

MICHELLE CATES DEAL, P.A.

Attorney and Counselor at Law

Michelle Cates Deal, Esq.
Email: michellectes@michellectes.com

201 Front Street, Ste. #333
Key West, FL 33040
Phone: (305) 453-6270

June 20, 2019

VIA HAND DELIVERY

Patrick Wright, Planning Director
City of Key West Planning Department
1300 White St.
Key West, Florida 33040

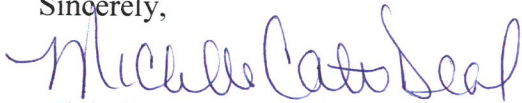
RE: *Transient License Transfer Application - #1 Key Cove Dr., Key West, FL 33040*

Dear Mr. Wright:

Please find enclosed a completed Application for Transfer of Transient Units and/or Licenses for the transfer of one (1) unassigned transient unit business tax to #1 Key Cove Dr., Key West, FL 33040 ("receiver site") which is located in the CG zoning district, along with a check in the amount of \$2,150.00. This application is made pursuant to City of Key West Code Section 122-1338. The receiver site currently contains one market rate residential unit. As such, it is understood that the underlying ROGO unit will be contributed to the City of Key West beneficial use pool with the transfer of the transient business tax receipt to the receiver site.

If you require any additional information on either the sender site or receiver site, or have any other questions regarding this application, please do not hesitate to contact me.

Sincerely,



Michelle Cates Deal, Esq.

APPLICATION

**City of Key West Planning Department
P. O. Box 1409, Key West, FL 33041-1409
(305) 809-3720**

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There are also **separate fees of \$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 1300 White Street, Key West. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Address of Site

Unassigned

RE#

Name(s) of Owner(s):

Name of Agent or Person to Contact:

Michelle Cates Deal, P.A.

Address: 201 Front St. STE 333

Key West, FL 33040

Telephone 305-453-6270

Email michellecates@michellecates.com

Receiver Site

Address of Site

#1 Key Cove Dr., Key West, FL

RE# 00002410-000501

Name(s) of Owner(s):

Key Cove Landings, LLC

Name of Agent or Person to Contact:

Michelle Cates Deal, P.A.

Address: 201 Front St. STE 333

Key West, FL 33040

Telephone 305-453-6270

Email michellecates@michellecates.com

For Sender Site:

"Local name" of property N/A - Zoning district N/A

Legal description N/A- Unassigned

Current use: N/A- Unassigned

Number of existing transient units: _____

Size of site N/A Number of existing city transient rental licenses: _____

What is being removed from the sender site? _____

What are your plans for the sender site? N/A- Unassigned

For Receiver Site:

"Local name" of property #1 Key Cove Drive Zoning district CG

Legal description See warranty deed

Current use One rental unit

Size of site: 3375 Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1 residential

Existing non-residential floor area N/A

What will be transferred to the receiver site? 1 transient unit

What are your plans for the receiver site? 1 rental unit

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME Old Town Trolley Tours of Washington, Inc.
B. STATE/COUNTRY OF INCORPORATION DC
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO

D. NAMES OF OFFICERS AND DESIGNATIONS

<u>Edwin O. Swift III</u>	<u>Christopher Belland</u>
<u>President / Director</u>	<u>Secretary / Director</u>

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Michelle Cates Deal, P.A.

201 Front St. Suite 333, Key West, FL 33040

TELEPHONE(S) 305-453-6270 FAX 305-768-0168

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME **Key Cove Landings, LLC**
B. STATE/COUNTRY OF INCORPORATION **FL**
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Edwin O. Swift, III
MGR

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP: _____

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Michelle Cates Deal, P.A. 201 Front St. Suite 333, Key West, FL 33040

TELEPHONE(S) **305-453-6270** FAX **305-768-0168**

REQUIRED ATTACHMENTS

Sender Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Detailed description of how use of transient rental units will be extinguished.
9. Other _____

Receiver Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Other _____

~ ***NOTE: The above items constitute one complete application package. Two signed & sealed surveys and site plans are required*** ~

**CORPORATION
DETAIL**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Foreign Profit Corporation

OLD TOWN TROLLEY TOURS OF WASHINGTON, INC.

Filing Information

Document Number F96000000265
FEI/EIN Number 52-1423204
Date Filed 01/16/1996
State DC
Status ACTIVE

Principal Address

2640 REED STREET NE
WASHINGTON, DC 20018

Changed: 01/31/1997

Mailing Address

HISTORIC TOURS OF AMERICA, INC.
201 FRONT STREET
SUITE 224
KEY WEST, FL 33040

Changed: 04/07/2019

Registered Agent Name & Address

SWIFT, EDWIN O., III
201 FRONT ST, SUITE 224
KEY WEST, FL 33040

Name Changed: 03/06/2013

Address Changed: 02/15/2011

Officer/Director Detail

Name & Address

Title PD

SWIFT, EDWIN O., III
201 FRONT ST SUITE 224
KEY WEST, FL 33040

Title SD

BELLAND, CHRISTOPHER C
201 FRONT ST SUITE 224
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2017	03/22/2017
2018	03/06/2018
2019	04/07/2019

Document Images

<u>04/07/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/18/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/29/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/16/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/03/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/09/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/24/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/28/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/03/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/04/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/1996 -- DOCUMENTS PRIOR TO 1997</u>	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
KEY COVE LANDINGS, LLC

Filing Information

Document Number	L02000031337
FEI/EIN Number	54-2112758
Date Filed	11/21/2002
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/03/2004
Event Effective Date	NONE

Principal Address

201 FRONT STREET
SUITE 224
KEY WEST, FL 33040

Changed: 04/15/2008

Mailing Address

201 FRONT STREET
SUITE 224
KEY WEST, FL 33040

Changed: 04/15/2008

Registered Agent Name & Address

SWIFT, EDWIN O, III
201 FRONT STREET
SUITE 224
KEY WEST, FL 33040

Name Changed: 02/17/2017

Address Changed: 04/15/2008

Authorized Person(s) Detail

Name & Address

Title MGR

SWIFT, EDWIN O, III
201 FRONT STREET
SUITE 224
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2017	02/17/2017
2018	02/28/2018
2019	04/07/2019

