

### LEGAL DESCRIPTION(S)

### "PARCEL A"

A PARCEL OF LAND ON THE ISLAND OF KEY WEST, LYING IN SECTION THIRTY-ONE (31), TOWNSHIP SIXTY-SEVEN (67) SOUTH, RANGE TWENTY-FIVE (25) EAST, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRINNELL STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD; THENCE NO5°47' I O"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 354.45 FEET TO THE SOUTHWEST PROPERTY CORNER OF THE NAVAL STATION ANNEX (ADVANCED UNDERSEA WEAPONS SCHOOL AREA): THENCE S84°03'59"E FOR A DISTANCE OF 2 | 0.00 FEET TO THE SOUTHWEST CORNER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NO5°56'O I "E ALONG THE WESTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE N84°03'59"W ALONG THE SOUTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE NO5°56'O I "E ALONG THE WESTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE N84°03'59"W FOR A DISTANCE OF 60.64 FEET TO THE SOUTHEAST CORNER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NO5°47' I O"E ALONG THE EASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF I 32.35 FEET TO A POINT; THENCE N84° I 2'50"W ALONG THE NORTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD; THENCE NO5°47'10"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 221.00 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S83°40'54"E ALONG THE NORTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 75 I, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 310.00 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: THENCE S34°09'43"E ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 75 I. AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 460.00 FEET TO A POINT: THENCE N84°03'59"W FOR A DISTANCE OF 3 | 0.7 | FEET TO A POINT; THENCE S05°56'0 | "W FOR A DISTANCE OF 249.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751. AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N84°O3'59"W ALONG SAID SOUTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 84.00 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 167,241.33 SQUARE FEET OR 3.84 ACRES, MORE OR LESS.

## "PARCEL B"

A PARCEL OF LAND ON THE ISLAND OF KEY WEST, LYING IN SECTION THIRTY-ONE (31), TOWNSHIP SIXTY-SEVEN (67) SOUTH, RANGE TWENTY-FIVE (25) EAST, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRINNELL STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD; THENCE NO5°47' I O"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 354.45 FEET TO THE SOUTHWEST PROPERTY CORNER OF THE NAVAL STATION ANNEX (ADVANCED UNDERSEA WEAPONS SCHOOL AREA); THENCE 584°03'59"E ALONG THE SOUTHERLY BOUNDARY LINE AND NORTHWESTERLY EXTENSION THEREOF, OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 294.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE 584°03'59"E ALONG THE SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 164.57 FEET A POINT; THENCE N55°55'05"E ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 272.18 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N34°09'43"W ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 75 I, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 96.76 FEET TO A POINT; THENCE N84°O3'59"W FOR A DISTANCE OF 310.71 FEET TO A POINT; THENCE S05°56'01"W FOR A DISTANCE OF 249.03 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 72,347.24 SQUARE FEET OR 1.66 ACRES, MORE OR

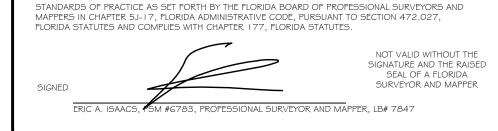
# SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF THE LEGAL DESCRIPTION ONLY.
- ALL BEARINGS ARE ASSUMED AND BASED ON NO5°47' I O"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD.
   ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN
- CONSENT OF THE SIGNING PARTY.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
  ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. \* NO UTILITIES HAVE BEEN LOCATED FOR THIS SURVEY.
- BACKGROUND IMAGE IS A 2017 GEOREFERENCED AERIAL IMAGE OBTAINED FROM THE MONROE COUNTY G.I.S. DEPARTMENT AND IS SHOWN FOR VISUAL REFERENCE ONLY.
- LIMITED IMPROVEMENTS SHOWN HEREON WERE DERIVED FROM THE BOUNDARY SURVEY OF 24 | TRUMBO ROAD AND 240 WHITE STREET COMPLETED BY FLORIDA KEYS LAND SURVEYING, DATED | 0/30/202 | . NO ADDITIONAL FIELD WORK WAS COMPLETED FOR THIS LEGAL DESCRIPTION SKETCH.
- STREET ADDRESS: 241 TRUMBO ROAD \$ 240 WHITE STREET, KEY WEST, FL 33040.

