

City of Key West  
Planning Department  
3132 Flagler Avenue  
Key West, FL 33040

**Re: Walgreens Store No. 7089  
527 Duval Street, Key West, Florida  
Application for Easement**

To whom it may concern:

Walgreens Co. owns the property located at 527 Duval Street, Key West, Florida ("Property"). The store located on the Property is a re-use of an old theater building. The building has an existing marquee awning that overhangs the adjacent sidewalk. The City of Key West Planning Department ("City") does not have records that the awing was approved. Walgreens is in the process of repairing the roof of the building. Therefore, in connection with the roof repair, Walgreens is requesting approval of an easement for the existing marquee awning. Enclosed please find following:

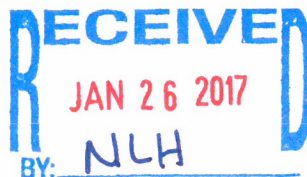
- Application fee (\$2,150)
- Authorization Letter
- Application for Easement
- Deed
- Photos
- Property Record Card
- Specific Purpose Survey

Please schedule this application for the next available public hearing. If you have questions or need additional information, please contact me at (561.226.9549) or [LSocolow@sbsite.com](mailto:LSocolow@sbsite.com).

Thanks,



Linda Socolow





## Application For Easement

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • [www.keywestcity.com](http://www.keywestcity.com)

### Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

(\$400 for each additional easement for same parcel)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

### PROPERTY DESCRIPTION:

Site Address: 527 Duval Street

Zoning District: HRCC-1 Real Estate (RE) #: 00009650-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Ganer Humphries

Mailing Address: 723 Gloucester Street

City: Boca Raton State: FL Zip: 33487

Home/Mobile Phone: 954-644-9373 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: Peanut.Humphries@yahoo.com

### PROPERTY OWNER: (if different than above)

Name: Walgreens Co Store 7089ret c/o Real Estate Department

Mailing Address: P.O. Box 1159

City: Deerfield, Illinois 60015-6002 State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description of requested easement and use: The Walgreens store is a re-use of an old theater building. The building has an awning with a marquee that overhangs the sidewalk.

Walgreens has submitted an application for roof repairs. The existing awning required easement approval when constructed. However, the city does not have records that the easement was previously approved. Therefore, in conjunction with the roof repair, the Applicant is requesting approval of an easement for the marquee awning.

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

City of Key West • Application for Easement

**REQUIRED SUBMITTALS:** All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Property record card
- ☒ Signed and sealed Specific Purpose Surveys with a legal description of the easement area requested
- ☒ Photographs showing the proposed easement area



City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)


Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Roy Ripak as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Regional Vice President of Walgreens Co. Store  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Ganer D. Humphries  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this March 14, 2017  
*Date*

by Roy Ripak  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

  
*Notary's Signature and Seal*

Linda Socolow  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*



City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an entity)

I, Roy Ripak, in my capacity as Regional Vice President  
(print name) (print position; president, managing member)  
of Walgreens Co. Store  
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

Walgreens, 527 Duval Street, Key West  
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this March 14 2017 by  
date  
ROY RIPAK  
Name of Authorized Representative

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Linda Socolow  
Notary's Signature and Seal

Linda Socolow  
Name of Acknowledger typed, printed or stamped



\_\_\_\_\_  
Commission Number, if any

RCD Jan 09 2002 04:31PM  
DANNY L KOLHAGE, CLERK

Prepared by and return to:  
Richard M. Klitenick, Esq.