Document Images

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<u>02/17/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/24/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/14/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/11/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/03/2004 -- Amendment</u>	View image in PDF format
<u>04/23/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/11/2004 -- Name Change</u>	View image in PDF format
<u>07/11/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/21/2002 -- Florida Limited Liabilities</u>	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
KEY COVE LANDINGS CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N07000008334
FEI/EIN Number 26-1138698
Date Filed 08/23/2007
State FL
Status ACTIVE

Principal Address

201 FRONT STREET STE 310
KEY WEST, FL 33040

Changed: 12/20/2018

Mailing Address

201 FRONT STREET STE 310
KEY WEST, FL 33040

Changed: 12/20/2018

Registered Agent Name & Address

HISTORIC PROPERTIES MGMT
DEBBIE BATTY
201 FRONT STREET STE 310
KEY WEST, FL 33040

Name Changed: 12/20/2018

Address Changed: 12/20/2018

Officer/Director Detail

Name & Address

Title PRES

SWIFT, EDWIN OIII
3438 DUCK AVENUE
KEY WEST, FL 33040

Title VP

BELLAND, CHRISTOPHER
3438 DUCK AVENUE
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2016	01/28/2016
2017	04/05/2017
2018	03/12/2018

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<u>03/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/10/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/22/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/23/2007 -- Domestic Non-Profit</u>	View image in PDF format

WARRANTY DEED

DEED DOC STAMP CL: PW \$3,150.00

Prepared by and
Return to:

John M. Spottswood, Jr.
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, Florida 33040

Doc# 1504691
Bk# 2096 Pg# 1118

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 22nd day of March, 2005, by H.L. Murphy, Inc., a Florida corporation (hereinafter referred to as "Grantor"), to Key Cove Landings, LLC, a Florida limited liability company (hereinafter referred to as "Grantee"), whose post office address is 201 Front Street, Suite 224, Key West, Florida 33040.

WITNESSETH: That the Grantor for and in consideration of the sum of \$10.00 and other valuable considerations, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, and convey to the Grantee, its successors and assigns forever, the following described real property in Monroe County, Florida:

A parcel of land in the City of Key West, Monroe County, Florida, being more particularly described by "metes and bounds" as follows: Commence at the intersection of the centerline of Dredgers Key Road and the northwesterly right-of-way line of North Roosevelt Boulevard (U.S. Highway No. 1); thence S-52°27'52"-W along said northwesterly right-of-way line for 1,320.00 feet; thence N-44°13'38"-W, 587.08 feet to the Point of Beginning; continue thence N-44°13'38"-W, 82.92 feet; thence N-52°27'52"-E, 670.00 feet; thence S-44°13'38"-E, 109.10 feet; thence S-52°27'52"-W, 505.79 feet; thence N-37°32'08"-W, 26.00 feet; thence S-52°27'52"-W, 167.26 feet to the Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT, HOWEVER, TO:

1. Taxes and assessments for the year 2005, and all subsequent years.
2. Applicable zoning laws, ordinances and governmental regulations.
3. Conditions, reservations, restrictions, limitations and easements of record.
4. All matters that would be shown by an accurate survey of the property.

AND the Grantor hereby covenants with the Grantee that, subject to the matters set forth above, the Grantor will warrant and defend the property described herein against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has duly executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR

(Sign) [Signature]

(Print) John S. [Name]

(Sign) [Signature]

(Print) William E. Anderson

H.L. Murphy, Inc., a Florida
corporation

By: [Signature]
Its President

Address: 3130 Northside Drive
Key West, FL 33040

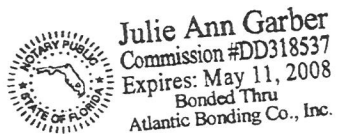
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STATE OF FLORIDA)

COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 22nd day of March, 2005, by Randy W. Moore, as President of H.L. Murphy, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced a Florida driver's license as identification and who did not take an oath.


Notary Public



My Commission Expires:

(SEAL)

C:/GEY//closing documents/H.L.Murphy spec warr deed

**PROPERTY RECORD
CARD**



Disclaimer

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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00002410-000501
 Account# 9090791
 Property ID 9090791
 Millage Group 10KW
 Location Address 1 KEY COVE Dr 1, KEY WEST
 Legal Description UNIT 1 KEY COVE LANDINGS OR2320-427/586 DEC
 (Note: Not to be used on legal documents.)
 Neighborhood 8175
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 33/67/25
 Affordable Housing No



1 Key Cove Dr 9090791

Owner

KEY COVE LANDINGS LLC
 201 Front St
 Ste 224
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$541,413	\$547,053	\$405,946	\$403,502
+ Market Misc Value	\$32,078	\$33,221	\$35,484	\$31,046
+ Market Land Value	\$340,395	\$432,502	\$359,491	\$619,123
= Just Market Value	\$913,886	\$1,012,776	\$800,921	\$1,053,671
= Total Assessed Value	\$913,886	\$880,226	\$800,921	\$1,053,671
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$913,886	\$1,012,776	\$800,921	\$1,053,671

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	3,965.00	Square Foot	61	65

Buildings

Building ID	3460	Exterior Walls	HARDIE BD with 42% C.B.S.
Style		Year Built	2007
Building Type	S.F.R. - R1 / R1	Effective Year Built	2012
Gross Sq Ft	5093	Foundation	CONC PILINGS
Finished Sq Ft	2347	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	EXCELLENT	Flooring Type	MARBLE
Perimeter	299	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	3
Depreciation %	5	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	650
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,754	0	0
FLA	FLOOR LIV AREA	2,347	2,347	0
GBF	GAR FIN BLOCK	842	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		5,093	2,347	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2007	2008	1	102 SF	5
BRICK PATIO	2007	2008	1	242 SF	5
RES POOL GNIT	2007	2008	1	288 SF	5
FENCES	2007	2008	1	325 SF	2
FENCES	2007	2008	1	448 SF	2
FENCES	2007	2008	1	488 SF	2
FENCES	2007	2008	1	176 SF	2

