

August 9, 2018

SENT VIA HAND DELIVERY

Patrick Wright, Director of Planning  
City of Key West Planning Department  
1100 White Street  
Key West, FL 33040



**RE: Application for Easement – 2301 Flagler Avenue, Key West, FL**

Dear Mr. Wright:

Attached please find an original executed Application for Easement for 2301 Flagler Avenue, Key West, FL. The enclosed Application for Easement is filed to replace the currently filed Petition for Vacation of City Property for the 2301 Flagler Avenue property.

Regarding the \$2,150.00 Application filing fee, please advise if we should pay the \$1,000.00 difference between the Petition and Application fees or pay the full \$2,150.00 fee.

Sincerely,

Handwritten signature of Jodell Roberts in blue ink.

Jodell Roberts  
Legal Assistant to Wayne LaRue Smith

Enclosure as stated



# Application For Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

## 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: See Attached

Site Address: 2301 Flagler Ave., Key West, FL 33040

Zoning District: SF Real Estate (RE) #: 00045550-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: The Smith Law Firm

Mailing Address: 509 White head Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-296-0029 Office: 305-296-0029 Fax: 305-296-9172

Email: TSLF@TheSmithLawFirm.Com

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

Name: Lawrence R. Mattox

Mailing Address: P.O. Box 6122

City: Raleigh State: NC Zip: 27628

Home/Mobile Phone: 919-608-3532 Office:  Fax:

Email: LRMattox@EarthLink.Net

Description of requested easement and use: See Attached Appendix

---

---

---

---

---

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

If yes, please describe and attach relevant documents: See Attached Appendix

---

---

**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



Verification Form

(Where Authorized Representative is an entity)

I, Wayne LaRue Smith, in my capacity as President  
(print name) (print position; president, managing member)  
of The Smith Law Firm, a professional association  
(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:

2301 Flagler Ave, Key West, FL 33040

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.

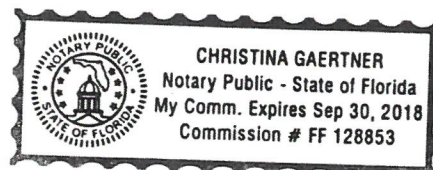
Wayne LaRue Smith  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/6/17 by  
date  
Wayne LaRue Smith  
Name of Authorized Representative

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

Christina Gaertner  
Notary's Signature and Seal

Christina Gaertner  
Name of Acknowledger typed, printed or stamped



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





## Appendix to Application for Easement

### **1. Description of requested easement and use.**

#### **RESPONSE:**

The specific location of the requested Easement is within the unnamed alley between Flagler Ave and Staples Avenue (“Unnamed Alley”) and directly behind 2301 Flagler Avenue (“Applicant’s Property”). Specifically, it is located within the first 50’ of the Unnamed Alley which intersects with Fifth Street. Attached as Exhibit “A” is a legal description of the requested easement property (“Easement Property”) and Applicant’s Property.

The future projected use of the Easement Property is to be used as gated off-street parking for the Applicant’s Property. The Applicant has been utilizing the Easement Property as off-street parking. However, recently, the Applicant’s neighbor has enclosed the portion of the Unnamed Alley behind the property located at 2309 Flagler Avenue and the Applicant wished to gate his portion for security purposes.

### **2. Are there any easements, deed restrictions or other encumbrances attached to the property? If yes, please describe and attach relevant documents**

#### **RESPONSE:**

Although there are no existing easements, deed restrictions or other encumbrances which Applicant was able to discover, access to the Easement Property by Keys Energy Services, LLC (“Keys Energy”) will be necessary in order to remove and relocate the utility poles and lines in accordance with Florida Public Service Commission (“PSC”) Order #25-6.0342. As a result of PSC Order #25-6.0342, the utility poles and lines will be relocated from within the Unnamed Alley to the front respective properties. Attached as Exhibit “B” is a copy of PSC Rule 25-6.0342. The purpose of the relocation of the utility lines is a result of the PSC’s mandate to all

Lawrence Mattox  
2301 Flagler Ave  
Key West, FL 33040

utility companies that they must harden the electrical infrastructure from future storms and make infrastructure more accessible in the event of an emergency. See Exhibit B.

Lawrence Mattox  
2301 Flagler Ave  
Key West, FL 33040

### **Exhibit "A" to Appendix to Application for Easement**

#### **Legal Description of property subject to Application:**

A parcel of land known as a portion of an alleyway located in Block 6, according to the Key West Realty Co.'s First Subdivision of Part of Tract 21, and Lots 1, 2, 3, 4, 5, Island of Key West, according to the Plat thereof, as recorded in Plat Book 1 at Page 43 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the Northwestern corner of Lot 1, of the said Block 6 and run thence Northeasterly along the Northwestern boundary line of the said Lot 1 for a distance of 50.00 feet to the Northeasterly corner of the said Lot 1; thence Northwesterly and at right angles for a distance of 10.00 feet to the Southeasterly corner of Lot 14, of the said Block 6; thence Southwesterly and at right angles along the Southeasterly boundary line of the said Lot 14 for a distance of 50.00 feet to the Southwesterly corner of the said Lot 14; thence Southeasterly and at right angles for a distance of 10.00 feet back to the Point of Beginning, containing 500 square feet, more or less.

#### **Legal Description of Applicant's Property (2301 Flagler Avenue):**

On the Island of Key West and known on the KEY WEST REALTY COMPANY'S SUBDIVISION of Part of Tract 21 and Salt Ponds Lots 1, 2, 3, 4 and 5, as Lot 1, Block 6, the diagram of said subdivision recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida.

