

STAFF REPORT

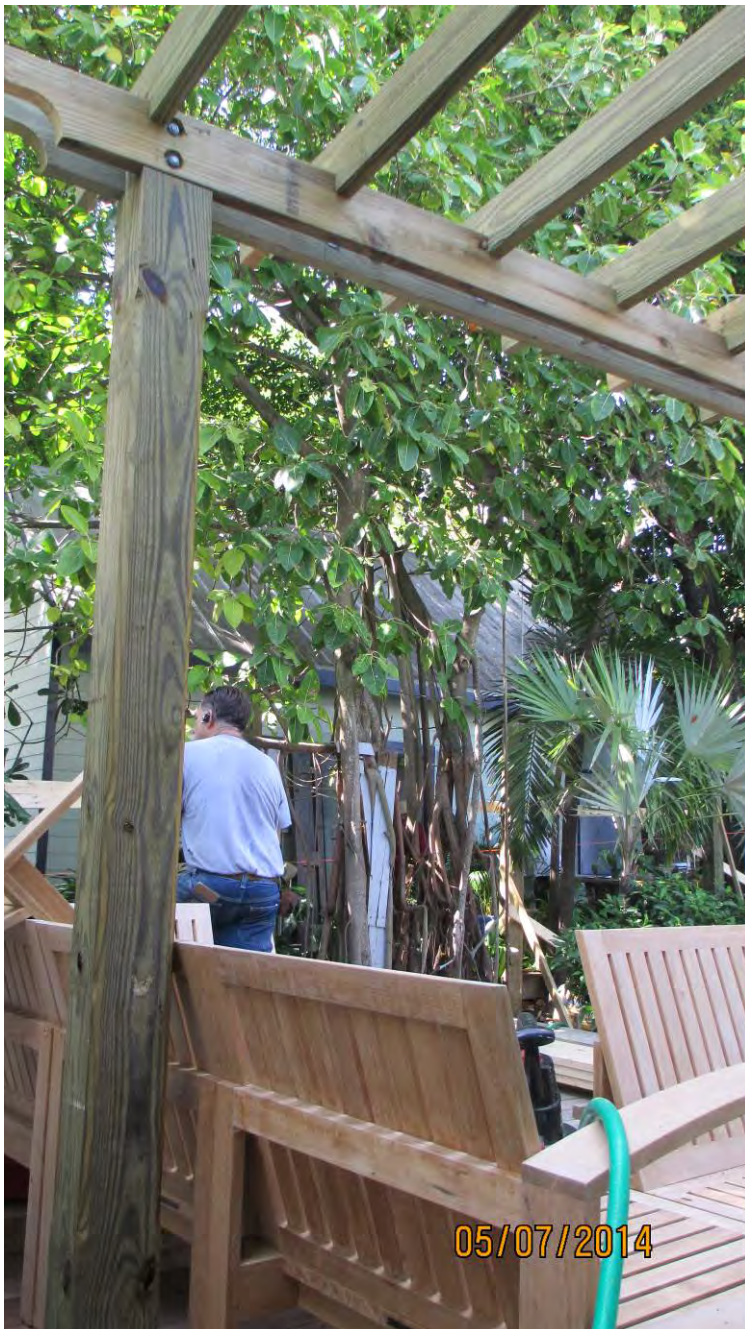
DATE: November 20, 2014

RE: 816 Eaton Street

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West

Tree Species: Council/Lofty Fig tree (*Ficus altissima*)





Looking toward Lopez
Lane at the tree.

Approximate
Tree location

4 Lopez Lane



pool

816

Eaton St

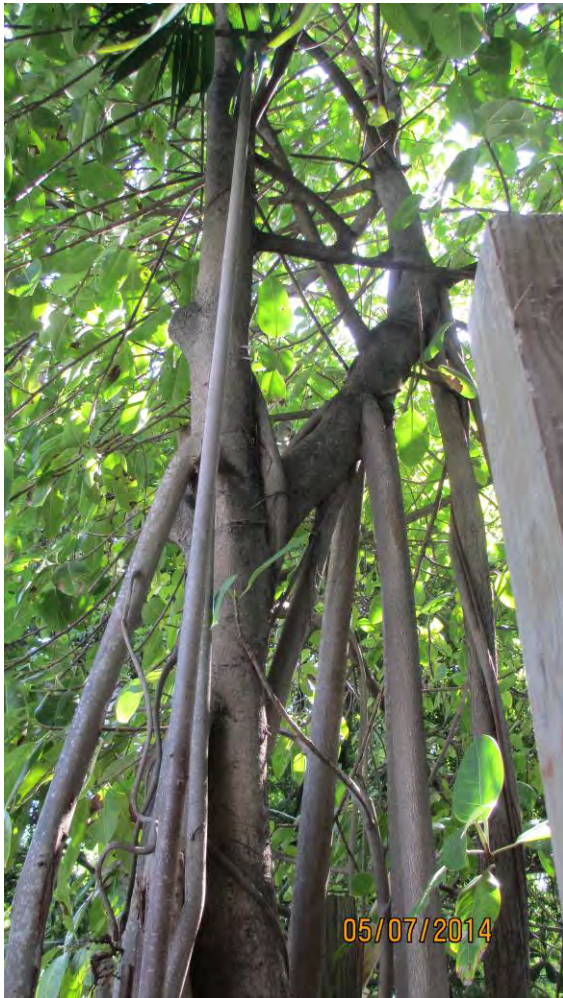






Photo of Christmas Palms—2 trunks on one rootball. The taller trunk is regulated (+10 ft tall), the smaller one is not (less than 10 ft tall).

Orange string represents the location of the property line.





