

Application

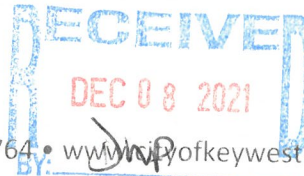
\$3176.50



Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764



DEC 08 2021

www.cityofkeywest-fl.gov

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,155.00
Extension	\$ 840.00
Major:	
Conditional Use	\$ 4,200.00
Extension	\$ 1,155.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 840.00
* Conditional Use (not part of a development plan)	\$ 2,940.00
Extension (not part of a development plan)	\$ 840.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
Minor <input type="checkbox"/>		No <input type="checkbox"/>

Please print or type:

- 1) Site Address: 804 CAROLINE STREET
- 2) Name of Applicant: CHRISTOPHER HAWN
- 3) Applicant is:
Property Owner: NO
Authorized Representative: _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 175 AIRPORT W. DR.
SOMMERLAND KEY FL 33042
- 5) Applicant's Phone #: 773947-4875 Email: SOMITALIANKECO@GMAIL.COM
- 6) Email Address: SOMITALIANKECO@GMAIL.COM
- 7) Name of Owner, if different than above: James Dusdier
- 8) Address of Owner: 804 CAROLINE ST
- 9) Owner Phone #: 305 694655 Email: dusdierjce@gmail.com



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10) Zoning District of Parcel: WNC-2 RE# 09003200 - 000000

11) Is Subject Property located within the Historic District? Yes No

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

SALE OF ITALIAN ICE & SORBET, SUGARCANE DRINK, COCONUTS, COFFEE & SANDWICHES

13) Has subject Property received any variance(s)? Yes _____ No _____

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No _____

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, DISDIER authorize
Please Print Name(s) of Owner(s) as appears on the deed

CHRISTOPHER HAWK
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]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 12/10/21
Date

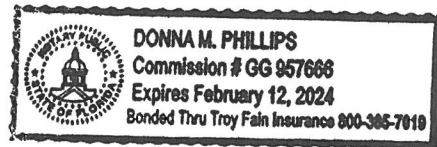
by James Lee Disdier
Name of Owner

He/She is personally known to me or has presented FLDL D236-452-51-252-0 as identification.

Donna Phillips
Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped

GG 957666
Commission Number, if any



Boundary Survey

PROJECT STATISTICS		
FEMA FLOOD ZONE	ZONE 'AE-1'	
ZONING DESIGNATION	RNC-2	
LOT SIZE	3,049 S.F.	
OCCUPANCY	SINGLE FAMILY	
	REQUIRED	EXISTING
BUILDING COVERAGE	1,219 S.F. MAX.	1,621 S.F.
3,049 S.F. X 40%		
IMPERVIOUS SURFACE	1,829 S.F. MAX.	2,574 S.F.
3,049 S.F. X 60%		
FRONT SETBACK (STREET)	10'-0" MIN.	6'-7"
SIDE SETBACK (WEST)	5'-0" MIN.	3'-7"
SIDE SETBACK (EAST)	5'-0" MIN.	0'-0"
REAR SETBACK	15'-0" MIN.	7'-4"
OPEN SPACE (35%)	1,067 S.F. MIN.	475 S.F.

BEARING BASE:
ALL BEARINGS ARE BASED
ON N85°09'19"E ASSUMED
ALONG THE CENTERLINE OF
CAROLINE STREET.