Commencing at the NE corner of Flagler Avenue and Fifth Street, and running in an Easterly direction along Flagler Avenue Fifty (50) feet; thence at right angles in a Northerly direction One Hundred (100) feet to an alley; thence at right angles in a Westerly direction along said alley Fifty (50) feet; thence at right angles in a Southerly direction along Fifth Street One Hundred (100) feet to the Place of Beginning.



**Exhibit "B" to Appendix to Application for Easement**

**Florida Public Service Commission Rule 25-6.0342**

**25-6.0342 Electric Infrastructure Storm Hardening.**

(1) Application and Scope. This rule is intended to ensure the provision of safe, adequate, and reliable electric transmission and distribution service for operational as well as emergency purposes; require the cost-effective strengthening of critical electric infrastructure to increase the ability of transmission and distribution facilities to withstand extreme weather conditions; and reduce restoration costs and outage times to end-use customers associated with extreme weather conditions. This rule applies to all investor-owned electric utilities.

(2) Storm Hardening Plans. Each utility shall, no later than 90 days after the effective date of this rule, file with the Commission for its approval a detailed storm hardening plan. Each utility's plan shall be updated every 3 years, unless the Commission, on its own motion or on petition by a substantially affected person or utility, initiates a proceeding to review and, if appropriate, modify the plans. In a proceeding to approve a utility's plan, the Commission shall consider whether the utility's plan meets the desired objectives of enhancing reliability and reducing restoration costs and outage times in a prudent, practical, and cost-effective manner to the affected parties.

(3) Contents of Plan: Each utility storm hardening plan shall contain a detailed description of the construction standards, policies, practices, and procedures employed to enhance the reliability of overhead and underground electrical transmission and distribution facilities in conformance with the provisions of this rule. Each filing shall, at a minimum, address the extent to which the utility's storm hardening plan:

(a) Complies, at a minimum, with the National Electric Safety Code (ANSI C-2) [NESC] that is applicable pursuant to subsection 25-6.0345(2), F.A.C.

(b) Adopts the extreme wind loading standards specified by Figure 250-2(d) of the 2007 edition of the NESC for the following distribution facilities:

1. New construction;
2. Major planned work, including expansion, rebuild, or relocation of existing facilities, assigned on or after the effective date of this rule; and
3. Critical infrastructure facilities and along major thoroughfares taking into account political and geographical boundaries and other applicable operational considerations.

(c) Is designed to mitigate damage to underground and supporting overhead transmission and distribution facilities due to flooding and storm surges.

(d) Provides for the placement of new and replacement distribution facilities so as to facilitate safe and efficient access for installation and maintenance pursuant to Rule 25- 6.0341, F.A.C.

(4) Deployment Strategy: Each utility storm hardening plan shall explain the systematic approach the utility will follow to achieve the desired objectives of enhancing reliability and reducing restoration costs and outage times associated with extreme weather events. The utility's storm hardening plan shall provide a detailed description of its deployment strategy including, but not limited to the following:

(a) A description of the facilities affected; including technical design specifications, construction standards, and construction methodologies employed.

Lawrence Mattox  
2301 Flagler Ave  
Key West, FL 33040

(b) The communities and areas within the utility's service area where the electric infrastructure improvements, including facilities identified by the utility as critical infrastructure and along major thoroughfares pursuant to subparagraph (3)(b)3. are to be made.

(c) The extent to which the electric infrastructure improvements involve joint use facilities on which third-party attachments exist.

(d) An estimate of the costs and benefits to the utility of making the electric infrastructure improvements, including the effect on reducing storm restoration costs and customer outages.

(e) An estimate of the costs and benefits, obtained pursuant to subsection (6) below, to third-party attachers affected by the electric infrastructure improvements, including the effect on reducing storm restoration costs and customer outages realized by the third-party attachers.

(5) Attachment Standards and Procedures: As part of its storm hardening plan, each utility shall maintain written safety, reliability, pole loading capacity, and engineering standards and procedures for attachments by others to the utility's electric transmission and distribution poles (Attachment Standards and Procedures). The Attachment Standards and Procedures shall meet or exceed the edition of the National Electrical Safety Code (ANSI C-2) that is applicable pursuant to Rule 25-6.034, F.A.C. so as to assure, as far as is reasonably practicable, that third-party facilities attached to electric transmission and distribution poles do not impair electric safety, adequacy, or pole reliability; do not exceed pole loading capacity; and are constructed, installed, maintained, and operated in accordance with generally accepted engineering practices for the utility's service territory.

(6) Input from Third-Party Attachers: In establishing its storm hardening plan and Attachment Standards and Procedures, or when updating or modifying such plan or Attachment Standards and Procedures, each utility shall seek input from and attempt in good faith to accommodate concerns raised by other entities with existing agreements to share the use of its electric facilities. Any third-party attacher that wishes to provide input under this subsection shall provide the utility contact information for the person designated to receive communications from the utility.

(7) Dispute Resolution: Any dispute or challenge to a utility's storm hardening plan, construction standards, deployment strategy, Attachment Standards and Procedures, or any projects implementing any of the above by a customer, applicant for service, or attaching entity shall be resolved by the Commission.

(8) Nothing in this rule is intended to conflict with Title 47, United States Code, Section 224, relating to Federal Communications Commission jurisdiction over pole attachments.