On May 9, 2014, I met with Marilyn and Steve Dickstein (Lopez Lane, adjacent property owners) to look at the tree. They were concerned that tree roots had been cut when the contractor dug holes and installed fence posts for a new fence along where the Dickson's believed was their property line. After looking at the hole, I asked the contractor not to put cement into the one hole in between the ficus tree and the Christmas Palm rootball until ownership of the tree could be resolved. Some secondary ficus roots had been cut and the location of this hole was very close to the primary root base. Also, the Christmas palm rootball appears to straddle the disputed property line area. This Christmas Palm rootball consist of two trunks, one trunk is less than 10 ft tall and one trunk is regulated.





Photo from May 2013 showing tree growing on old fence at previous location (looking toward Lopez Lane).



Photo from May 2013 showing tree growing on old fence at previous location (standing on Lopez Lane property looking toward Eaton St property).

Diameter: 46" – 24" (not regulated as per Sec 110-254 and 110-322) = 22"

Location: 60% (property line/fence, does provide shading for neighbors)

Species: 0% (on not protected tree list)

Condition: 60% (fair, canopy is impacted by large sapodilla tree to the west, no main trunk)

Total Average Value = 40%

Value x Diameter = **8.8 replacement caliper inches**

NOTES: The rear property line was in dispute the first time this application was heard (July 2014 Tree Commission meeting). That dispute has been resolved and ownership of the tree is on 816 Eaton Street.

The tree was growing on and incorporating an old fence, which has been removed. The Dickson's (816 Eaton St) have been remodeling the property including installing a new fence along the disputed property line (City permit AK1006009 issued April 21, 2014). The new fence has not been installed in the immediate area of the ficus tree and a christmas palm rootball due to the presence of the trees

In May 2013, a permit was issued for the removal of the ficus tree, and other trees on the property (#6390). The permit application was processed through Just Keys Trees. At that time, the ficus tree was listed as a strangler fig tree via default. There was uncertainty as to the actual species but due to time constraints, a decision was made to call it a strangler fig. At the time, the tree was growing on top and encapsulating an existing wooden fence. A dispute regarding the property line was not known by the Tree Commission at that time.

Permit #6390 expired on November 16, 2013. The ficus tree was the only tree listed on that permit that had not been removed.

Several letter objecting to the removal of the tree were submitted during the Jul 2014 Tree Commission review.

Karen De Maria / Tree Commission
3140 Flagler Avenue
Key West, FL 33040

RE: 4 Lopez Lane / 816 Eaton Street (Ficus Fig Tree at rear property line)

Dear Ms. De Maria and Tree Commission,


We are the residents of 4 Lopez Lane for the past five years. Our son is the owner of the property for approximately ten years. As there is a current property line dispute in the hands of the title companies, it concerns us that there is an application by the new owners of 816 Eaton Street to remove the tree before this land dispute is resolved. We cannot understand why the Dicksons would make another attempt to apply for this permit knowing that ownership of the property where the tree stands has not yet been determined.

We have enjoyed the beauty and privacy unique to this area while making our home at 4 Lopez Lane. It is a peaceful property with a healthy and mature canopy of trees all around the house. Our surrounding neighbors are lovely, caring people who also enjoy this tree and the other large trees and plants that each contribute to the natural canopy and special landscape that grow throughout these properties.

The fact is that 816 Eaton Street was purchased approximately one year ago and nearly every living tree and plant was removed from the property during construction. For nearly a year now, we have experienced living in a construction site as we share a rear property line and the existing meandering fence has been removed for many months (also eliminating an obvious boundary that previously existed for more than a decade). For all of that time, this tree thrived largely on our side of the fence with aerial roots growing around the fence structure.

Regardless of who ultimately owns the property where the tree is rooted, and no matter if this is or is not determined to be a protected Florida species, this is an unusual and interesting tree that sits on or near a property line and provides great shade as part of the natural canopy (shade that also reduces our energy needs and bills). It is a beautiful and mature tree that should be saved rather than destroyed simply to make way for a new fence to be installed at the rear property line of 816 Eaton Street. Our other surrounding neighbors support the preservation of this tree, and we hope that the Tree Commission finds the same.

Respectfully,


Stephen and Meryl Dickstein 6/26/2014

Attachments: Survey – 4 Lopez Lane

Ficus Fig Tree information

Photos Submitted By Mrs. Dickstein, June 27, 2014



816 Eaton St upper rear deck visible (photo taken from easement lane/driveway)





Rear corner of 4 Lopez Lane showing shade that the tree provides (photo taken from the easement lane/driveway)



Rear view of 4 Lopez Lane showing shade provided as approaching tree



View of tree from 4 Lopez Lane showing rear of 816 Eaton Street. This tree is an integral, intricate part of our Key West landscaping at our home.



Tree Canopy at 4 Lopez Lane. If this tree is taken down there won't be privacy coverage as exists now.



Shade provided to neighbor's property at 6 Lopez Lane.



Tree leaf from tree that 816 Eaton Street wants to remove.

AM 305.909.3978

May 25, 2014

RE: Mature Ficus Stranger Fig Tree on property line between 4 Lopez Lane and 816 Eaton Street

Dear Ms. DeMaria,

I am the current owner of 4 Lopez Lane. I wanted to inform you that I am waiting on a determination from the Attorneys' Title Insurance Fund (ATIF) regarding a current boundary dispute that has been brought to our attention during the construction at 816 Eaton Street. Our current survey (see attached) clearly indicates that our property line was set several feet from our deck where a meandering fence previously existed. That fence was demolished by the owners of 816 Eaton Street and a new fence has been constructed inside what appears to be our property. There seems to be a conflict in the 2 surveys for these properties which ATIF is researching. I expect to receive further information and direction from ATIF soon.