Richard M. Klitenick, P.A.  
624 Whitehead Street  
Key West, FL 33040  
305-292-4101  
File Number: RE01-010

DEED DOC STAMPS 25550.00  
01/09/2002 RP DEP CLK

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 1<sup>st</sup> day of December, 2001, between STRAND KEY WEST ENTERTAINMENT, LTD., a Florida Limited Partnership, whose post office address is 3044 Shepherd of the Hills, Suite 307, Branson, MO 65616, grantor, and Walgreen Co., an Illinois corporation whose post office address is 200 Wilmot Rd., Law Department, MS# 2252, Deerfield, IL 60015, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

**In the City of Key West and known on W. A. Whitehead's Map of the Island of Key West, delineated in February, A.D. 1829, as a Part of Lot 4 in Square 50, but now better known and described as follows:**

**Commencing at a point on the Northeasterly side of Duval Street 67 feet Northwesterly from the corner of Duval and Southard Streets, and running thence along the line of Duval Street in a Northwesterly direction 50 feet; thence at right angles in a Northeasterly direction 113 feet; thence at right angles in a Southeasterly direction 50 feet; thence at right angles in a Southwesterly direction 113 feet back to the Point of Beginning.**

**ALSO:**

**On the Island of Key West and known on William A. Whitehead's Map of the Island and City of Key West, delineated in February A.D. 1829, as a part of Lot 4, in Square 50, but now better known as Lot 29, according to GORDON'S SUBDIVISION of said square;**

**Commencing at a point on Bahama Street distant 58 feet and 6 inches from the corner of Southard and Bahama Streets, and running thence along Bahama Street in a Northwesterly direction 58 feet and 6 inches; thence at right angles in a Southwesterly direction 113 feet; thence at right angles in a Southeasterly direction 58 feet and 6 inches; thence at right angles in a Northeasterly direction 113 feet to the Place of Beginning.**

**Parcel Identification Number: 00009650-000000**

**SUBJECT TO EASEMENT GRANTED BY CARBONELL, INC. DATED MARCH 11, 1960, IN FAVOR OF THE CITY OF KEY WEST, FLORIDA, AS GRANTEE, FOR THE USE AND BENEFIT OF THE UTILITY BOARD OF KEY WEST, RECORDED ON MARCH 14, 1960 IN**

DoubleTimee



OFFICIAL RECORDS BOOK 179 AT PAGE 20 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SUBJECT TO OWNER'S ACKNOWLEDGEMENT OF WATER SERVICE RESTRICTIONS BETWEEN STRAND KEY WEST ENTERTAINMENT, LTD., AND FLORIDA KEYS AQUEDUCT AUTHORITY DATED DECEMBER 11, 1992, AND RECORDED ON FEBRUARY 1, 1993 IN OFFICIAL RECORDS BOOK 1263 AT PAGE 1564 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2001.

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

Signed, sealed and delivered in our presence:

Strand Key West Entertainment, Ltd.  
a Florida Limited Partnership

By: Strand Key West Entertainment Corp.  
a Florida corporation

By: Karl G. Johnson  
Karl G. Johnson  
President

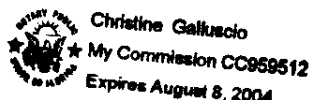
Cynthia K. Farber  
Witness Name: Cynthia K. Farber  
George F. Ebingen  
Witness Name: George F. Ebingen

(Corporate Seal)

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 7 day of December, 2001 by Karl G. Johnson, President of Strand Key West Entertainment Corp., a Florida corporation, general partner of Strand Key West Entertainment, Ltd., a Florida Limited Partnership on behalf of the corporation and the partnership. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]