*Rulemaking Authority 350.127(2), 366.05(1) FS. Law Implemented 366.04(2)(c), (5), (6), 366.05(1) FS. History—New 2-1-07.*

Prepared By: Monica Hornyak  
Chicago Title of the Florida Keys  
801 Eisenhower Drive  
Key West, FL 33040  
410580105

Doc# 1510655 04/20/2005 9:25AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

DEED DOC STAMP CL: FP \$5,950.00

## WARRANTY DEED

This Indenture, Made this 6<sup>th</sup> day of April, 2005, A.D., Between

DAVID B. HARDMAN and ANGELA HARDMAN, his wife,

grantor,

to

LAWRENCE R. MATTOX, a single man

Doc# 1510655  
Bk# 2105 Pg# 2278

grantee,

whose address is: P.O. Box 6122, Raleigh, NC 27628

**Witnesseth**, that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID NO: 00045550

And the grantor does hereby fully warrant the title to said land, and will defend that same Against lawful claims of all persons whomsoever.

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

**Signed, sealed and delivered in our presence.**

David B. Hardman  
DAVID B. HARDMAN  
Angela Hardman  
ANGELA HARDMAN

1. Ed Salazar  
Witness  
ED SALAZAR  
Printed Name of Witness

2. Monica Hornyak  
Witness  
MONICA HORNYAK  
Printed Name of Witness

STATE OF FL COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 6 day of April, 2005, by David B. Hardman and Angela Hardman, who is personally known to me or who produced FL Drivers License as identification.

Monica Hornyak  
Notary Public  
Commission Expires



## **EXHIBIT A**

On the Island of Key West and known on the KEY WEST REALTY COMPANY'S SUBDIVISION of Part of Tract 21 and Salt Ponds Lots 1, 2, 3, 4 and 5, as Lot 1, Block 6, the diagram of said subdivision recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida.

Commencing at the NE corner of Flagler Avenue and Fifth Street, and running in an Easterly direction along Flagler Avenue Fifty (50) feet; thence at right angles in a Northerly direction One Hundred (100) feet to an alley; thence at right angles in a Westerly direction along said alley Fifty (50) feet; thence at right angles in a Southerly direction along Fifth Street One Hundred (100) feet to the Place of Beginning.





### Summary

**Parcel ID** 00045550-000000  
**Account #** 1046132  
**Property ID** 1046132  
**Millage Group** 10KW  
**Location** 2301 FLAGLER AVE, KEY WEST  
**Address**  
**Legal Description** LOT 1 SQR 6 TR 21 KW KW REALTY CO'S FIRST SUB PB1-43 H3-58 OR831-2233L/E OR843-1724Q/C OR845-1463 OR1639-484/485(ORDER) OR1672-2150/51 OR1829-895/896 OR2105-2278/79  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6183  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision** Key West Realty Co's First Sub  
**Sec/Twp/Rng** 04/68/25  
**Affordable Housing** No



### Owner

MATTOX LAWRENCE R  
 PO BOX 6122  
 RALEIGH NC 27628-6122

### Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$211,761	\$219,103	\$212,862	\$218,463
+ Market Misc Value	\$5,786	\$5,259	\$4,953	\$5,126
+ Market Land Value	\$185,000	\$177,500	\$211,250	\$160,000
= Just Market Value	\$402,547	\$401,862	\$429,065	\$383,589
= Total Assessed Value	\$402,547	\$401,862	\$421,947	\$383,589
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$402,547	\$401,862	\$429,065	\$383,589

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,000.00	Square Foot	50	100

### Buildings

**Building ID** 3593  
**Style**  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 3356  
**Finished Sq Ft** 2114  
**Stories** 3 Floor  
**Condition** AVERAGE  
**Perimeter** 338  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 30  
**Interior Walls** WALL BD/WD WAL  
**Exterior Walls** ABOVE AVERAGE WOOD  
**Year Built** 1945  
**Foundation** CONC BLOCK  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** CONC S/B GRND  
**Heating Type** FCD/AIR DUCTED with 0% NONE  
**Bedrooms** 3  
**Full Bathrooms** 3  
**Half Bathrooms** 0  
**Grade** 450  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
ATC	Attic	600	0	98
FLA	FLOOR LIV AREA	2,114	2,114	338
OPU	OP PR UNFIN LL	41	0	36
OPF	OP PRCH FIN LL	125	0	60
PTO	PATIO	476	0	140
<b>TOTAL</b>		<b>3,356</b>	<b>2,114</b>	<b>672</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	2001	2002	1	198 SF	4
RW2	2001	2002	1	29 SF	4
FENCES	2001	2002	1	432 SF	2
RW2	2001	2002	1	74 SF	4
FENCES	2004	2005	1	484 SF	2