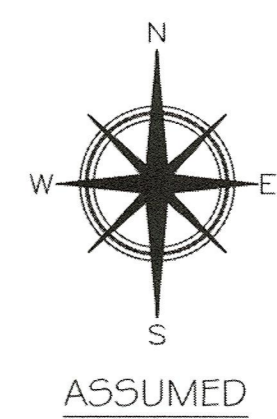
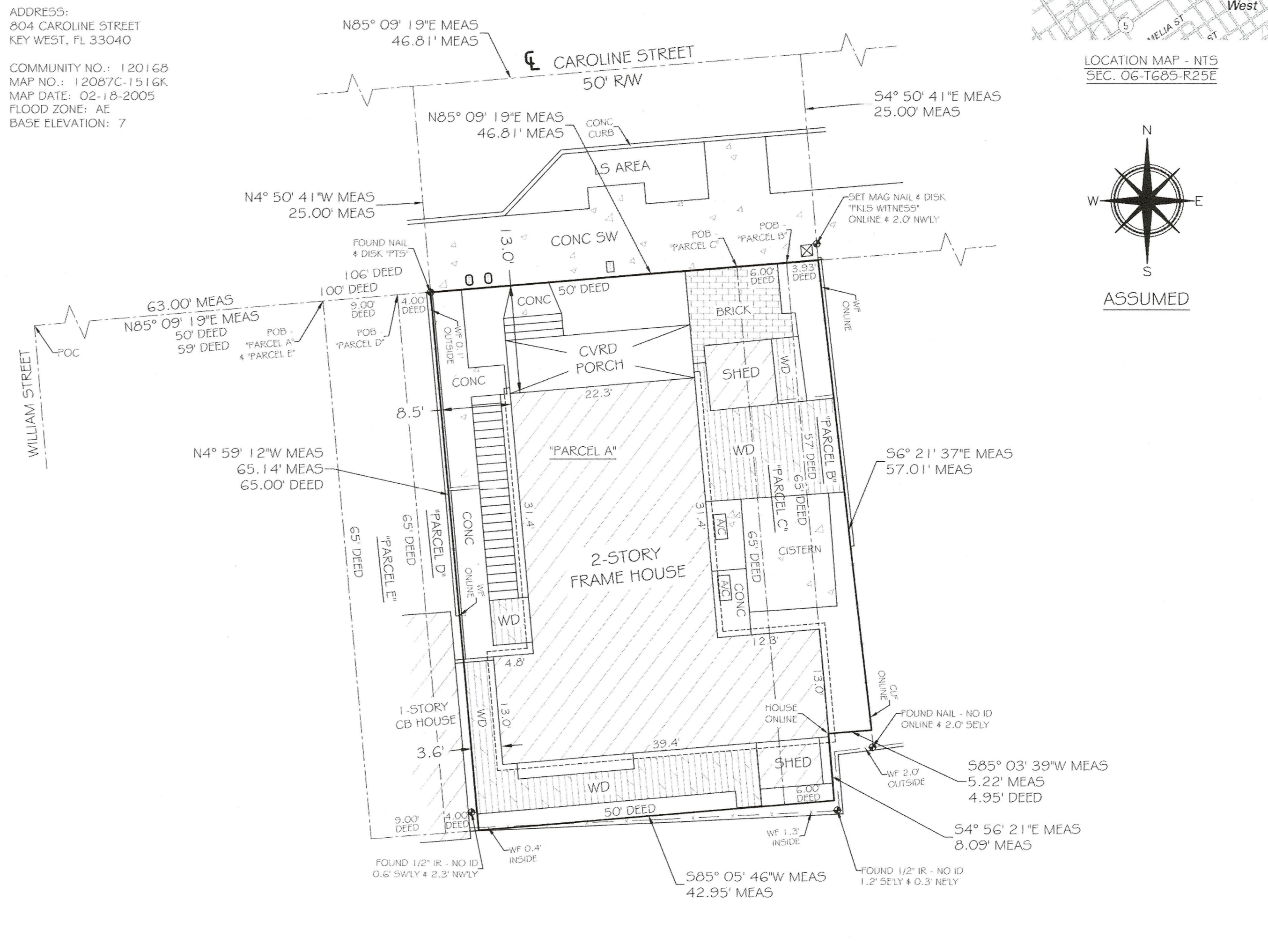
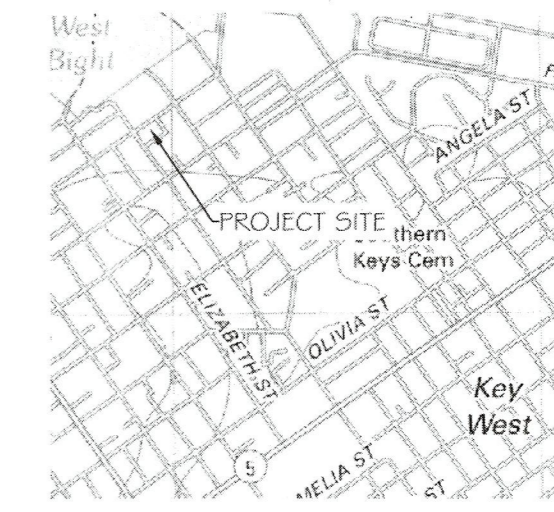
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
804 CAROLINE STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12067C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7