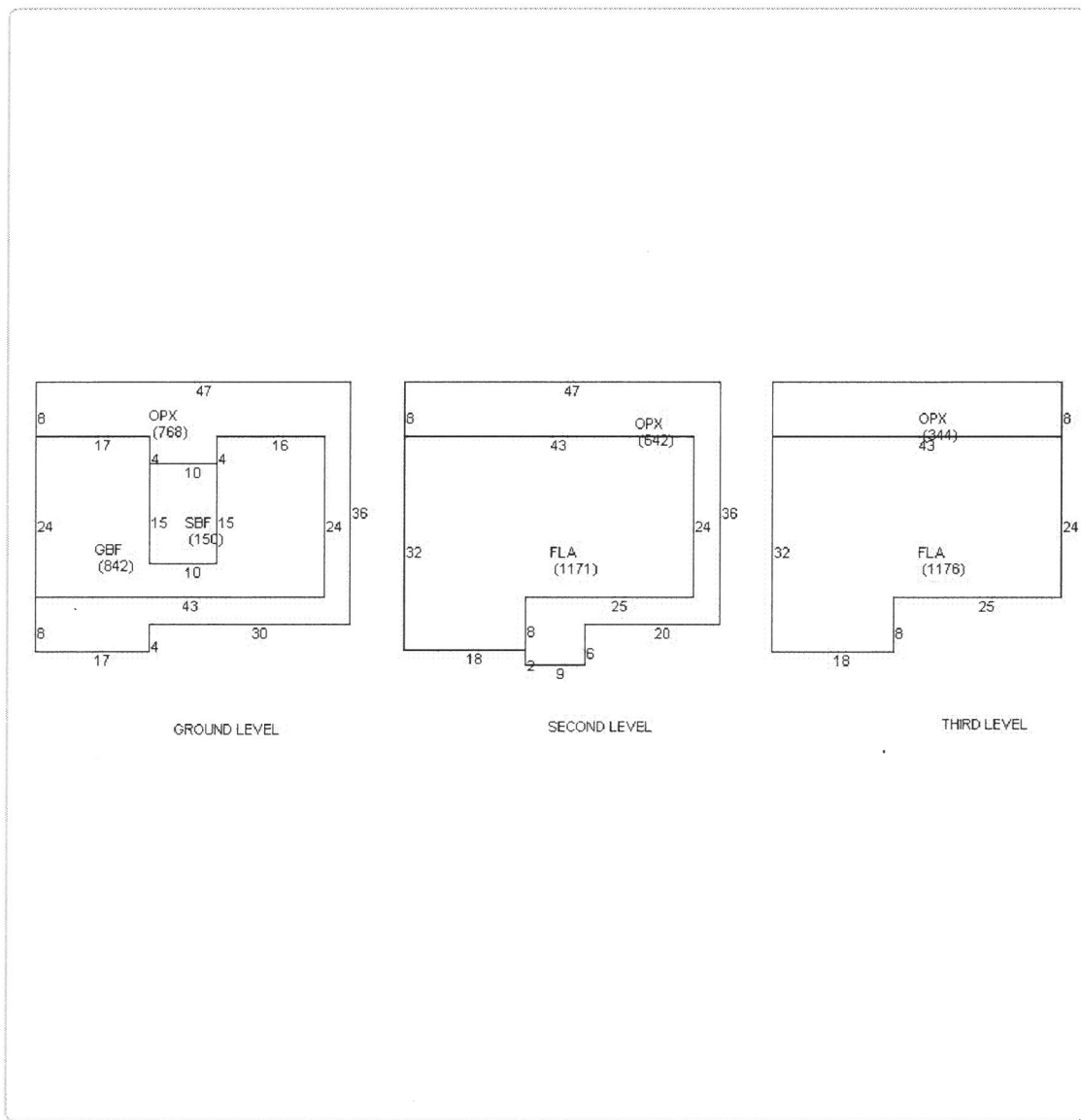
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00002798	7/21/2017		\$1,975	Commercial	REMOVE EXISTING EXTERIOR FRONT DOOR AND REPLACE WITH IMPACT EXTERIOR FRONT DOOR. N.O.C EXEMPT.GH

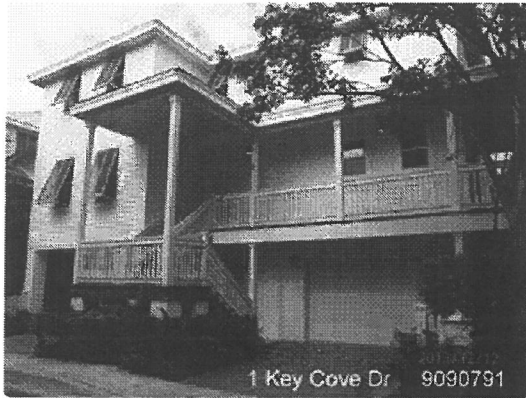
View Tax Info

[View Taxes for this Parcel](#)

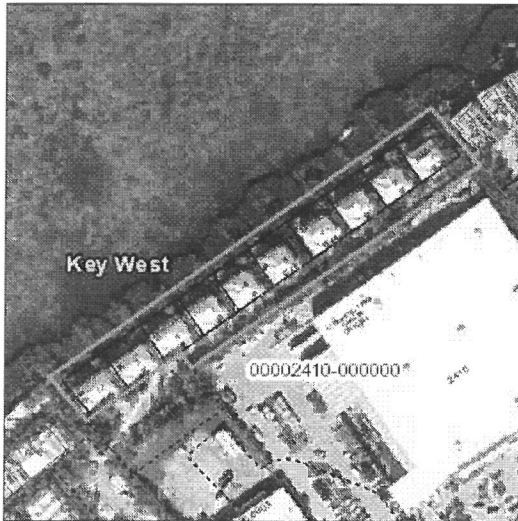
Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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: 6/20/2019, 5:35:02 AM