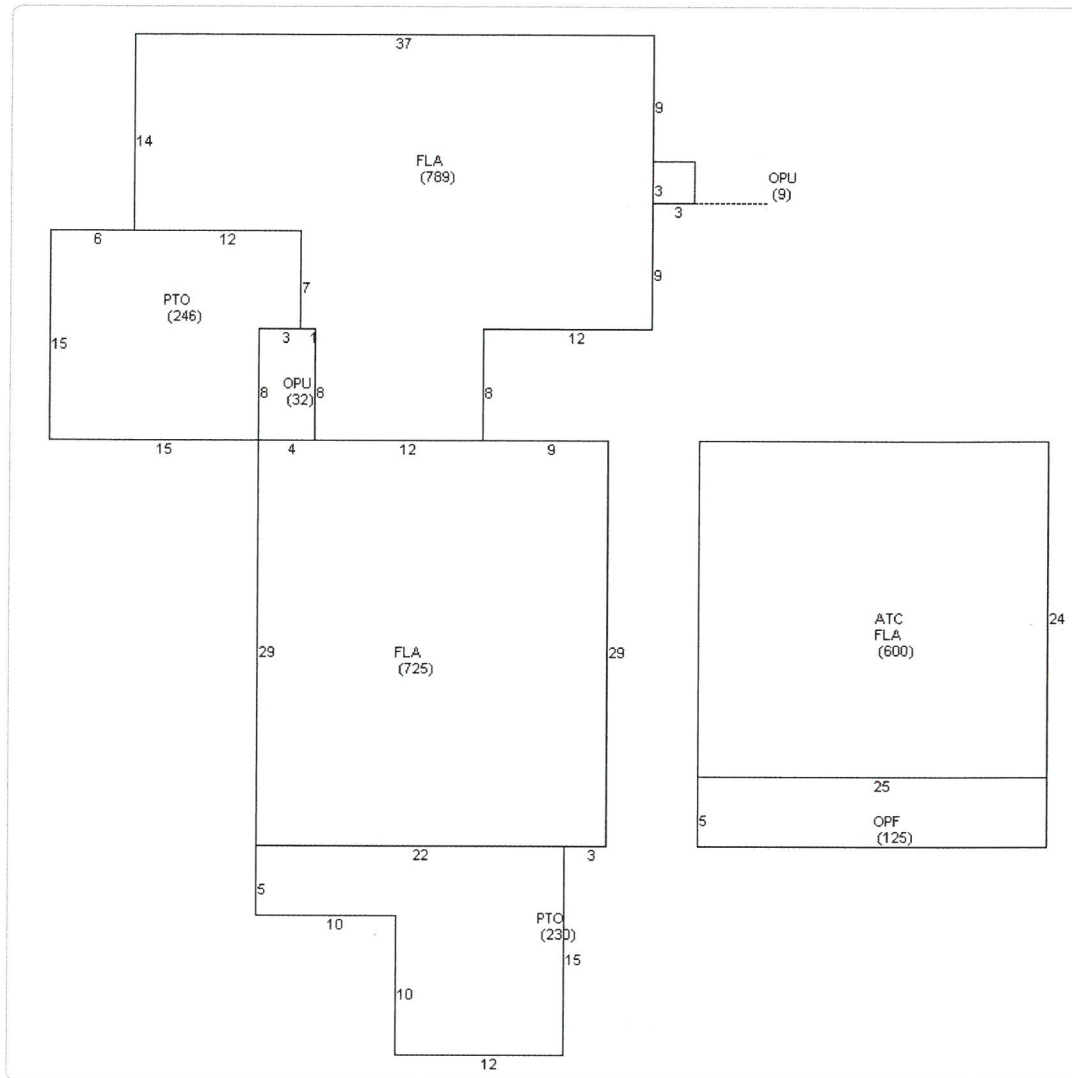
## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/6/2005	\$850,000	Warranty Deed		2105	2278	Q - Qualified	Improved
10/31/2002	\$319,500	Warranty Deed		1829	0895	O - Unqualified	Improved
1/23/2001	\$202,600	Warranty Deed		1672	2150	Q - Qualified	Improved

## Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
10-2914	9/3/2010	12/31/2010	\$3,500	Residential	5 IMPACT BAHAMA HURRICANE SHUTTERS ON SECOND FLOOR WINDOWS.
05-2603	6/28/2005	12/31/2005	\$1,500	Residential	REPLACE FRONT ENTRANCE
05-2604	6/28/2005	12/31/2005	\$300	Residential	INSTALL PATIO STONES
05-1788	6/24/2005	12/31/2005	\$5,780	Residential	NEW DECK AND STEPS
05-1772	6/15/2005	12/31/2005	\$2,400	Residential	REPLACE 4 WINDOWS AND ONE DOOR
05-1795	6/3/2005	12/31/2005	\$2,400	Residential	INSTALL WOOD PICKET FENCE
05-1107	4/7/2005	12/31/2005	\$3,100	Residential	INSTALL V-CRIMP ROOFING
04-2019	6/23/2004	12/31/2004	\$2,000	Residential	WOOD FENCE
03-2707	4/5/2004	6/14/2004	\$192,685	Residential	2 STORY ADDITION
01-2865	8/15/2001	10/5/2001	\$500	Residential	200 AMP SERVICE
01-1005	2/27/2001	10/5/2001	\$2,800	Residential	CENTRAL AC
0100507	2/2/2001	10/5/2001	\$1,000	Residential	RETAINING WALL

Sketches (click to enlarge)



Photos



1046132 2301 FLAGLER AVE 5/1/15

## Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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: 7/24/2017 1:33:23 AM