MAP OF BOUNDARY SURVEY



LEGEND

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

1"=10'

0 5 10 20

TOTAL AREA = 3,055.45 SQFT ±

LEGAL DESCRIPTION(S) -

PARCEL A -
THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF MONROE AND STATE OF FLORIDA, BEING A PART OF LOT 3 (3) IN SQUARE NUMBER TWENTY-ONE (21) ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OR PLAN OF THE SAID CITY DELINEATED IN FEBRUARY, A.D. 1829, COMMENCING AT A POINT DISTANT FROM THE CORNER OF WILLIAM AND CAROLINE STREET IN A NORTHEASTERLY DIRECTION FIFTY (50) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FIFTY (50) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SIXTY-FIVE (65) FEET TO THE PLACE OF BEGINNING.

PARCEL B - AND ALSO:
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, COUNTY OF MONROE AND STATE OF FLORIDA, BEING A PART OF LOT 3 (3) IN SQUARE NUMBER TWENTY-ONE (21) ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OR PLAN OF THE SAID CITY DELINEATED IN FEBRUARY, A.D. 1829, AND SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NEWLY RIGHT-OF-WAY LINE (ROW) OF WILLIAM STREET AND SELLY ROW OF CAROLINE STREET AND RUN THENCE NELY ALONG THE SELLY ROW OF THE SAID CAROLINE STREET FOR A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE SELLY AND AT RIGHT ANGLES FOR A DISTANCE OF 57.00 FEET; THENCE EXISTING WOOD FENCE, THENCE RUN NELY ALONG SAID EXISTING WOOD FENCE FOR A DISTANCE OF 57.00 FEET TO A POINT ON THE SELLY ROW OF SAID CAROLINE STREET; THENCE UN SELLY ALONG SAID SELLY ROW FOR A DISTANCE OF 73.93 FEET BACK TO THE POINT OF BEGINNING.

PARCEL C - AND ALSO:
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND BEING A PART OF LOT 3, SQUARE 21 ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF THE SAID ISLAND AS DELINEATED IN FEBRUARY, A.D. 1829, AND SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NEWLY RIGHT-OF-WAY LINE (ROW) OF WILLIAM STREET AND SELLY ROW OF CAROLINE STREET AND RUN THENCE NELY ALONG THE SELLY ROW OF THE SAID CAROLINE STREET FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE NELY AND ALONG THE SELLY ROW OF THE SAID CAROLINE STREET FOR A DISTANCE OF 6.00 FEET; THENCE SELLY AND AT RIGHT ANGLES FOR A DISTANCE OF 65.00 FEET; THENCE SWLY AND AT RIGHT ANGLES FOR A DISTANCE OF 6.00 FEET; THENCE NELY AND AT RIGHT ANGLES FOR A DISTANCE OF 65.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL D - AND ALSO:
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AND BEING A PART OF LOT 3, SQUARE 21 ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF THE SAID ISLAND AS DELINEATED IN FEBRUARY, A.D. 1829, AND SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NEWLY RIGHT-OF-WAY LINE (ROW) OF WILLIAM STREET AND SELLY ROW OF CAROLINE STREET AND RUN THENCE NELY ALONG THE SELLY ROW OF THE SAID CAROLINE STREET FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE NELY AND ALONG THE SELLY ROW OF THE SAID CAROLINE STREET FOR A DISTANCE OF 4.00 FEET; THENCE SELLY AND AT RIGHT ANGLES FOR A DISTANCE OF 45.00 FEET; THENCE SWLY AND AT RIGHT ANGLES FOR A DISTANCE OF 4.00 FEET; THENCE NELY AND AT RIGHT ANGLES FOR A DISTANCE OF 65.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 260 SQUARE FEET.