Version 2.2.25

Developed by
 **Schneider**
GEOSPATIAL

SENDER SITE

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name OLD TOWN TROLLEY TOURS OF WASHINGTON INC
Location Addr UNASSIGNED
Lic NBR/Class 34120 PROPERTY RENTAL
Issued Date 4/19/2018 Expiration Date: September 30, 2019

TRANSIENT UNASSIGNED

Comments: ONE TRANSIENT MOTEL UNIT FROM SANTA MARIA

Restrictions: NO TRANSFER OF LOCATION AVAILABLE

OLD TOWN TROLLEY TOURS OF
WASHINGTON INC
201 FRONT ST #107

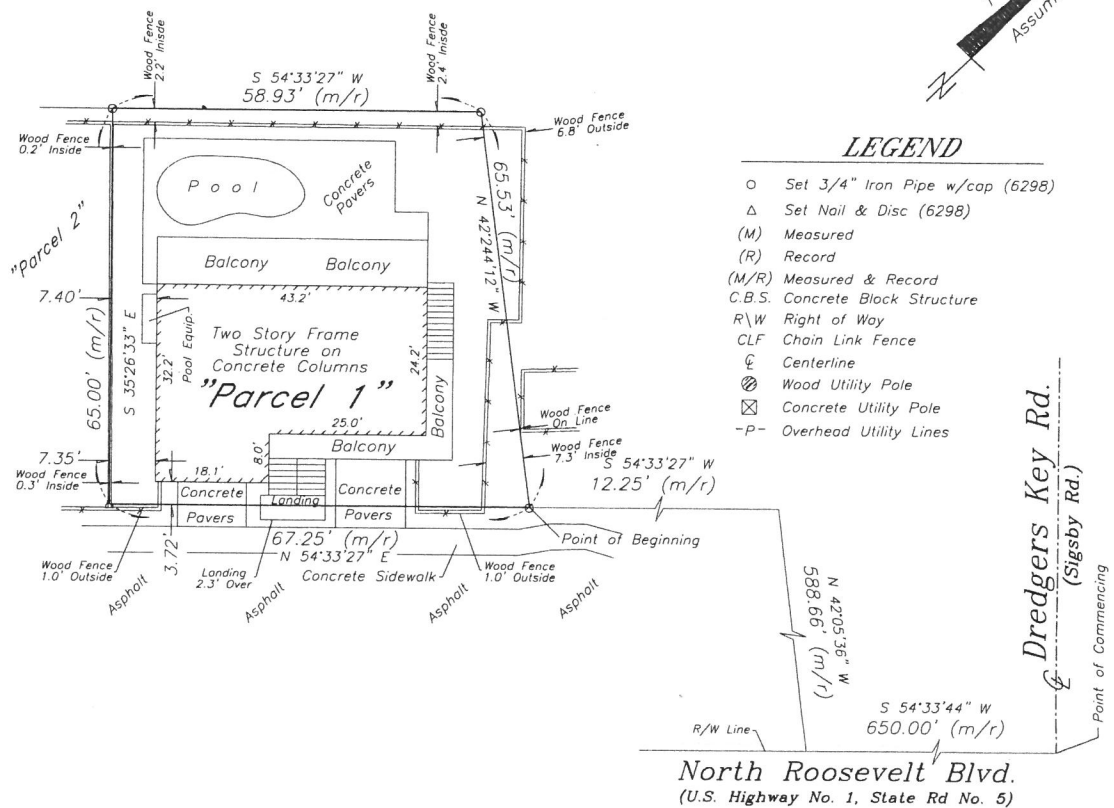
KEY WEST, FL 33040

This document must be prominently displayed.

SWIFT III, EDWIN O

RECEIVER SITE

Boundary Survey Map of "Parcel 1" of "KEY COVE LANDINGS CONDOMINIUM"



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: 3019 N. Roosevelt, Unit 1, 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. Bearings are assumed and based on the NW'ly R/W line of North Roosevelt Blvd as S 54°33'44" W.
8. This survey is not assignable.
9. Date of field work: August 24, 2007.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Property subject to "drainage areas" as shown on "Key Cove Landings" Condominium Documents.
12. Ingress and Egress to the subject property was not furnished to this surveyor.

BOUNDARY SURVEY OF: "Parcel 1, KEY COVE LANDINGS CONDOMINIUM"

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows:

Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwestern Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwestern Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N 42°05'36" W, and leaving the said Northwestern Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 12.25 feet to the Point of Beginning; thence N 42°44'12" W, a distance of 65.53 feet; thence S 54°33'27" W, a distance of 58.93 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 67.25 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Key Cove Landings, LLC; Community Bank of Florida;
Gateway Title & Closing Company, LLC;
Attorneys' Title Insurance Fund, Inc.;

J. LYNN O'FLYNN, INC.

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

October 2, 2007

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

KEY COVE LANDINGS CONDOMINIUM

LEGEND FOR GRAPHIC DESCRIPTION

Doc# 1661987
Bk# 2320 Pg# 480



Unit or Overall Boundary line



Limited Common Element Boundary



Building Line

SHEET 3 OF 12

Key Cove Landings Condominium				FREDERICK H. HILDEBRANDT ENGINEER PLANNER SURVEYOR	
North Roosevelt Blvd. Key West FL. 33040					
CONDOMINIUM SURVEY			Dwg. No. 05-474		3152 Northside Drive Suite 201 Key West, FL. 33040 (305) 293-0466 Fax. (305) 293-0237
Scale 1" = 10'	Ref.	Flood Panel No. 1509 K	Dwn. By CMC		
Date 11/1/05	file	Flood Zone AE	Flood Elev. 8-9'		
REVISIONS AND/OR ADDITIONS					
9/5/05 Update, new road					
9/7/05 Lot areas, legals					
c:\drawings\key west\key cove landing\condo docs					