Christine Galluscia  
Notary Public

Printed Name: Christine Galluscia

My Commission Expires: \_\_\_\_\_



WALGREENS  
527 DUVAL STREET  
KEY WEST, FLORIDA















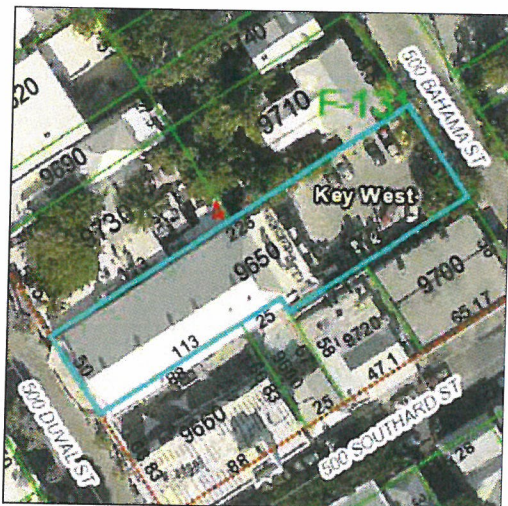
## Summary

Parcel ID 00009650-000000  
 Alternate Key 1009911  
 Property Address 527 DUVAL ST  
 Key Name KEY WEST  
 Sec/Twp/Rng 6-68-25  
 Legal Description KW PT LOT 4 SQR 50 OR50-326/329 OR758-740/41 OR813  
 -1854 OR815-961C OR1036-1869 OR1167-943/45 OR1207-  
 299/301 OR1215-524/26-C OR1226-1958/60C OR1232-144  
 (Note: Not to be used on legal documents or any document to be recorded)  
 Neighborhood 32030  
 Subdivision  
 Millage Group 10KW  
 Affordable Housing No  
 Class 1100 - STORES ONE STORY

## Owner

Primary Owner  
 Walgreen Co Store 7089ret  
 C/O Real Estate Tax Department  
 PO Box 1159  
 Deerfield, IL 60015-6002

## Map



## Valuation

	2016	2015	2014	2013	2012
+ Building Value	\$1,379,475	\$1,435,400	\$1,435,400	\$1,566,595	\$1,566,595
+ Misc Improvement Value	\$4,814	\$4,190	\$3,809	\$3,809	\$3,809
+ Land Value	\$1,749,068	\$1,749,068	\$1,707,424	\$1,624,135	\$1,624,135
= Just (Market) Value	\$3,133,357	\$3,188,658	\$3,053,652	\$3,194,539	\$3,194,539

	2016	2015	2014	2013	2012
= Assessed Value	\$3,133,357	\$3,188,658	\$3,053,652	\$3,194,539	\$3,194,539
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,133,357	\$3,188,658	\$3,053,652	\$3,194,539	\$3,194,539

## Land

Land Use Code	Frontage	Depth	Land Area
COMMERCIAL DRY (100D)	52	226	12261 SF

## Building Summary

Number of Buildings	1
Number of Commercial Buildings	1
Total Living Area	10749
Year Built	1933

## Buildings

Building 1:  
 Building Type  
 Effective Age 21  
 Year Built 1933  
 Functional Obs 0  
 Condition A  
 Perimeter 1258  
 Special Arch 0  
 Economic Obs 0  
 Quality Grade 450  
 Depreciation % 26  
 Ground Floor Area 10,749 SF  
 Inclusions  
 Roof  
 Foundation  
 Number of Bedrooms 0  
 Heat 1: -; 2: -  
 2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix Bath 16  
 Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0

## Sections:

Number ◆	Type ◆	Description ◆	Year Built ◆	Ext Wall ◆	Stories ◆	Attic ◆	AC ◆	Basement % ◆	Finished Basement % ◆	Area ◆
1	FLA	Floor Living Area	2004		1		Y	0	0	2599
2	SBF	Utility Building Finished	1993		1			0	0	186
3	OPX	Open Porch Custom Finished	2004		1			0	0	21
4	OPX	Open Porch Custom Finished	2004		1			0	0	72
6	OPX	Open Porch Custom Finished	2004		1			0	0	18
7	FLA	Floor Living Area	2004		1	Y		0	0	1500
8	FLA	Floor Living Area	2004		1		Y	0	0	1427
8	FLA	Floor Living Area	2004		1			0	0	378
10	FLA	Floor Living Area	2004		1		Y	0	0	285
11	FLA	Floor Living Area	2004		1		Y	0	0	770
12	FLA	Floor Living Area	2004		1		Y	0	0	690
13	FLA	Floor Living Area	2004		1		Y	0	0	660
14	CAN	Canopy	2004		1			0	0	369
15	FLA	Floor Living Area	2004		1		Y	0	0	2440



Number ◆	Type ◆	Description ◆	Year Built ◆	Ext Wall ◆	Stories ◆	Attic ◆	AC ◆	Basement % ◆	Finished Basement % ◆	Area ◆
16	OUU	Open Porch Unfinished -Upper Level	2004		1			0	0	75