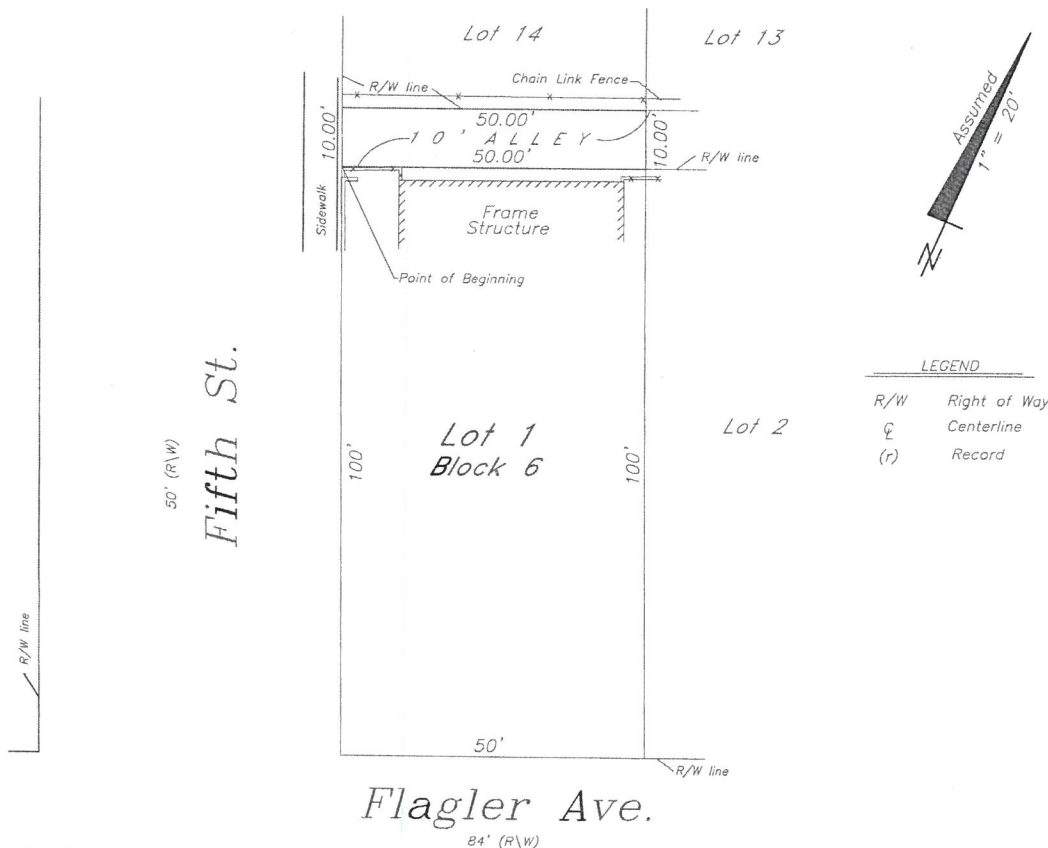


Schneider

Developed by  
The Schneider  
Corporation



Specific Purpose Survey to illustrate a legal description of a  
portion of an Alley in Block 6, KEY WEST REALTY CO'S FIRST SUBDIVISION  
prepared by the undersigned



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2301 Flagler Avenue, 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. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
AUTHORED BY THE UNDERSIGNED

A parcel of land known as a portion of an alleyway located in Block 6, according to the Key West Realty Co's First Subdivision of Part of Tract 21, and Lots 1,2,3,4,5, Island of Key West, according to the Plat thereof, as recorded in Plat Book 1 at Page 43 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:  
BEGIN at the Northwestern corner of Lot 1, of the said Block 6 and run thence Northeasterly along the Northwestern boundary line of the said Lot 1 for a distance of 50.00 feet to the Northeasterly corner of the said Lot 1; thence Northwesterly and at right angles for a distance of 10.00 feet to the Southeasterly corner of Lot 14, of the said Block 6; thence Southwesterly and at right angles along the Southeasterly boundary line of the said Lot 14 for a distance of 50.00 feet to the Southwesterly corner of the said Lot 14; thence Southeasterly and at right angles for a distance of 10.00 feet back to the Point of Beginning, containing 500 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Lawrence Mattox;