Unfortunately, time is not on our side, as a mature ficus stranger fig tree sits squarely within the disputed property on the new fenceline. Based on my survey, the majority of the tree and it's aerial root system sits squarely inside our property; however, we understand that the owners of 816 Eaton are pursuing a permit to destroy this tree. This is a healthy tree that is native to Florida provides a large amount of shade, canopy and privacy at the rear of my property. It is a beautiful tree that no doubt helps to reduce our monthly utility expense. This tree has been growing for at least 20 years, we have been maintaining it and the disputed property for nearly 10 years, and I want to preserve this tree. Similarly, the neighbors directly adjacent to our property do NOT want the tree to be removed (see attached).

As I indicated, a final determination over the ownership of this disputed property and tree has not yet been resolved. Further, I would expect that notwithstanding the final determination of property rights, that the tree could be preserved and the fence could be constructed around the tree and it's roots. One additional note, my mother and father also currently live at 4 Lopez Lane and care for the property. This is a very natural and special lot with many large fruit trees and an incredible canopy. They personally would be very upset if this tree were to be destroyed simply to run a straight fence. Please note that my parents are authorized to speak on my behalf regarding this situation.

Please feel free to contact me if you would like to further discuss this matter (305.923.3993). Please note that I will be out of town from June 4 to June 11. I will keep you informed regarding any developments with ATIF or the boundary dispute. I would also greatly appreciate if you could kindly keep me informed regarding any further developments or meetings on this matter.

All the best,



Eric Dickstein



Karen DeMaria <kdemaria@keywestcity.com>

Key West Tree Retention - Focus on Eaton Street/Lopez Lane

Kate Douglas <kkkkt@msn.com>

Tue, Jun 3, 2014 at 9:10 PM

To: kdemaria@keywestcity.com

Good Afternoon Karen DeMaria and Members of the Key West Tree Commission,

It has come to my attention that two neighbors of our Eaton Street property are in disagreement as to whether or not a tree should be removed. This subject tree does not directly contact our family property; most of the flora, fauna, and foliage that we so appreciate about Key West does not. The tree in contention does provide an attractive canopy and is enjoyed by birds, butterflies, lizards, and many of the surrounding neighbors whose homes and properties connect within this compact neighborhood of Old Town. Unless diseased or a danger to persons or personal property, the tree should remain untouched despite whose property it has grown on or onto. Please do not hesitate to contact me should you have any questions.

Sincerely,

Kate Douglas

425-894-8875



Karen DeMaria <kdemaria@keywestcity.com>

Eaton Street tree preservation request

Barbara Douglas <bpd@metrocast.net>

Sat, May 31, 2014 at 9:43 AM

To: kdemaria@keywestcity.com

23 May 2014

Lawrence and Barbara Douglas

822 Eaton Street

Key West, FL 33040

Karen DeMaria

Urban Forestry Manager

3140 Flagler Avenue

Key West, FL 33040

Dear Ms. DeMaria,

We have been asked to write this letter in support of the Dickstein family's desire to keep their fig/banyan tree which is in the disputed area between the Dickstein property at 4 Lopez Lane and the Dickson property at 816 Eaton Street.

We feel it is important to keep this tree for several reasons. The fewer trees removed, the better it is for Key West and the people who live there. Trees benefit the environment, are esthetically pleasing and help maintain property values.

We certainly hope this tree will be preserved.

Sincerely,

Lawrence and Barbara Douglas

Subject: letter to tree commission
From: Barbara P. Douglas (bpd@metrocast.net)
To: eriodickstein@yahoo.com;
Date: Monday, May 26, 2014 1:59 PM

23 May 2014

Lawrence and Barbara Douglas
822 Eaton Street
Key West, FL 33040

Karen DeMaria
Urban Forestry Manager
3140 Flagler Avenue
Key West, FL 33040

Dear Ms. DeMaria,

We have been asked to write this letter in support of the Dickstein family's desire to keep their fig/banyan tree which is in the disputed area between the Dickstein property at 4 Lopez Lane and the Dickson property at 816 Eaton Street.

We feel it is important to keep this tree for several reasons. The fewer trees removed, the better it is for Key West and the people who live there. Trees benefit the environment, are esthetically pleasing and help maintain property values.

We certainly hope this tree will be preserved.

Sincerely,

Lawrence and Barbara Douglas

Subject: 4 Lopez Lane (Tree)
From: Sharon Leach (sharonsleach@yahoo.com)
To: ericdickstein@yahoo.com;
Date: Thursday, May 8, 2014 11:18 PM

To whom it may concern:

We truly enjoy the tree in the front yard of 4 Lopez Lane, as we live next door. We appreciate the beauty and the shade that it provides. It is also congruent with the surrounding plants and landscaping in the rest of the lane. It is our hope that the tree is allowed to remain in it's current location and condition.

Sincerely,

Mike & Sharon Leach
6 Lopez Lane
Key West, Florida
33040

Sent from my iPhone



Karen DeMaria <kdemaria@keywestcity.com>

Preservation of tree at 4 Lopez Lane

Hal D <hals1111@hotmail.com>

Thu, Jul 3, 2014 at 12:37 PM

To: "ericdickstein@yahoo.com" <ericdickstein@yahoo.com>, "kdemaria@keywestcity.com" <kdemaria@keywestcity.com>

To Ms. De Maria and the Members of the Tree Commission,

I reside at 4 Lopez Lane and I am writing in hopes that you will determine that the tree in question will be allowed to continue to live as it has been for many years. This tree is unique and contributes to the special unique landscape that distinguishes Key West. Trees serve many purposes and to destroy it to put up a straight fence does not seem justifiable. This tree provides shade to the house I live in and others. This shade reduces energy needs, which is better for the environment. This tree also provides privacy and aesthetics. Being that the owners of 816 Eaton Street have added a rooftop deck that overlooks into my and the surrounding neighbors yards, this is significant to help reduce this invasiveness. Lastly, there is an unresolved property dispute. If this tree would be destroyed before it is resolved, it cannot be brought back. Fences can be put up and taken down, as they have had to be on the 816 Eaton property due to violations; however, trees cannot be put back once destroyed. Regardless of the property dispute, the benefits of this tree and preserving nature seem to me to far outweigh any reasoning for the installation of a straight fence or simply because the appearance doesn't please a homeowner. It would be a sad day to come to end in an instant what has been living for decades. Thank you for your care and consideration.