## Interior Finish:

Section Number ◆	Interior Finish Num ◆	Type ◆	Area % ◆	Sprinkler ◆	AC ◆
		WAREHOUSE/MARINA A	100	Y	Y
		1 STY STORE-A	100	Y	Y
		1 STY STORE-A	100	Y	Y
		1 STY STORE-A	100	Y	Y
		APTS-A	100	Y	Y
		APTS-A	100	Y	Y
		1 STY STORE-A	100	Y	Y
	2024	1 STY STORE-A	100	Y	Y
	2029	OFF BLDG 1 STY-A	100	Y	Y

## Exterior Wall:

Num ◆	Type ◆	Area % ◆
521	C.B.S.	100

## Improvements

No ◆	Type ◆	Units ◆	Length ◆	Width ◆	Year Built ◆	Roll Year ◆	Grade ◆	Life ◆
1	UB2:UTILITY BLDG	450 SF	30	15	1979	1980	1	50
2	AP2:ASPHALT PAVING	1920 SF	0	0	1959	1960	1	25
3	FN2:FENCES	410 SF	0	0	1959	1960	3	30

## Sales

Sale Date ◆	Book/Page ◆	Price ◆	Instrument ◆	Qualification ◆
12/7/2001	1751/2376	\$3,650,000	WD	Q
11/1/1992	1232/1449	\$1,200,000	WD	Q
1/1/1991	1167/943	\$650,000	WD	U
12/1/1987	1036/1869	\$907,000	WD	Q
6/1/1980	813/1854	\$200,000	WD	Q

## Appraiser Notes

Date ◆	Text ◆
2/4/2005	WALGREEN'S DRUG STORE

## Permits

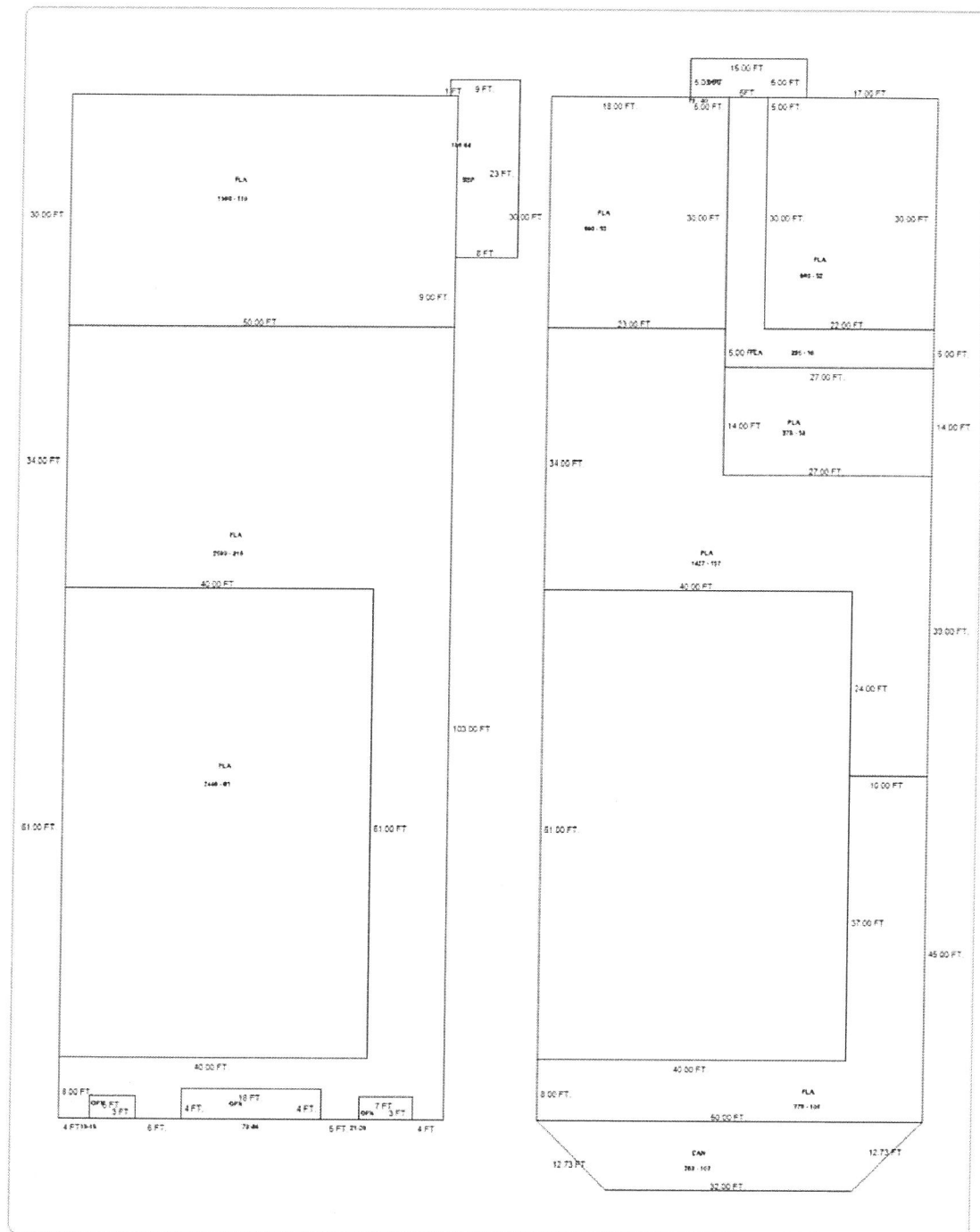
Bldg ◆	Number ◆	Date Issued ◆	Date Completed ◆	Amount ◆	Description ◆	Notes ◆
-----------	-------------	------------------	---------------------	----------	------------------	---------

