pg. = page
 Elec. = Electric
 Tel. = Telephone
 Ench. = Encroachment
 O.L. = On Line
 C.L.F. = Chain Link Fence

Field Work performed on: 5/31/13

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY 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. HINDS BRANDT
 Professional Land Surveyor No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Glynn Archer School White Street, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 13-213	
Scale: 1"=30'	Def. 136-23	Flood Risk No.	Dwn. By: F.H.H.
Date: 6/8/98	136-55	Flood Zone: X	Flood Elev. --
REVISIONS AND/OR ADDITIONS			
5/31/13: Updated trees, grades, conc.			
7/12/13: add grades, bldg height, White st. curbs, less out			
7/31/13: correct legal cert.			
7/31/13: add/dwg/monroecountyschoolboard/glenarcher			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

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 Suite 201
 Key West, FL 33040

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 Fax: (305) 293-0237
 fhd@islandsurveying.com
 L.B. No. 7700