J. LYNN O'FLYNN, INC.

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

December 15, 2015

THIS SURVEY  
IS NOT  
ASSIGNABLE

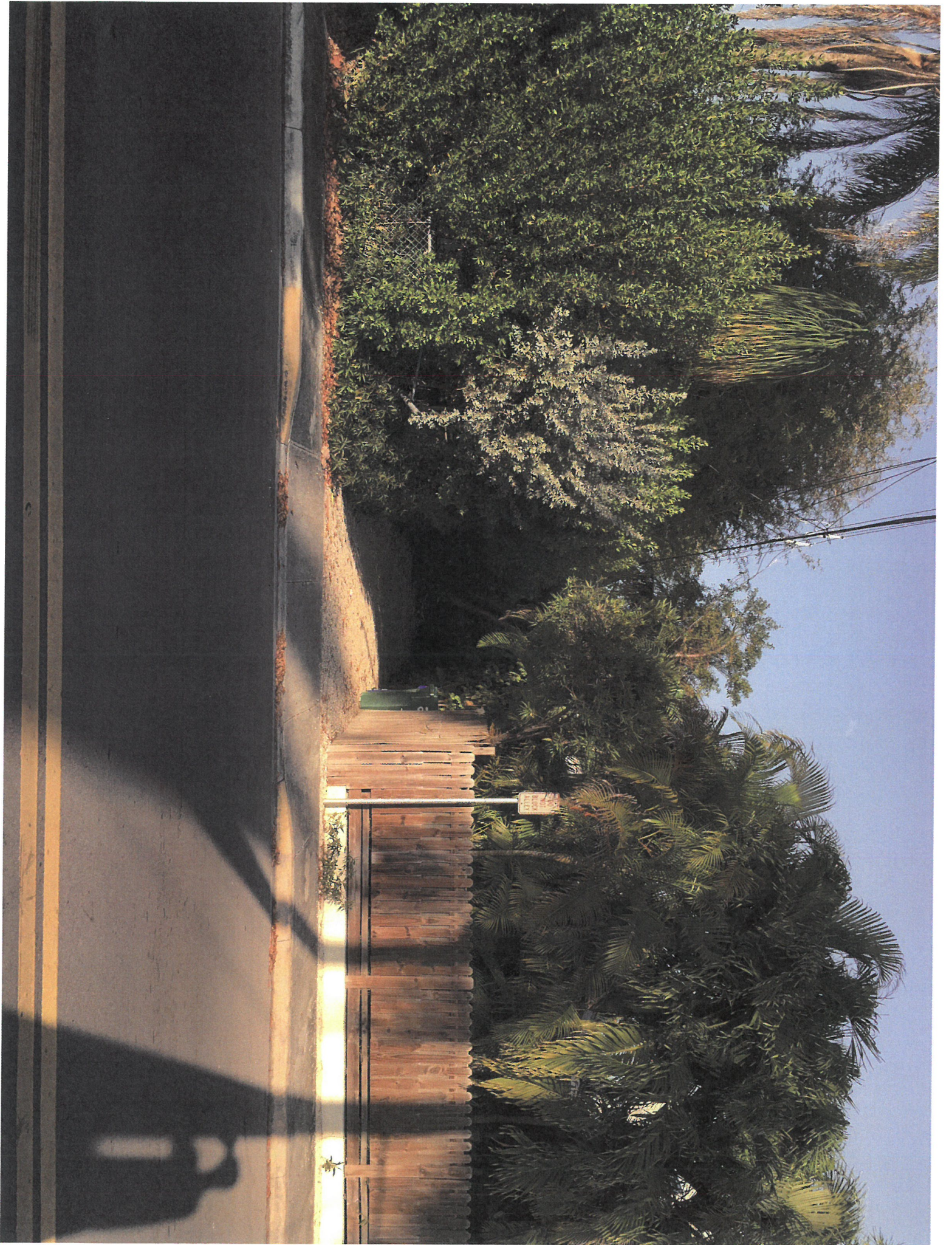
J. LYNN O'FLYNN, Inc.



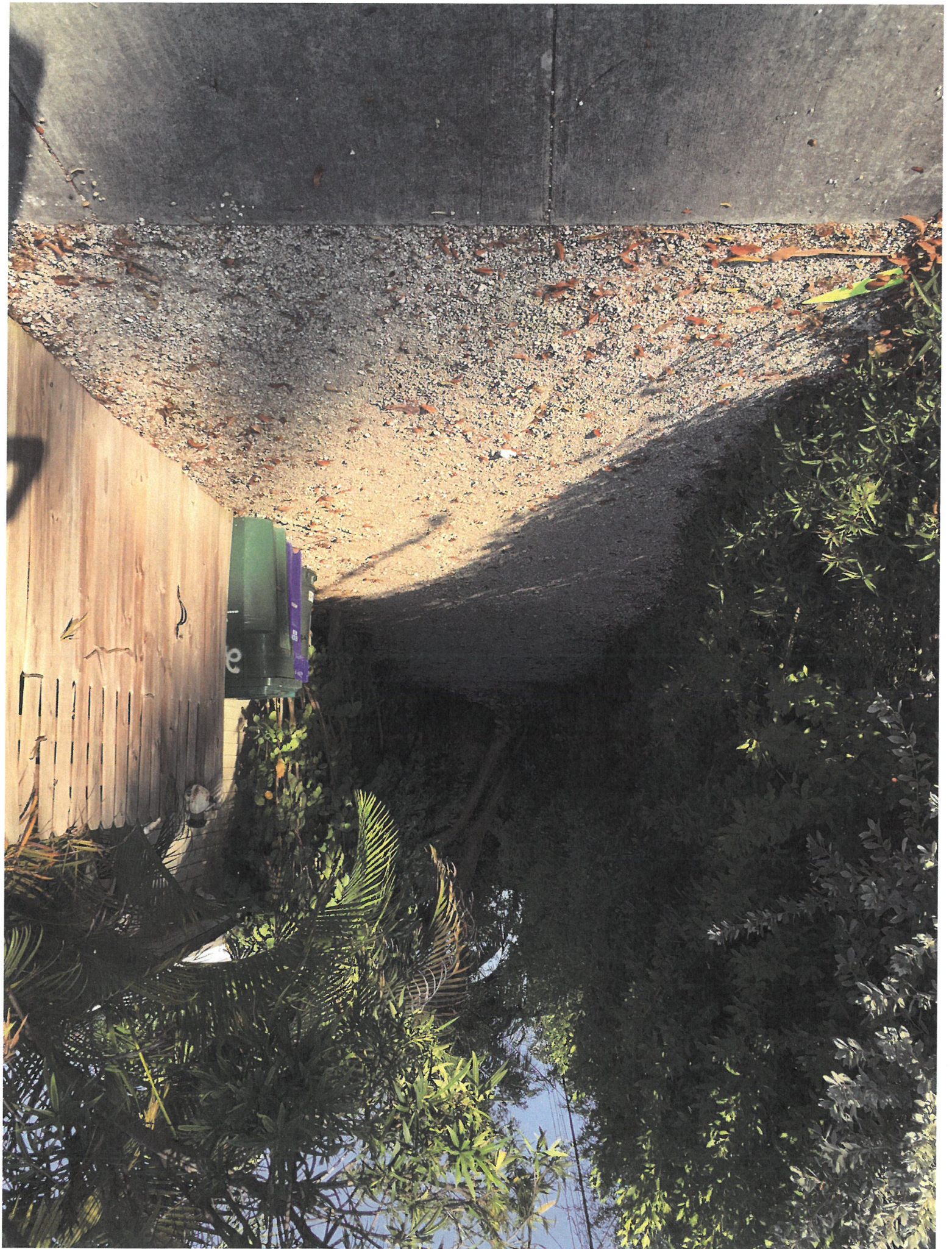
Professional Surveyor & Mapper  
PSM #6298