Bldg ⬆	Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Description ⬆	Notes ⬆
	02/3003	06/03/2003	12/28/2004	\$1,190,000		TOTAL RENOVATION
	02-3003	02/25/2003	10/28/2004	\$80,000		INTERIOR DEMO ONLY
	03-0668	03/12/2003	10/28/2004	\$500		TEMP-ELECTRIC
	B951226	04/01/1995	08/01/1995	\$400		REPAINT FRONT COLUMNS
	15-4394	11/06/2015		\$50,000	Commercial	ADD WALK-IN COOLER
	04-3329	10/22/2004	10/28/2004	\$2,400		INSTALL STORM SHUTTERS
	03-0668	06/17/2004	10/28/2004	\$16,000		ROOFING
	9701618	05/01/1997	07/01/1997	\$300		ELECTRICAL
	03-0016	01/08/2003	10/28/2004	\$500		2-TEMP SIGNS
	04-2410	07/21/2004	10/28/2004	\$3,000		INSTALL IRRIGATION SYSTEM
	9701559	05/01/1997	07/01/1997	\$30,000		RENOVATIONS
	06-5107	09/05/2006	12/28/2006	\$1,500		MOVE JUNCTION BOX
	02-3003	06/12/2004	10/28/2004	\$120,000		INSTALL NEW A/C SYSTEMS
	04-1979	07/06/2004	10/28/2004	\$45,000		DRAINAGE & TWO HANDICAP RAMPS
	9600517	01/01/1996	08/01/1996	\$500		RENOVATIONS
1	9801830	06/11/1998	01/01/1999	\$6,800	Commercial	CHANGE AC UNIT
1	9802612	08/25/1998	01/01/1999	\$150	Commercial	TOUCH UP PAINT
1	9801899	06/18/1998	01/01/1999	\$200	Commercial	REINSTALLING ELECTRICAL
1	9801088	04/08/1998	01/01/1999	\$450	Commercial	REPAINT FRONT OF BLDG

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches



## TRIM Notices

### TRIM Notice

No data available for the following modules: Condominium Details, Exemptions, Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided



regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 11/11/2016 12:27:19 AM

 Developed by  
Schneider The Schneider Corporation

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N35°00'00"W ASSUMED  
ALONG THE CENTERLINE OF  
DUVAL STREET.