Sincerely,

Halle Dickstein

Application



6901

Tree Permit Application

Date: 5/9/14

Please Clearly Print All Information unless indicated otherwise.

Tree Address 816 EATON
Cross/Corner Street MARGARET
List Tree Name(s) and Quantity (1) Ficus sp. + (1) Christmas Palm
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☒ Shade ☐ Unsure
Reason(s) for Application:

☒ REMOVE ☐ Tree Health ☐ Safety ☒ Other/Explain below
☐ TRANSPLANT ☐ New Location ☐ Same Property ☐ Other/Explain below
☐ HEAVY MAINTENANCE ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction
Other/Explain TREE HAS GROWN TOO LARGE OVER POOL, IS MESSY AND DIFFICULT TO MAINTAIN.

Reason for Request

Property Owner Name JANICE DICKSON
Property Owner eMail Address sandjdickson@comcast.net
Property Owner Mailing Address 816 EATON
Property Owner Mailing City KW State FL. Zip 33040
Property Owner Phone Number () - -
Property Owner Signature

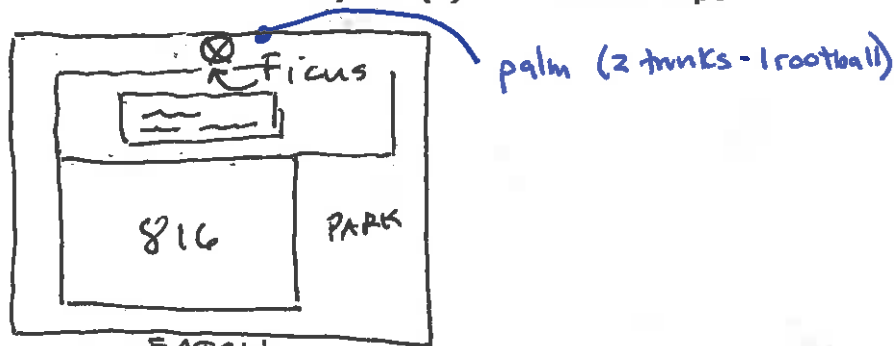
Representative Name NATIVE LANDSCAPE DESIGN
Representative eMail Address nativelandscape@comcast.net
Representative Mailing Address PO BOX 2847
Representative Mailing City KW State FL. Zip 33045
Representative Phone Number (305) 393-5028

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ☐

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

**Tree Representation Authorization**Date: 5/12/14

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

All Information unless indicated otherwise.

Tree Address 816 EATONProperty Owner Name Janice DicksonProperty Owner eMail Address 1103 N. Highland Ave NEProperty Owner Mailing Address sandjickson@comcast.netProperty Owner Mailing City Atlanta State GA Zip 30306Property Owner Phone Number (404) 234-3336 770-231-4178Property Owner Signature Janice DicksonRepresentative Name NATIVE LANDSCAPE DESIGNRepresentative eMail Address nativelandscape@comcast.netRepresentative Mailing Address PO BOX 2847Representative Mailing City KEY WEST State FL Zip 33045Representative Phone Number (305) 393-5028

I Janice Dickson, hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature Janice Dickson

The forgoing instrument was acknowledged before me on this 13 day May.

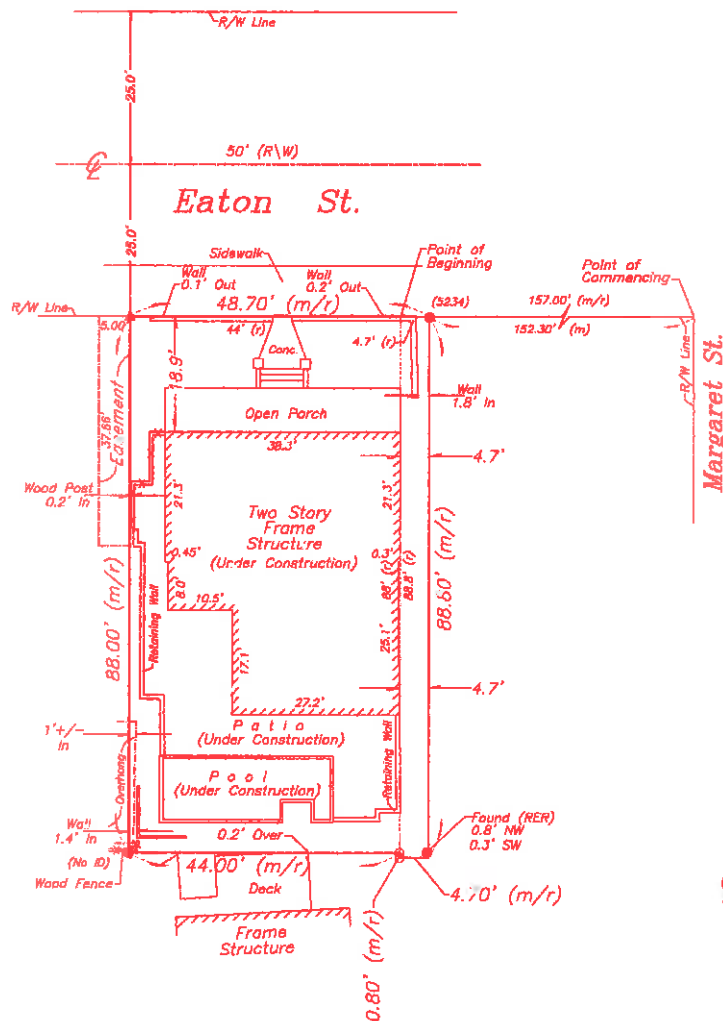
By (Print name of Affiant) _____ who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLICSign Name: Marla J ReynoldsPrint Name: Marla J REYNOLDSMy Commission Expires: 04/01/2014