KEY COVE LANDINGS CONDOMINIUM

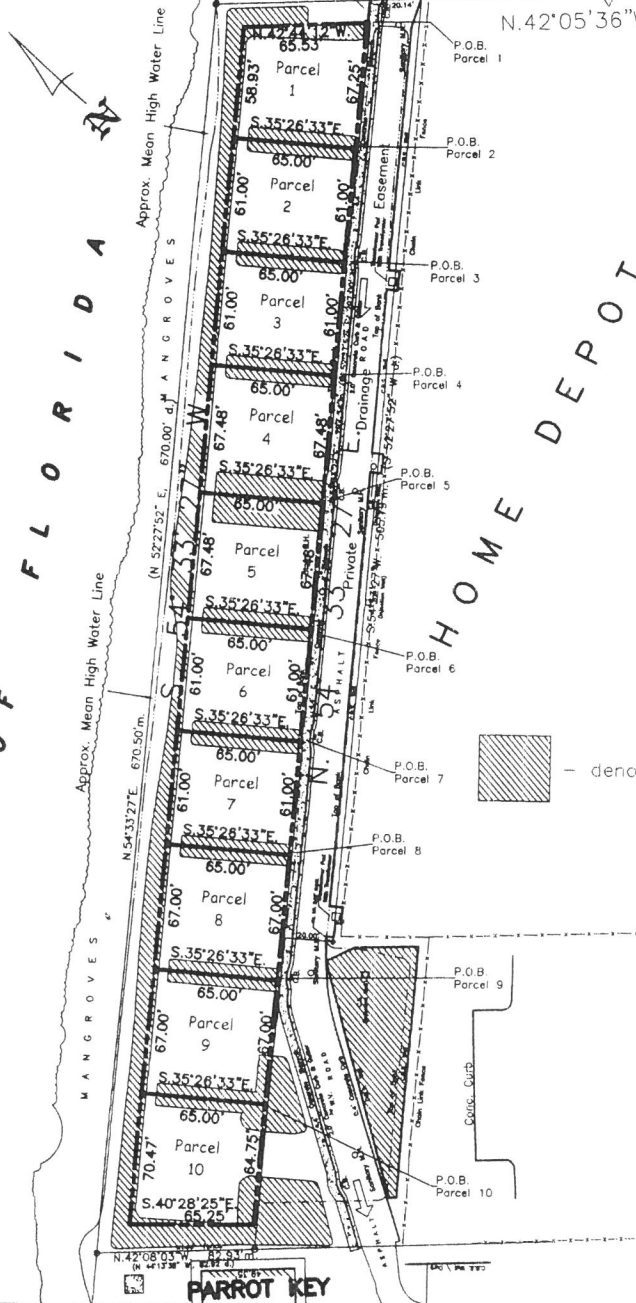
OVERALL SITE PLAN

DREDGERS KEY ROAD

(Sigsbee Road)

Doch 1661987
BkH 2320 PgH 481

BAY OF FLORIDA



S. 54° 33' 27" W. 122.5' m
S. 52° 27' 52" W. 650.00' m
S. 54° 33' 44" W. 650.00' m

U. S. HIGHWAY
No. 1 (State Road No. 5)

SHEET 4 OF 12

Key Cove Landings Condominium
North Roosevelt Blvd. Key West FL. 33040

CONDOMINIUM SURVEY

Dwg. No.
05-474

Scale 1" = 80'

Ref.

Flood Panel No. 1509 K

Dwn. By CMC

Date 11/1/05

file

Flood Zone AE

Flood Elev. 8'-9'

REVISIONS AND/OR ADDITIONS

3/5/07: Update, new road

1/7 Lot areas, legals

c:\drawings\key west\key cove landing\condo docs

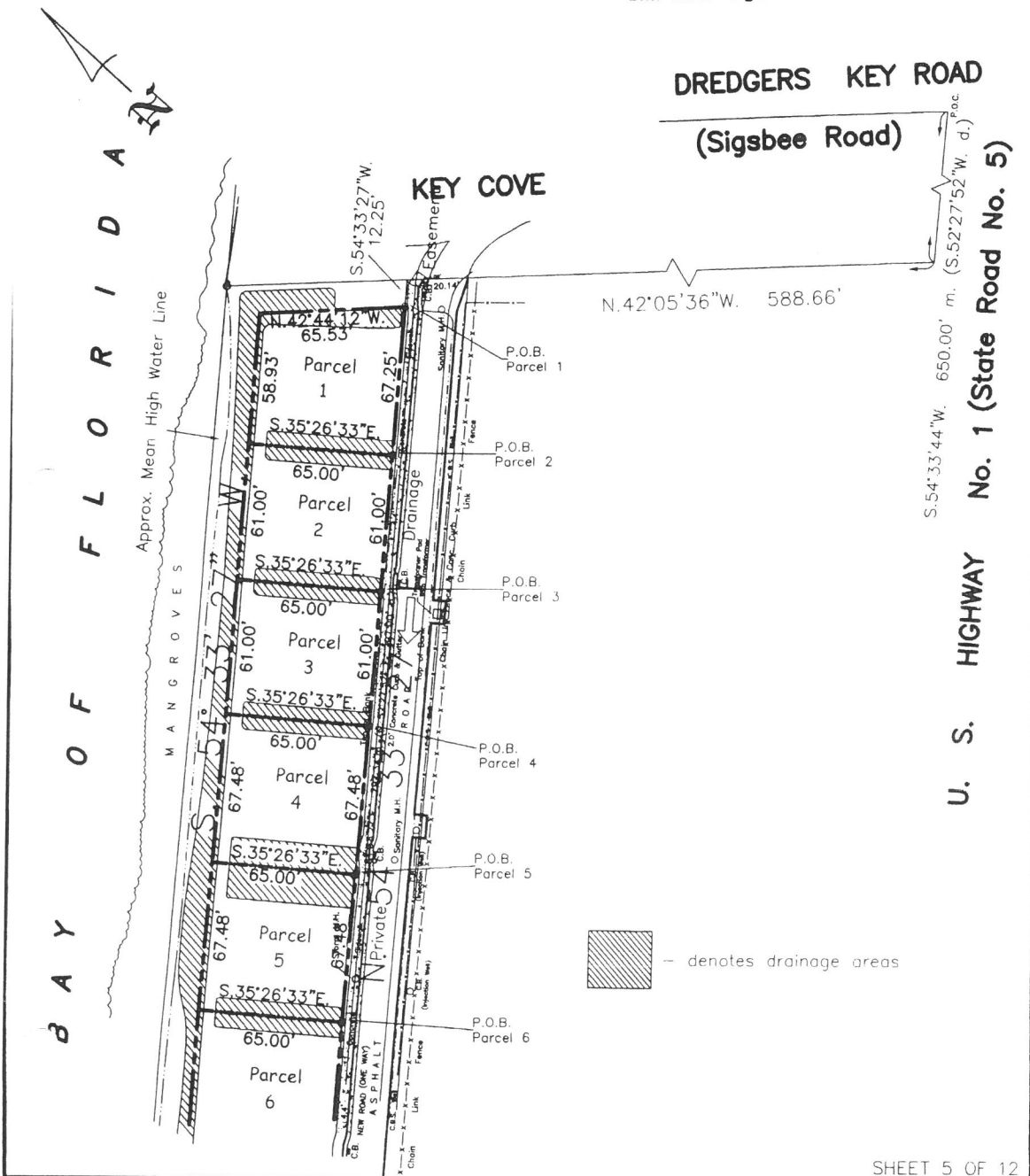
FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, FL. 33040
(305) 293-0466
Fax. (305) 293-0237