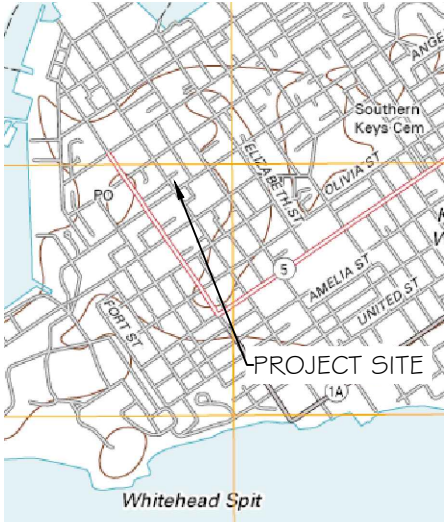
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

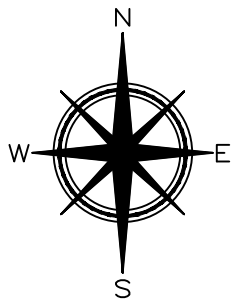
ADDRESS:  
527 DUVAL STREET,  
KEY WEST, FL 33040

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

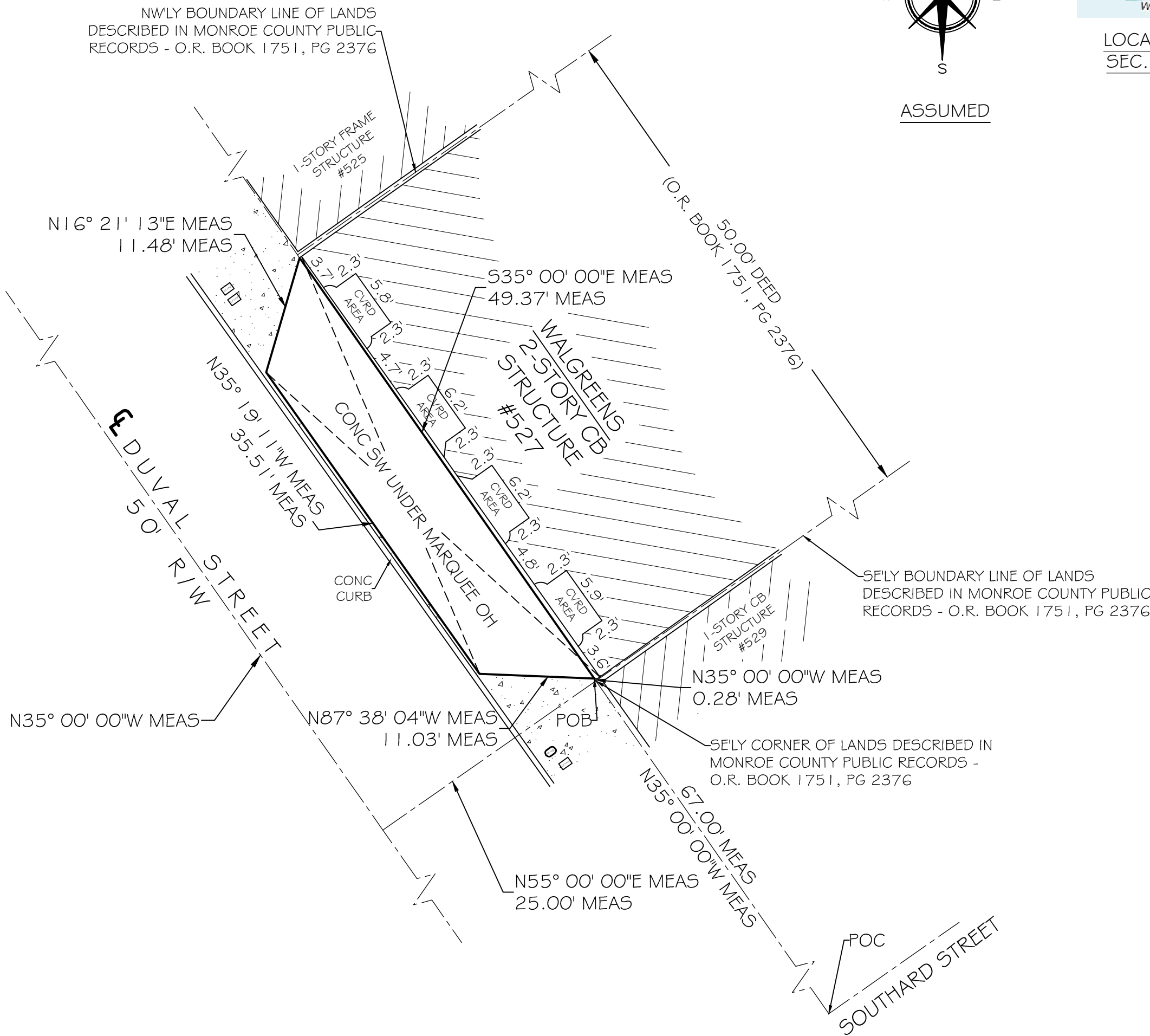
# SPECIFIC PURPOSE SURVEY LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS  
SEC. 06-T685-R25E