Notary Public - State of Florida (seal)



Boundary Survey Map of part of Lot 2, Square 34, Island of Key West, Florida



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER)(5234)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- Canc. Concrete

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
P.M. #6288

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 2, Square 34, Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 816 Eaton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: January 27, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

On the Island of Key West known as William A. Whitehead's map delineated in February A.D. 1829 as part of Lot Two (2) in Square Thirty-four (34) and described as follows: Commencing at a point on Eaton Street distance One Hundred Fifty-Seven (157) feet from the corner of Eaton and Margaret Streets and running thence along Eaton Street in a Southwesterly direction Forty-four (44) feet; thence at right angles in a Southeasterly direction Eighty-eight (88) feet; thence at right angles and in a Northeasterly direction Forty-four (44) feet; thence at right angles in a Northwesterly direction Eighty-eight (88) feet to the Point of Beginning.

And also:

On the Island of Key West known as William A. Whitehead's map delineated in February A.D. 1829, as part of Lot Two (2) in Square Thirty-four (34) and described as follows: Commencing at a point on Eaton Street, distance One Hundred Fifty-Seven (157) feet from the corner of Eaton and Margaret Streets, and running thence parallel to Margaret Street in a Southeasterly direction 88.8 feet; thence at right angles in a Northeasterly direction 4.7 feet; thence at right angles in a Northwesterly direction 88.8 feet to a point of Eaton Street; thence at right angles in a Southwesterly direction 4.7 feet back to the Point of Beginning.

Along with an Easement as follows: (Easement Not Surveyed - shown for graphical purposes only)

On the Island of Key West, and also known as William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot 3, Square 34, described as follows: Beginning at a point on the Southeasterly side of Eaton Street distant 196.00 feet from the corner of Eaton Street and William Street, and running thence along Eaton Street in a Northeasterly direction a distance of 5.00 feet; thence at right angles in a Southeasterly direction a distance of 37.66 feet; thence at right angles in a Southwesterly direction a distance of 5.00 feet; thence at right angles in a Northwesterly direction a distance of 37.66 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Stephen M. & Janice E. Dickson;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

January 31, 2014

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6898

3430 Duck Ave., Key West, FL 33040
(305) 286-7422 FAX (305) 296-2244

[illegible]

BENCHMARK USED: PID A00008
STAMPING: 14.324
MARK LOGO: CGS
EL. 14.32', NGVD29

NOTES:
ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP - COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K; MAP DATE: 02-18-05
THE HERON DESCRIBED PROPERTY APPEARS TO BE IN - FLOOD ZONE: AE 6 NGVD 29 DATUM.

On the island of Key West known as William A. Whitehead's map delineated in February A.D. 1829 as part of the [2] Square Thirty-four (34) and described as follows: Commencing at the Point on Eaton Street distant One Hundred and Seven (107) feet from the corner of Eaton and Margaret Streets and running thence along Eaton Street in a Southwesterly direction Forty-four (44) feet; thence right angle in a Southwesterly direction Eighty-eight (88) feet; thence at right angles and in a Northwesterly direction Forty-four (44) feet; thence at right angles in a Northwesterly direction Eighty-eight (88) feet to the Point of Booking.

And Also:

On the Island of Key West known as William A. Whitehead's map delineated in February A.D. 1828 as part of Lot Two (2) in Square thirty-four (34) and described as follows: Commencing at a point on Eaton Street distant One Hundred Fifty-Seven (157) feet from the corner of Eaton and Margaret Streets and running thence parallel to Margaret Street in a Southwesterly direction 6.5 feet; thence at right angles in a Northwesterly direction 4.7 feet; thence at right angles in a Northwesterly direction 58.8 feet to a point on Eaton Street; thence at right angles in a Southwesterly direction 4.7 feet back to the Point of Beginning.

Along with an Escrowment as follows:

On the Island of Key West, and also known as William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot 3, Square 34, described as follows:

Beginning at a point on the Southeastly side of Eaton Street distant 198.00 feet from the corner of Eaton Street and William Street, and running thence along Eaton Street in a Northerly direction a distance of 5.00 feet; thence at right angles in a Southeastly direction a distance of 37.68 feet; thence at right angles in a Southeastly direction a distance of 5.00 feet; thence at right angles in a Northerly direction a distance of 37.68 feet back to the Point of Beginning.

NOTES: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSEVER. UNLESS, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE AT THE USER'S SOLE RISK. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY DUE TO SUCH REUSE. ADDITIONAL NOTES: ALL DESIGNATIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESIGNATIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR VIOLATIONS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE SURVEYOR'S OBLIGATION TO PROVIDE A TRUE AND CORRECT COPY OF THE SURVEY DATA.