MONUMENT  WATER VALVE  WATER VALVE  WATER WATER  D PARINAGE MANHOLE  WATER METER  MONITORING WELL  CONCRETE UTILITY POLE  MONITORING WELL  CONCRETE UTILITY POLE  MONITORING WELL  MONITORING WELL  CONCRETE UTILITY POLE  MONITORING WELL  MONITORING WELL  MONITORING WELL  CONCRETE UTILITY POLE  MONITORING WELL  CONCRETE UTILITY LINES  SEWER VALVE  MONITORING WELL  CONCRETE MONIMORNI  CONCRETE MONIMORNI  CONCRETE MONIMORNI  CONCRETE MONIMORNI  MEAS = MRASURED  MEAS = MRASURED  MINIM. = MANIBOX  MEAS = MRASURED  MINIM. = MANIBOX  MINIM.	SYMBOL LEGEN	D:	NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.				
· ·	CATCH BASIN  DRAINAGE MANHOLE  CONCRETE UTILITY POLE  MANHOLE  FIRE WELL / HYDRANT  OHP  GUY WIRE  GP GAS PUMP  MAILBOX  SANITARY CLEANOUT  SANITARY MANHOLE  SIGN	WATER VALVE WATER METER MONITORING WELL WOOD UTILITY POLE SEWER VALVE OVERHEAD UTILITY LINES LIGHT POLE ELECTRIC TRANSFORMER BOX LIGHT ATTACHED TO BUILDING BOLLARD SPOT GRADE ELEVATION (TYPICAL)	BFP = BACK-FLOW PREVENTER BO = BLOW OUT C & G = 2' CONCRETE CURB & GUTTER CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE CPP = CONCRETE CPP = CONCRETE CPP = CONCRETE DELTA = CENTRAL ANGLE DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSURE EP = EDGE OP PAVEMENT FF = FINISHED FLOOR ELEVATION FH = FRENCE INSIDE FND = FOUND FO = FRUCE OUTSIDE	GUY = GUY WRE HB = HOSE BIB IP = IRON PIPE IR = IRON ROD L = ARC LENGTH LS = LANDSCAPING MB = MAILBOX MEAS = MEASURED MF = METAL FENCE MHWL = MEAN HIGH WATER LINE NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) NTS = NOT TO SCALE OH = ROOF OVERHANG OHW = OVERHEAD WRES PC = POINT OF CURVE PM = PARKING METER PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKER KALON NAIL POB = POINT OF DOINT OF DEGINNING	POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS RW = RIGHT OF WAY LINE SSCO = SANITARY SEWER CLEAN-OUT SW = SIDE WALK TDM = TEMPORARY BENCHMARK TOB = TOP OF BANK TOS = TOE OF SLOPE TS = TRAFFIC SIGN TYP = TYPICAL U/R = UNREADABLE U/E = UTILITY EASEMENT WD = WOOD PECK WF = WOOD FENCE WL = WOOD LANDING WM = WATER METER WPP = WOOD POWER POLE WRACK LIKE = LINE OF DEBRIS ON SHORE		

# CERTIFIED TO:

THE DISTRICT SCHOOL BOARD OF MONROE COUNTY, STATE OF FLORIDA.



HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE



# LEGAL DESCRIPTION SKETCH 241 TRUMBO ROAD & 240 WHITE STREET KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 09/15/2023	SURVEY BY:	EAI	PROJECT:	24	1 TRI	<b>ИМВО</b>
REVISION DATE: XX/XX/XXXX	DRAWN BY:	MPB	H. SCALE:			1"=40'
JOB NO.: 23-355	CHECKED BY:		SHEET	1	OF	1