KEY COVE LANDINGS CONDOMINIUM

SITE PLAN

Doc# 1661987
Bk# 2320 Pg# 482



SHEET 5 OF 12

Key Cove Landings Condominium			
North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 05-474	
Scale 1" = 60'	Ref. file	Flood Panel No. 1509 K	Dwn. By CMC
Date 11/1/05		Flood Zone AE	Flood Elev. 8-9'
REVISIONS AND/OR ADDITIONS			
9/5/07: Update, new road			
7: Lot areas, legals			
c:\drawings\key west\key cove landing\condo docs			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, FL. 33040
(305) 293-0466
Fax: (305) 293-0237

KEY COVE LANDINGS CONDOMINIUM

LEGAL DESCRIPTION

Parcel 1:

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwesterly Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwesterly Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N.42°05'36"W., and leaving the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 12.25 feet to the Point of Beginning; thence N.42°44'12"W., a distance of 65.53 feet; thence S.54°33'27"W., a distance of 58.93 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 67.25 feet back to the Point of Beginning.

Parcel contains 4100 square feet or 0.094 acres, more or less.

Parcel 2:

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwesterly Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwesterly Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N.42°05'36"W., and leaving the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 79.50 feet to the Point of Beginning; thence N.35°26'33"W., a distance of 65.00 feet; thence S.54°33'27"W., a distance of 61.00 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 61.00 feet back to the Point of Beginning.

Parcel contains 3812 square feet or 0.091 acres, more or less.

SHEET 7 OF 12

Key Cove Landings Condominium
North Roosevelt Blvd. Key West FL. 33040

CONDOMINIUM SURVEY

Dwg. No.
05-474

Scale 1" = 10'
Date 11/1/05

Ref.
file

Flood Panel No. 1509 K
Flood Zone AE

Dwn. By CMC
Flood Elev. 8'-9"

REVISIONS AND/OR ADDITIONS

9/5/07: Update, new road

9/7/07: Lot areas, legals

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, FL. 33040
(305) 293-0466
Fax: (305) 293-0237

KEY COVE LANDINGS CONDOMINIUM

LEGAL DESCRIPTION

Doc# 1661987
Bk# 2320 Pg# 485

Parcel 3:

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwestern Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwestern Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N.42°05'36"W., and leaving the said Northwestern Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 140.50 feet to the Point of Beginning; thence N.35°26'33"W., a distance of 65.00 feet; thence S.54°33'27"W., a distance of 61.00 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 61.00 feet back to the Point of Beginning.

Parcel contains 3964 square feet or 0.091 acres, more or less.

Parcel 4:

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwestern Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwestern Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N.42°05'36"W., and leaving the said Northwestern Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 201.50 feet to the Point of Beginning; thence N.35°26'33"W., a distance of 65.00 feet; thence S.54°33'27"W., a distance of 67.48 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 67.48 feet back to the Point of Beginning.

Parcel contains 4386 square feet or 0.101 acres, more or less.

SHEET 8 OF 12

Key Cove Landings Condominium				FREDERICK H. HILDEBRANDT	
North Roosevelt Blvd. Key West FL. 33040				ENGINEER PLANNER SURVEYOR	
CONDOMINIUM SURVEY			Dwg. No.	05-474	
Scale 1"= 10'	Ref.	Flood Panel No. 1509 K	Dwn. By	CMC	
Date 11/1/05	file	Flood Zone AE	Flood Elev.	8-9'	
REVISIONS AND/OR ADDITIONS					
9/5/07: Update, new road					
'07: Lot areas, legals					
c:\drawings\key west\key cove landing\condo docs					

KEY COVE LANDINGS CONDOMINIUM

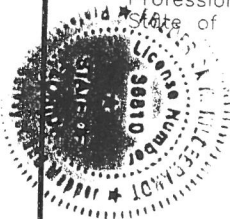
SURVEYOR'S CERTIFICATE

Doc# 1661987
Bk# 2320 Pg# 489

THIS CERTIFICATION made this 6th. day of September, 2007 by the undersigned Professional Land Surveyor authorized to practice in the State of Florida, is made pursuant to the provisions of Section 718.04 (4) (E) of the Florida Statutes effective January 1, 1977, as amended, and certifies that the survey and Plot Plan, description, graphic descriptions, unit layouts, and other material, together with this declaration are in sufficient detail to identify the common elements and each Parcel, and their relative locations and approximate dimensions. Further, this is a certification that the plot plan, description, graphic description, Parcel layout and other material in connection herewith and the construction of the improvements (Private Road) is substantially complete so that the material, together with the provisions of the declaration describing the condominium property is an accurate representation of the location and dimensions of the common elements and of each Parcel can be determined from these materials.