NOTE: MEASURED DIMENSIONS EQUAL PLATIES ON DEFORMED DIMENSIONS UNLESS INDICATED OTHERWISE
FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET

BYT = BACK-FLOW PREVENTER	FI = FIRE PROOF BRICK	PG = POINT OF CURVE	TS = TRAFFIC SIGN
BZ = BLOW OUT	FO = FOUND	PH = POINT OF COMPOUND	TSR = TRUCK STOP
CA = CATCH BASIN	FP = FIRE PROOF CONCRETE	PI = POINT OF INTERSECTION	TSR-1 = TRUCK STOP
CAG = 1/2 CONCRETE CURB & OUTLET	FR = FRICTION LOSS	PK = PERMANENT CONTROL	UC = CONCRETE UTILITY POLE
CAH = CONCRETE DRIVEWAY	FS = FRICTION LOSS	PL = POINT OF LONG TANGENT	UC-1 = CONCRETE UTILITY POLE
CAI = CONCRETE BRACK WALL	GS = GRADE SLIP	PM = POINT OF MINIMUM	UD = DRAIN UTILITY POLE
CAJ = CONCRETE BLOCK RETAINING WALL	GT = GRADE TIE	PN = POINT OF NODAL	UE = UTILITY POLE
CB = CURB	GU = GUT LINE	PO = POINT OF INTERSECTION	UO = UTILITY POLE
CC = CONCRETE	H = HORIZONTAL	POB = POINT OF BEGINNING	UP = UTILITY POLE
CD = CONCRETE	HA = HORIZONTAL ALIGNMENT	POC = POINT OF COMPOUNDING	UR = UTILITY POLE
CE = CONCRETE	HB = HORIZONTAL BRIDGE	POD = POINT OF DIVERGENCE	US = UTILITY POLE
CF = CONCRETE	HC = HORIZONTAL CURVE	POE = POINT OF ENDING	UT = UTILITY POLE
CG = CONCRETE	HD = HORIZONTAL DRAINAGE	POF = POINT OF FLOW	UV = UTILITY POLE
CH = CONCRETE	HE = HORIZONTAL ELEVATION	POG = POINT OF GRADIENT	UX = UTILITY POLE
CI = CONCRETE	HF = HORIZONTAL FLOW	POH = POINT OF HORIZONTAL	UY = UTILITY POLE
CJ = CONCRETE	HI = HORIZONTAL INLET	POI = POINT OF INTERSECTION	UZ = UTILITY POLE
CK = CONCRETE	HL = HORIZONTAL LINE	POJ = POINT OF JUNCTION	VA = VERTICAL ALIGNMENT
CL = CONCRETE	HM = HORIZONTAL MOUNT	POK = POINT OF KNOT	VB = VERTICAL BRIDGE
CM = CONCRETE	HN = HORIZONTAL NODAL	POL = POINT OF LONG TANGENT	VC = VERTICAL CURVE
CN = CONCRETE	HO = HORIZONTAL OUTFLOW	POM = POINT OF MINIMUM	VD = VERTICAL DRAINAGE
CO = CONCRETE	HP = HORIZONTAL PUMP	PON = POINT OF NODAL	VE = VERTICAL ELEVATION
CP = CONCRETE	HQ = HORIZONTAL QUANTITY	POO = POINT OF OUTFLOW	VF = VERTICAL FLOW
CQ = CONCRETE	HR = HORIZONTAL RAIL	POP = POINT OF PUMP	VG = VERTICAL GRADIENT
CR = CONCRETE	HS = HORIZONTAL SLOPE	POQ = POINT OF QUANTITY	VH = VERTICAL HORIZONTAL
CS = CONCRETE	HT = HORIZONTAL TIE	POR = POINT OF RAIL	VI = VERTICAL INLET
CT = CONCRETE	HU = HORIZONTAL UTILITY	POS = POINT OF SLOPE	VJ = VERTICAL JUNCTION
CU = CONCRETE	HV = HORIZONTAL VERTICAL	POU = POINT OF UTILITY	VK = VERTICAL KNOT
CV = CONCRETE	HW = HORIZONTAL WATER	POV = POINT OF VERTICAL	VL = VERTICAL LINE
CW = CONCRETE	HY = HORIZONTAL YIELD	POW = POINT OF WY	VM = VERTICAL MOUNT
CX = CONCRETE	HZ = HORIZONTAL ZONE	POX = POINT OF X	VN = VERTICAL NODAL
CY = CONCRETE	IA = INLET	POY = POINT OF Y	VO = VERTICAL OUTFLOW
CA = CONCRETE	IB = INLET BASIN	POZ = POINT OF Z	VP = VERTICAL PUMP
CB = CONCRETE	IC = INLET CURVE	POA = POINT OF A	VQ = VERTICAL QUANTITY
CC = CONCRETE	ID = INLET DRAINAGE	POB = POINT OF B	VR = VERTICAL RAIL
CD = CONCRETE	IE = INLET ELEVATION	POC = POINT OF C	VS = VERTICAL SLOPE
CE = CONCRETE	IF = INLET FLOW	POD = POINT OF D	VT = VERTICAL TIE
CF = CONCRETE	IG = INLET GRADIENT	POE = POINT OF E	VU = VERTICAL UTILITY
CG = CONCRETE	IH = INLET HORIZONTAL	POF = POINT OF F	VV = VERTICAL VERTICAL