PARCEL E - AND ALSO:
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND BEING A PART OF LOT 3, SQUARE 21 ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF THE SAID ISLAND AS DELINEATED IN FEBRUARY, A.D. 1829, AND SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NEWLY RIGHT-OF-WAY LINE (ROW) OF WILLIAM STREET AND SELLY ROW OF CAROLINE STREET AND RUN FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE NELY AND ALONG THE SELLY ROW OF THE SAID CAROLINE STREET FOR A DISTANCE OF 9.00 FEET; THENCE SELLY AND AT RIGHT ANGLES FOR A DISTANCE OF 65.00 FEET; THENCE SWLY AND AT RIGHT ANGLES FOR A DISTANCE OF 9.00 FEET; THENCE NELY AND AT RIGHT ANGLES FOR A DISTANCE OF 65.00 FEET BACK TO THE POINT OF BEGINNING.

CERTIFIED TO -
JAMES DISDIER;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATES OR DESCRIBED DIMENSIONS, UNLESS OTHERWISE NOTED.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED UNLESS WRITTEN CONSENT OF THE SIGNING PARTY. THE BOUNDARY SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPROPRIATE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=10'

DATE: 11/11/2021

PROJECT NO.: 21-482

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3630
EMAIL: FLSL@aol.com

804 CAROLINE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No.:
Date: 11.30.2021

S

Ukg' Rnc p



**COFFEE KIOSK @ 804 CAROLINE STREET
KEY WEST, MONROE COUNTY, FLORIDA**

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 00003200-000000
 Account# 1003336
 Property ID 1003336
 Millage Group 12KW
 Location 804 CAROLINE St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 21 T-330 OR679-344/46 OR681-503/05 OR1179-2367 OR824-514
 Description OR930-1961/62 OR1138-1792/93 OR1277-298/99 OR1277-300/02 OR1277-305/06 OR1277-307/10 OR2779-1309/11
 (Note: Not to be used on legal documents.)
 Neighborhood 32120
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing
 DISDIER JAMES L
 PO Box 6521
 Key West FL 33041



DISDIER KAREN L
 PO Box 6521
 Key West FL 33041

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$221,554	\$221,554	\$228,372	\$208,785
+ Market Misc Value	\$2,036	\$2,123	\$2,210	\$2,295
+ Market Land Value	\$593,888	\$593,888	\$445,416	\$428,579
= Just Market Value	\$817,478	\$817,565	\$675,998	\$639,659
= Total Assessed Value	\$817,478	\$743,597	\$675,998	\$639,659
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$817,478	\$817,565	\$675,998	\$639,659

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	3,061.28	Square Foot	46.93	65

Commercial Buildings

Style 1 STY STORE-A / 11A
 Gross Sq Ft 2,602
 Finished Sq Ft 2,201
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type
 Year Built 1920
 Year Remodeled
 Effective Year Built 1993
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
------	-------------	-------------	---------------	-----------

FLA	FLOOR LIV AREA	2,201	2,201	0
OPU	OP PR UNFIN LL	72	0	0
OUU	OP PR UNFIN UL	30	0	0
OPF	OP PRCH FIN LL	167	0	0
OUF	OP PRCH FIN UL	132	0	0
TOTAL		2,602	2,201	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1944	1945	1	15 SF	1
CONC PATIO	1993	1994	1	192 SF	2
BRICK PATIO	1995	1996	1	156 SF	2
UTILITY BLDG	1995	1996	1	35 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/1/1993	\$250,000	Warranty Deed		1277	0307	U - Unqualified	Improved