FREDERICK H. HILDEBRANDT

Frederick H. Hildebrandt, P.E., PLS
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No 36810
State of Florida



SHEET 12 OF 12

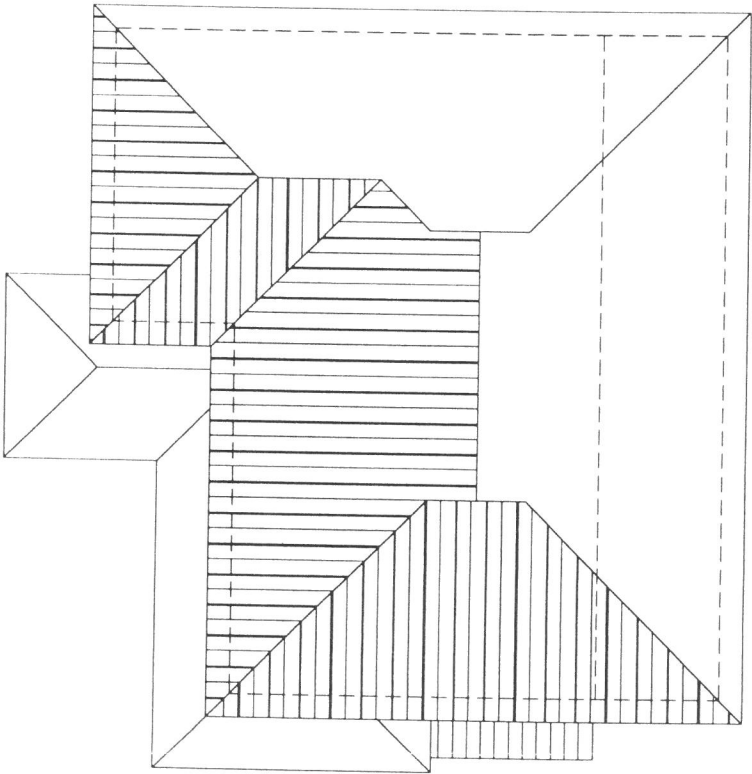
Key Cove Landings Condominium			
North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 05-474	
Scale 1" = 10'	Ref. file	Flood Panel No. 1509 K	Dwn. By CMC
Date 11/1/05		Flood Zone AE	Flood Elev. 8-9'
REVISIONS AND/OR ADDITIONS			
9/5/07: Update, new road			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

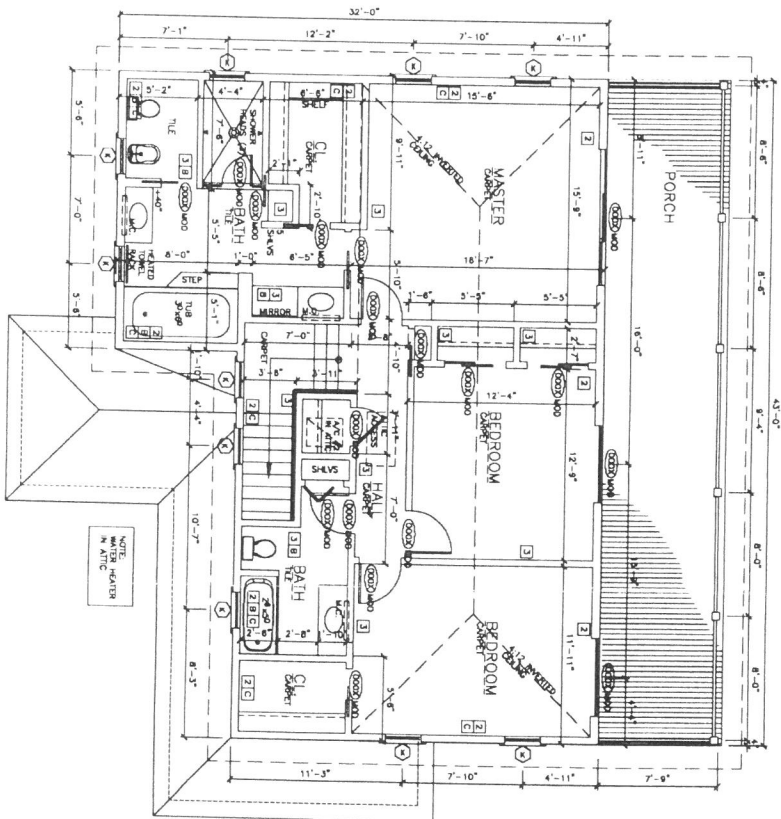
3152 Northside Drive
Suite 201
Key West, FL. 33040
(305) 293-0466
Fax. (305) 293-0237

☐ PROVIDE A "SQUARED END" ATTACHMENT SIZE





Roof Plan - Type A - MERIDIAN

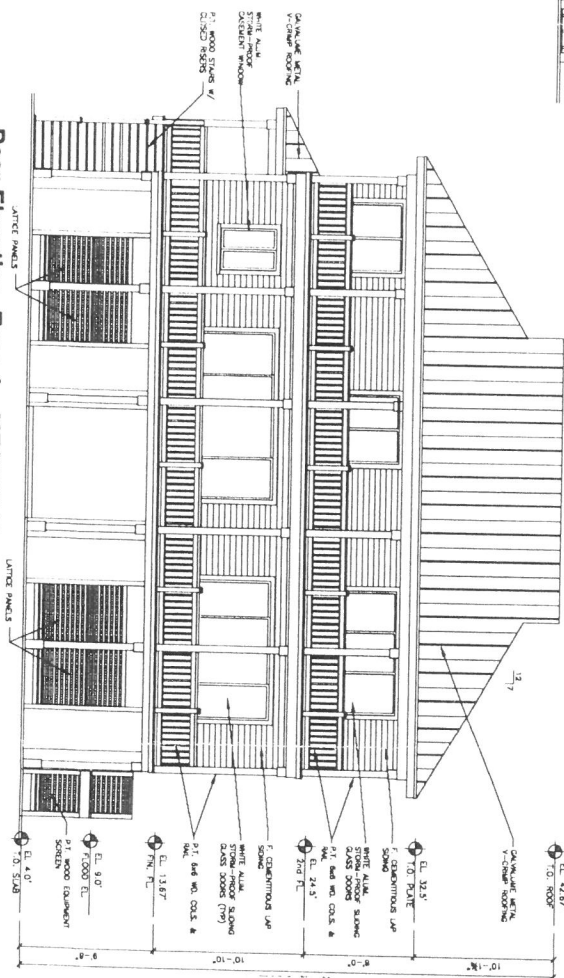


Roof Plan - Type A - MERIDIAN

Room sizes, and square footage listed herein are approximate numbers. The plans are subject to change.