CH = CONCRETE	II = INLET INLET	POG = POINT OF G	VO = VERTICAL OUTFLOW
CI = CONCRETE	IL = INLET LINE	POH = POINT OF H	VP = VERTICAL PUMP
CJ = CONCRETE	IM = INLET MOUNT	POI = POINT OF I	VQ = VERTICAL QUANTITY
CK = CONCRETE	IN = INLET NODAL	POJ = POINT OF J	VR = VERTICAL RAIL
CL = CONCRETE	IO = INLET OUTFLOW	POK = POINT OF K	VS = VERTICAL SLOPE
CM = CONCRETE	IP = INLET PUMP	POL = POINT OF L	VT = VERTICAL TIE
CN = CONCRETE	IQ = INLET QUANTITY	POM = POINT OF M	VU = VERTICAL UTILITY
CO = CONCRETE	IR = INLET RAIL	PON = POINT OF N	VO = VERTICAL OUTFLOW
CP = CONCRETE	IS = INLET SLOPE	POO = POINT OF O	VP = VERTICAL PUMP
CQ = CONCRETE	IT = INLET TIE	POP = POINT OF P	VQ = VERTICAL QUANTITY
CR = CONCRETE	IU = INLET UTILITY	POQ = POINT OF Q	VR = VERTICAL RAIL
CS = CONCRETE	IV = INLET VERTICAL	POR = POINT OF R	VS = VERTICAL SLOPE
CT = CONCRETE	IW = INLET WATER	POS = POINT OF S	VT = VERTICAL TIE
CU = CONCRETE	IX = INLET X	POU = POINT OF U	VU = VERTICAL UTILITY
CV = CONCRETE	IY = INLET Y	POV = POINT OF V	VO = VERTICAL OUTFLOW
CW = CONCRETE	IZ = INLET Z	POW = POINT OF W	VP = VERTICAL PUMP
CX = CONCRETE	JA = JUNCTION	POX = POINT OF X	VQ = VERTICAL QUANTITY
CY = CONCRETE	JB = JUNCTION BASIN	POY = POINT OF Y	VR = VERTICAL RAIL
CZ = CONCRETE	JC = JUNCTION CURVE	POZ = POINT OF Z	VS = VERTICAL SLOPE
DA = DRIVEWAY	JD = JUNCTION DRAINAGE	POA = POINT OF A	VT = VERTICAL TIE
DB = DRIVEWAY	JE = JUNCTION ELEVATION	POB = POINT OF B	VU = VERTICAL UTILITY
DC = DRIVEWAY	JF = JUNCTION FLOW	POC = POINT OF C	VO = VERTICAL OUTFLOW
DD = DRIVEWAY	JG = JUNCTION GRADIENT	POD = POINT OF D	VP = VERTICAL PUMP
DE = DRIVEWAY	JH = JUNCTION HORIZONTAL	POE = POINT OF E	VQ = VERTICAL QUANTITY
DF = DRIVEWAY	JI = JUNCTION INLET	POF = POINT OF F	VR = VERTICAL RAIL
DG = DRIVEWAY	JO = JUNCTION OUTFLOW	POG = POINT OF G	VS = VERTICAL SLOPE
DH = DRIVEWAY	JP = JUNCTION PUMP	POH = POINT OF H	VT = VERTICAL TIE
DI = DRIVEWAY	JQ = JUNCTION QUANTITY	POI = POINT OF I	VU = VERTICAL UTILITY
DJ = DRIVEWAY	JR = JUNCTION RAIL	POJ = POINT OF J	VO = VERTICAL OUTFLOW
DK = DRIVEWAY	JS = JUNCTION SLOPE	POK = POINT OF K	VP = VERTICAL PUMP
DL = DRIVEWAY	JT = JUNCTION TIE	POL = POINT OF L	VQ = VERTICAL QUANTITY
DM = DRIVEWAY	JU = JUNCTION UTILITY	POM = POINT OF M	VR = VERTICAL RAIL
DN = DRIVEWAY	JV = JUNCTION VERTICAL	PON = POINT OF N	VS = VERTICAL SLOPE
DO = DRIVEWAY	JW = JUNCTION WATER	POO = POINT OF O	VT = VERTICAL TIE
DP = DRIVEWAY	JX = JUNCTION X	POP = POINT OF P	VU = VERTICAL UTILITY
DQ = DRIVEWAY	JY = JUNCTION Y	POQ = POINT OF Q	VO = VERTICAL OUTFLOW
DR = DRIVEWAY	JZ = JUNCTION Z	POR = POINT OF R	VP = VERTICAL PUMP
DS = DRIVEWAY	KA = KNOT	POS = POINT OF S	VQ = VERTICAL QUANTITY
DT = DRIVEWAY	KB = KNOT BASIN	POU = POINT OF U	VR = VERTICAL RAIL
DU = DRIVEWAY	KC = KNOT CURVE	POV = POINT OF V	VS = VERTICAL SLOPE
DV = DRIVEWAY	KD = KNOT DRAINAGE	POW = POINT OF W	VT = VERTICAL TIE
DW = DRIVEWAY	KE = KNOT ELEVATION	POX = POINT OF X	VU = VERTICAL UTILITY
DX = DRIVEWAY	KF = KNOT FLOW	POY = POINT OF Y	VO = VERTICAL OUTFLOW
DY = DRIVEWAY	KG = KNOT GRADIENT	POZ = POINT OF Z	VP = VERTICAL PUMP
DZ = DRIVEWAY	KH = KNOT		