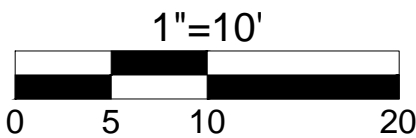


ASSUMED



## LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ⊙ - SANITARY SEWER MANHOLE



TOTAL AREA = 376.31 SQFT±

NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

CERTIFIED TO -

Walgreen Co., an Illinois corporation;

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.

BFP = BACK-FLOW PREVENTER	GB = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPT = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DELT = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHV = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PC = POINT OF CURVE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METER	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WL = WOOD LANDING
FI = FIRE HYDRANT	PCF = PERMANENT CONTROL POINT	WM = WATER METER
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WPP = WOOD POWER POLE
FND = FOUND	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WV = WATER VALVE
FOL = FENCE ON LINE		

LEGAL DESCRIPTION (AUTHORED BY THE UNDERSIGNED) -

A parcel of land on the Island of Key West and known on W.A. Whitehead's Map of the Island of Key West, delineated in February, A.D. 1829 as a portion of the Duval Street Right of Way adjacent to Lot 4 in Square 50 and being more particularly described by metes and bounds as follows:

Commencing at the point of intersection of the Northwestern right of way line of Southard Street and the Northeastern right of way line of Duval Street, thence N35°00'00"W along the said Northeastern right of way line of Duval Street for a distance of 67.00 feet to the Southeasterly corner of lands described in Official Records Book 1751, at Page 2376 of the Public Records of Monroe County, Florida; thence continue N35°00'00"W along the said Northeastern right of way line of Duval Street, for a distance of 0.28 feet to a point on the Southerly face of an existing Marquee overhang, said point being the Point of Beginning of the parcel of land hereinafter described; thence N87°38'04"W along the said Southerly face of an existing Marquee overhang for a distance of 11.03 feet to the Southwesterly corner of the said Marquee overhang; thence N35°19'11"W along the Southwesterly face of the said Marquee overhang for a distance of 35.51 feet to the Northwestern corner of the said Marquee overhang; thence N16°21'13"E along the Northwestern face of the said Marquee overhang for a distance of 11.48 feet to the said Northeastern right of way line of Duval Street; thence S35°00'00"E along the said Northeastern right of way line of Duval Street for a distance of 49.37 feet back to the Point of Beginning. (Containing 376.31 Sq. Ft +/-)

SCALE: 1"=10'  
FIELD WORK DATE: 12/19/2016  
REVISION DATE: XX/XX/XXXX  
SHEET 1 OF 1  
DRAWN BY: MPB  
CHECKED BY: EAI  
JOB NO.: 16-389

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED  
ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS  
LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@Gmail.com