Front Elevation- Type A - MERIDIAN



Rear Elevation- Type A - MERIDIAN

Room sizes, and square footage listed herein are approximate numbers. The plans are subject to change.

**AUTHORIZATION TO REPRESENT
PROPERTY OWNER
Key Cove Landings, LLC**

I, Edwin O. Swift, III as Manager of Key Cove Landings, LLC, a Florida Limited Liability Company, owner of the property located at:

#1 Key Cove Dr., Key West, Florida 33040

hereby appoint Michelle Cates Deal, Esq. of Michelle Cates Deal, P.A., 201 Front Street, Ste. #333, Key West, Florida 33040, to represent and act on the behalf of the property owner, Key Cove Landings, LLC, with respect to the application before the City of Key West.



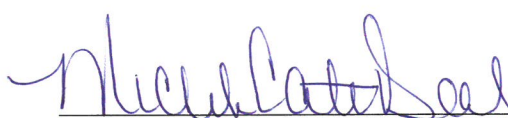
Edwin O. Swift, III, Manager
Key Cove Landings, LLC
201 Front Street, Ste. 224
Key West, Florida 33040
(305) 294-4142

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Edwin O. Swift, III, as Manager on behalf of Key Cove Landings, LLC, who is personally known to me at the time of this notarization.

SEAL

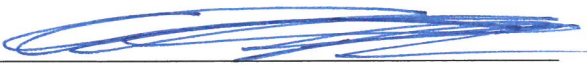




Notary Public State of Florida
Print Name _____
My Commission Expires _____

AUTHORIZATION TO REPRESENT
Key Cove Landings Condominium Association, Inc.

I, Edwin O. Swift, III as President of Key Cove Landings Condominium Association, Inc. a Corporation hereby appoints Michelle Cates Deal, Esq. of Michelle Cates Deal, P.A., 201 Front Street, Ste. #333, Key West, Florida 33040, to represent and act on the behalf of the Association with respect to the application before the City of Key West.



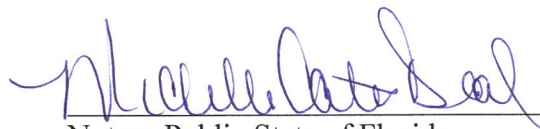
Edwin O. Swift, III, President
Key Cove Landings Condominium Association, Inc.
201 Front Street, Ste. 224
Key West, Florida 33040
(305) 294-4142

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Edwin O. Swift, III, as President of Key Cove Landings Condominium Association, Inc., who is personally known to me at the time of this notarization.

SEAL





Notary Public State of Florida
Print Name _____
My Commission Expires _____

**AUTHORIZATION TO REPRESENT
PROPERTY OWNER
Old Town Trolley Tours of Washington, Inc.**

I, Edwin O. Swift, III as President of Old Town Trolley Tours of Washington, Inc, a Foreign Profit Corporation hereby appoint Michelle Cates Deal, Esq. of Michelle Cates Deal, P.A., 201 Front Street, Ste. #333, Key West, Florida 33040, to represent and act on the behalf of the Entity with respect to the application before the City of Key West.



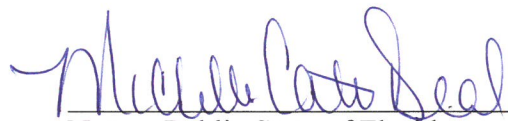
Edwin O. Swift, III, President
Old Town Trolley Tours of Washington, Inc.
201 Front Street, Ste. 224
Key West, Florida 33040
(305) 294-4142

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Edwin O. Swift, III, as President, who is personally known to me at the time of this notarization.

SEAL





Notary Public State of Florida
Print Name _____
My Commission Expires _____

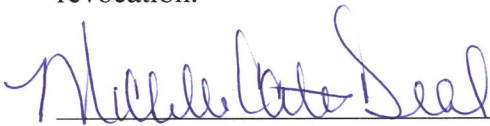
**CITY OF KEY WEST
Planning Department**

**VERIFICATION FORM
(Where Authorized Representative is an Entity)**

I, Michelle Cates Deal, in my capacity as President of Michelle Cates Deal, P.A. being duly sworn, depose and say that I am the Authorized Representative of the Owner (as it appears on the deed), for the following property identified as the subject matter of this Application:

#1 Key Cove Dr., Key West, Florida 33040

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, and any action or approval based on said representation shall be subject to revocation.



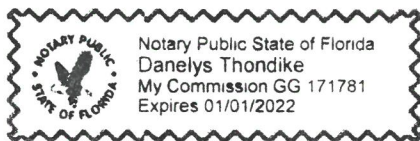
Michelle Cates Deal, P.A.

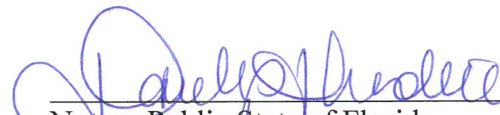
By: Michelle Cates Deal, president
201 Front Street, Ste. 224
Key West, Florida 33040
(305) 294-4142

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Michelle Cates Deal, president, who is personally known to me at the time of this notarization.

SEAL




Notary Public State of Florida
Print Name Danelys Thondike
My Commission Expires 1/1/2022

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney
(print name) *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling PLLC
(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:

1, 2 and 3 Key Cove Drive, Key West, Florida 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.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this October 14, 2019 by
date

Richard McChesney
Name of Authorized Representative

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


Notary's Signature and Seal

Diane T. Castillo

Name of Acknowledger typed, printed or stamped

Commission Number (if any)