CERTIFIED TO --
Stephen M. Dickson and Janice E. Dickson

NAME	1"=10'
FIELD DATE	08/11/13
REVISION DATE	-/-
SHEET	1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 93-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.227, FLORIDA STATUTES. THIS SURVEY, WHICH SCHEDULE 1 HAS BEEN PROVIDED MEETS THE PROVISIONS OF SUBSECTION 472.227(1)(b), FLORIDA STATUTES. SCHEDULE 10 HAS NOT BEEN PROVIDED.

INVOICE # 13081404

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

MAP OF BOUNDARY &
TOPOGRAPHIC SURVEY
PART OF LOT 2, SQUARE 34
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST

Prepared by and Return to Mandy Walden,
an employee of First International Title, Inc.
3132 Northside Drive
Suite 101, Bldg C
Key West, FL 33040
File No.: 30454-13
1,300,000.00

04/17/2013 10:11AM
DEED DOC STAMP CL: DS \$2,189.00

WARRANTY DEED

Deed 1928882
BkN 2823 PgN 1378

This indenture made on April 5, 2013, by Evelyn G. Brown, married
whose address is: 5620 Pinckney Avenue, Myrtle Beach, SC 29577 hereinafter
called the "grantor",
to Stephen M. Dickson and Janice E. Dickson, husband and wife
whose address is: 1103 North Highland Avenue, NE, Atlanta, GA hereinafter
called the "grantee": 30306

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, to-wit:

On the Island of Key West known as William A. Whitehead's map delineated in February A.D. 1829 as part of Lot Two (2) in Square Thirty-four (34) and described as follows: Commencing at a point on Eaton Street distance One Hundred Fifty-Seven (157) feet from the corner of Eaton and Margaret Streets and running thence along Eaton Street in a Southwesterly direction Forty-four (44) feet; thence at right angles in a Southeasterly direction Eighty-eight (88) feet; thence at right angles and in a Northeasterly direction Forty-four (44) feet; thence at right angles in a Northwesterly direction Eighty-eight (88) feet to the Point of Beginning.

And Also:

On the Island of Key West known as William A. Whitehead's map delineated in February A.D. 1829, as part of Lot Two (2) in Square Thirty-four (34) and described as follows: Commencing at a point on Eaton Street, distance One Hundred Fifty-seven (157) feet from the corner of Eaton and Margaret Streets, and running thence parallel to Margaret Street in a Southeasterly direction 88.8 feet; thence at right angles in a Northeasterly direction 4.7 feet; thence at right angles in a Northwesterly direction 88.8 feet to a point of Eaton Street; thence at right angles in a Southwesterly direction 4.7 feet back to the Point of Beginning.

Along with an Easement as follows:

On the Island of Key West, and also known as William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot 3, Square 34, described as follows:

Beginning at a point on the Southeasterly side of Eaton Street distant 196.00 feet from the corner of Eaton Street and William Street, and running thence along Eaton Street in a Northeasterly direction a distance of 5.00 feet; thence at right angles in a Southeasterly direction a distance of 37.66 feet; thence at right angles in a Southwesterly direction a distance of 5.00 feet; thence at right angles in a Northwesterly direction a distance of 37.66 feet back to the Point of Beginning.

Parcel Identification Number: RE: 0000578000000066825 / AK #1006009

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

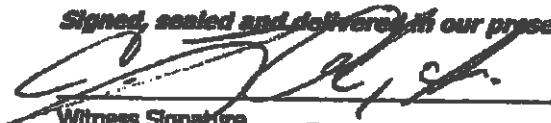
To Have and to Hold, the same in fee simple forever.

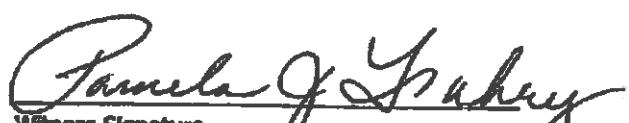
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2012.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Evelyn G. Brown

Signed, sealed and delivered in our presence:


Witness Signature
Print Name: C. TERRY ADAMS, SR.


Witness Signature
Print Name: PAMELA J. FUHR

State of SOUTH CAROLINA

County of Horry

The Foregoing Instrument Was Acknowledged before me on 4th day of April, 2013,

by Evelyn G. Brown, married who is/are personally known to me or who has/have produced a valid
SC License 002512129 as identification.

Paula M. Pauley

Notary Public

My Commission Expires:

My Commission Expires
February 15, 2017

MONROE COUNTY
OFFICIAL RECORDS



THE CITY OF KEY WEST
Building Department 809-3956
3140 Flagler Avenue, Key West, Florida 33040

H.A.R.C.

Certificate of Appropriateness

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 1:00 PM.

PERMIT # 14-01000700-000-000--00 ISSUED 5/05/14
LICENSE# 14-00028555 EXPIRES 5/04/16
MEDIUM DENSITY RES
APPLICATION BY... FAIRBANK CONSTRUCTION
ON PROPERTY OF... DICKSON STEPHEN & JANICH
FOR A PERMIT TO... **AKN1006009** Install a 6' tall open
picket fence to the back property
line. (JOB) **NSA 04/21/14 Fence to be
installed in the property/(ET)**

#16 EATON ST



THE CITY OF KEY WEST

Building Department 809-3956
3140 Flagler Avenue, Key West, Florida 33040

BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 1:00 PM.

PERMIT # 14-00000465-000-000-FENC-01 ISSUED 5/05/14
LICENSE# 14-00028555 EXPIRES 5/04/16
MEDIUM DENSITY RES
APPLICATION BY... FAIRBANK CONSTRUCTION
ON PROPERTY OF... DICKSON STEPHEN M & JANICH E
FOR A PERMIT TO... REVISION: CONSTRUCT 6' HI WOOD FENCE
BASED ON RECENT SURVEY MOVED TO
SURVEYED PROPERTY LINE, FENCE TO BE 6'
FROM NATURAL GRADE AS PER HARC. * * MC
HARC #14-01-0700-NSA-4/21/14-ET.
Fence to be installed in the
property. (ET)**
T/S: 04/15/2014 11:56 AM KEYWMC ---

#16 EATON ST

WARNING TO OWNERS

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY
RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR
PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH
YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR
NOTICE OF COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.