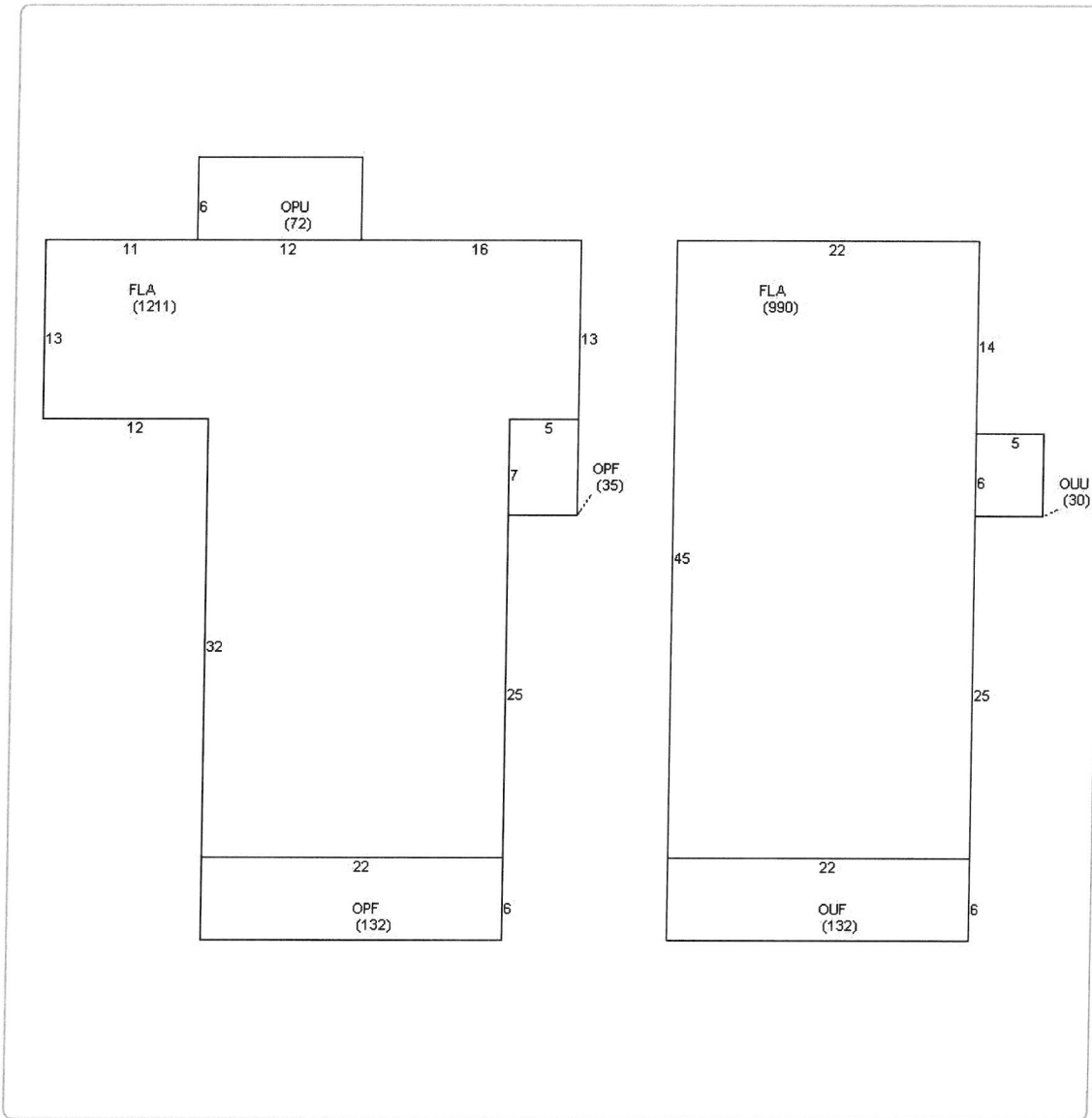
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-0248	2/1/2021		\$2,300	Commercial	NSTALL 1-HAND SINK 1-TRIPLE SINK 1-MOP SINK.
09-3169	9/21/2009	6/28/2011	\$750	Commercial	REPLACE 180SF OF PORCH DECKING BOARDS RE-STAIN DECKING STRUCTURE AND STAIRS WITH NATURAL STAIN, TONGUE AND GROOVE. NO STRUCTURAL CHANGES.
0103270	10/18/2001	1/9/2002	\$55,000		RENOVATIONS/REMODELING
9902877	9/13/1999	7/12/2000	\$2,000		REPLACE 35SF STRUCTURE
9900647	4/5/1999	8/16/1999	\$3,000	Commercial	REPAIRS TO SIDING
9900289	1/25/1999	8/16/1999	\$2,200	Commercial	REPAIRS TO ROOF
9602387	6/1/1996	7/1/1996	\$500		RENOVATIONS
9602082	5/1/1996	7/1/1996	\$300	Commercial	RENOVATIONS
B933123	11/1/1993	12/1/1993	\$49,000		RENOVATIONS
M933391	11/1/1993	12/1/1993	\$3,600		1-4TON A/C W/7 DROPS
B933048	10/1/1993	12/1/1993	\$1,000	Commercial	RENOVATIONS