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

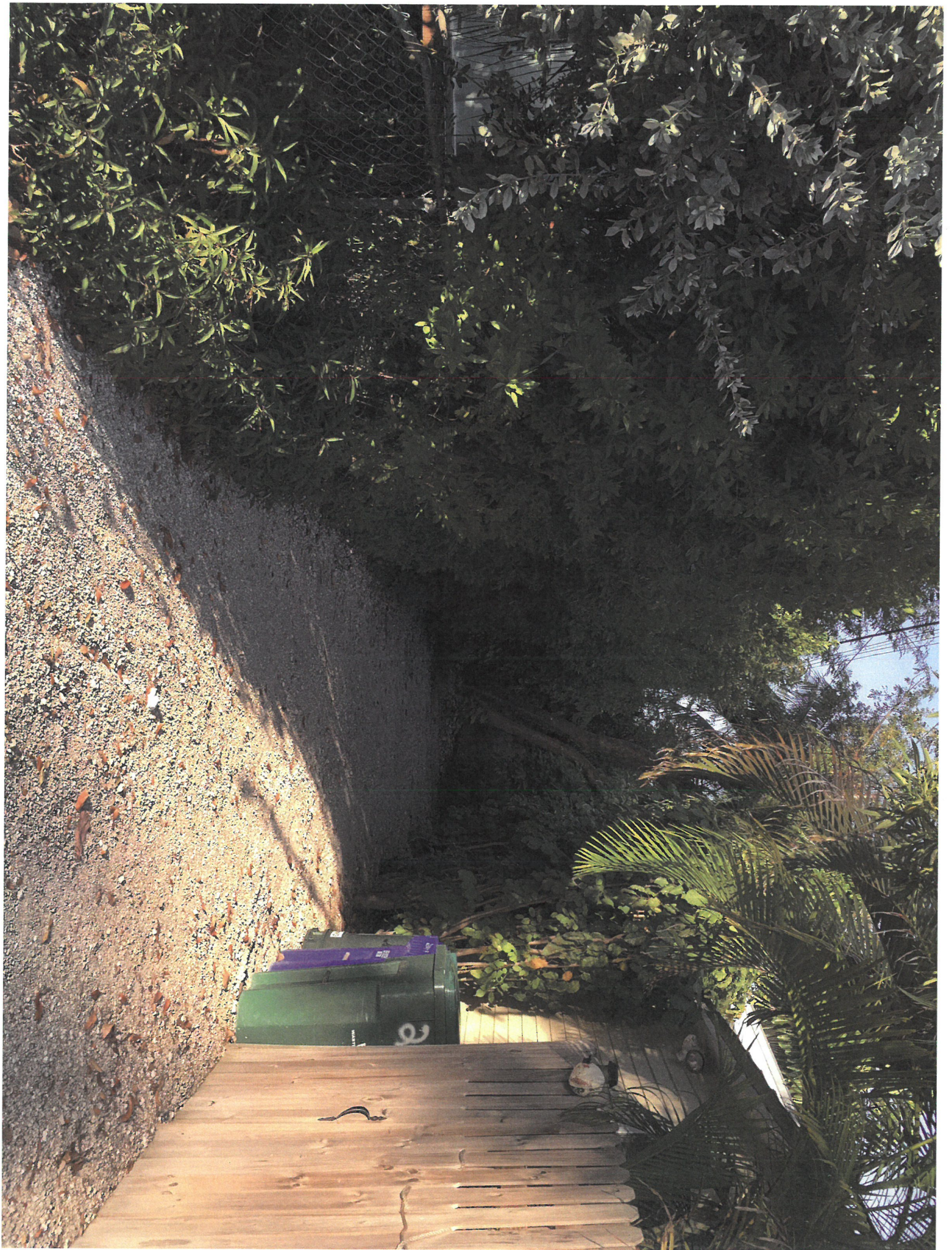










































Prepared By: Monica Hornyak  
Chicago Title of the Florida Keys  
801 Eisenhower Drive  
Key West, FL 33040  
410580105

### WARRANTY DEED

This Indenture, Made this 6 day of April, 2005, A.D., Between

DAVID B. HARDMAN and ANGELA HARDMAN, his wife,

grantor,

to

LAWRENCE R. MATTOX, a single man

Doc# 1510655  
Bk# 2105 Pg# 2278

grantee,

whose address is: P.O. Box 6122, Raleigh, NC 27628

Witnesseth, that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTOR, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID NO: 00045550

And the grantor does hereby fully warrant the title to said land, and will defend that same Against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence.

DAVID B. HARDMAN  
ANGELA HARDMAN

1. EP 57122K  
Printed Name of Witness  
2. Monica Hornyak  
Printed Name of Witness

STATE OF FL COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 6 day of April, 2005, by David B. Hardman and Angela Hardman, who is personally known to me or who produced FL Drivers License as identification.  
Notary Public  
Commission Expires



**EXHIBIT A**

On the Island of Key West and known on the KEY WEST REALTY COMPANY'S SUBDIVISION of Part of Tract 21 and Salt Ponds Lots 1, 2, 3, 4 and 5, as Lot 1, Block 6, the diagram of said subdivision recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida.

Commencing at the NE corner of Flagler Avenue and Fifth Street, and running in an Easterly direction along Flagler Avenue Fifty (50) feet; thence at right angles in a Northerly direction One Hundred (100) feet to an alley; thence at right angles in a Westerly direction along said alley Fifty (50) feet; thence at right angles in a Southerly direction along Fifth Street One Hundred (100) feet to the Place of Beginning.

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
PSM #0288  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

THIS SURVEY  
IS NOT  
ASSIGNABLE

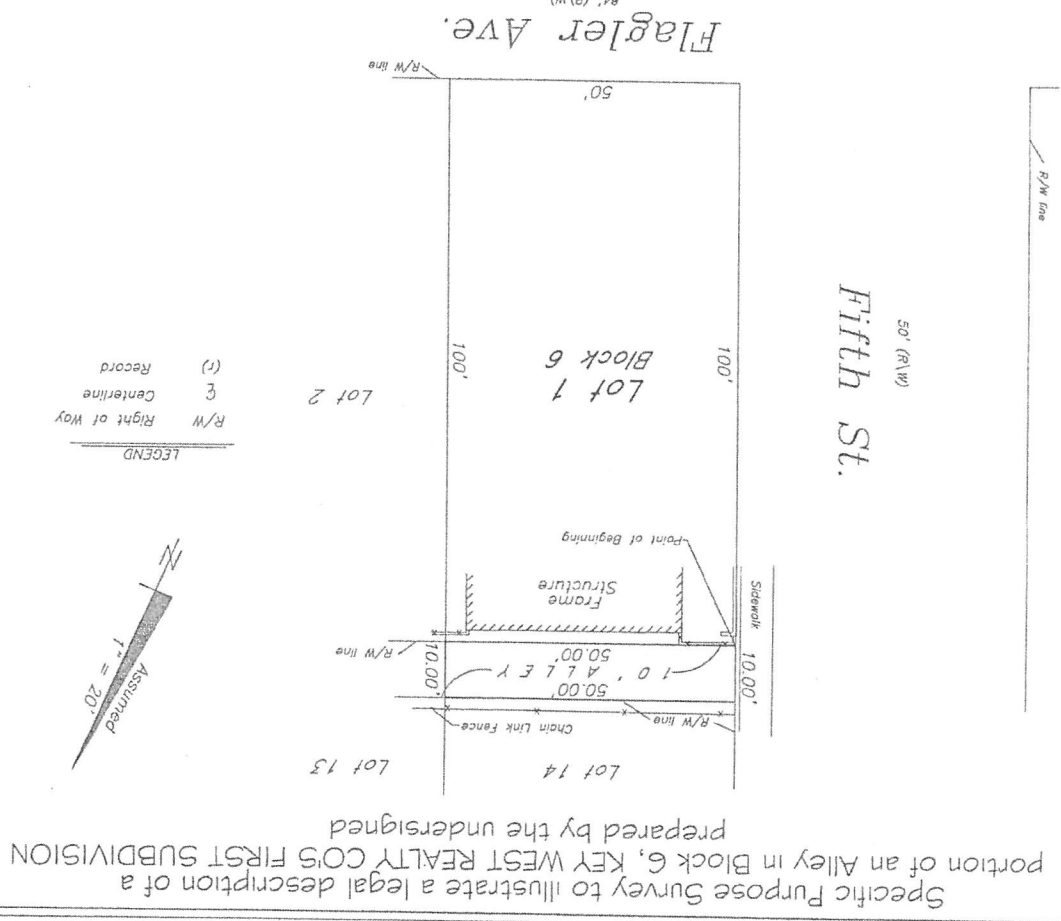
J. LYNN O'FLYNN, INC.  
Florida Reg. #6298  
December 15, 2015

SPECIFIC PURPOSE SURVEY FOR: Lawrence Mattox;

A parcel of land known as a portion of an alleyway located in Block 6, according to the Key West Realty Co's First Subdivision of Part of Tract 21, and Lots 1, 2, 3, 4, 5, Island of Key West, according to the Plat thereof, as recorded in Plat Book 1 at Page 43 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:  
BEGIN at the Northwest corner of Lot 1, of the said Block 6 and run thence Northeastly along the Northwest boundary line of the said Lot 1 for a distance of 50.00 feet to the Northeastly corner of the said Lot 1; thence Northwesterly and at right angles for a distance of 10.00 feet to the Southeastly corner of Lot 14, of the said Block 6; thence Southwesterly and at right angles along the Southeastly boundary line of the said Lot 14 for a distance of 50.00 feet to the Southwestly corner of the said Lot 14; thence Southwesterly and at right angles for a distance of 10.00 feet back to the Point of Beginning, containing 500 square feet, more or less.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
AUTHORED BY THE UNDERSIGNED

- NOTES:
1. The legal description shown hereon was authored by the undersigned.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 2301 Flagler Avenue, 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. Adjoiners are not furnished.
  9. The description contained herein and sketch do not represent a field boundary survey.



Specific Purpose Survey to illustrate a legal description of a portion of an Alley in Block 6, KEY WEST REALTY CO'S FIRST SUBDIVISION prepared by the undersigned