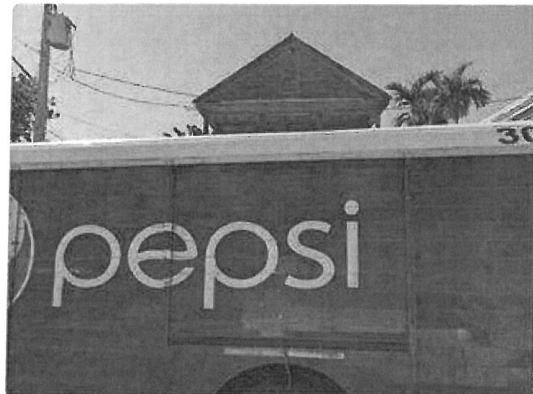
View Tax Info

[View Taxes for this Parcel](#)

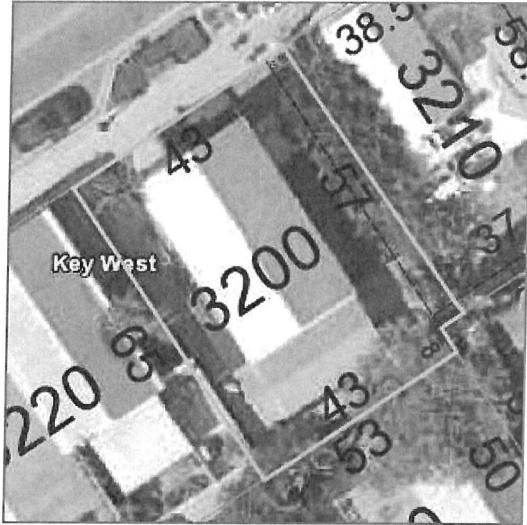
[Sketches \(click to enlarge\)](#)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: 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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 12/8/2021, 2:39:32 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.164

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, CHRISTOPHER HAWN, 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:

804 CAROLINE ST - KEY WEST FL
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 12/10/21 by _____
date

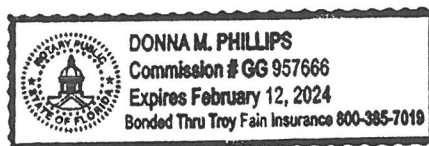
Christopher Hawn
Name of Authorized Representative

FL DL 4500-116-72-110-0

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

[Signature]
Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped



GG 957666
Commission Number, if any

Deed

Return to (enclose self addressed stamped envelope)

Name JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Address 500 Fleming Street
Key West, FL 33040

This instrument Prepared by
JOHN M. SPOTTSWOOD, JR., ESQ.
Address: 500 Fleming Street
Key West, FL 33040
Grantee Name and S.S. # JAMES--

Grantee Name and S.S. # KAREN--

17,50
1700.00
1760.50

MONROE
93 OCT 1 A9 52

FILED
1700
950
1760.00

DEC 12 77 PAGE 0307
807187

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "file" shall include all the notes herein described if more than one

Made this 15th day of October, A. D. 1993,
Between LAURENTINA GODINET, an unremarried widow, and
JACOB M. HUMBERT, JR., a married man,

of the County of Monroe in the State of Florida
party of the first part, and JAMES L. DISDIER and KAREN L. DISDIER, husband and
wife, whose address is 804 Caroline Street, Key West, FL 33040

of the County of Monroe in the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONXXXXXXXXXXXX Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs 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.

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 1993 and subsequent years.

THE GRANTORS HEREIN STATE THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR HOMESTEAD.

Recd 176000 Date 10-12-93
MONROE COUNTY
CLERK OF COURSE
By [Signature] D.C.

Property Appraiser's Parcel Identification Number: 00003200
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
Witness,

Laurentina Godinet L.S.
LAURENTINA GODINET

[Signature]
Witness,

Jacob M. Humbert, Jr. L.S.
JACOB M. HUMBERT, JR.

L.S.

L.S.

OFF REC 1277 PAGE 0310

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Whitehead's Map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way-line (ROWL) of William Street and SE'ly ROWL of Caroline Street and run thence NE'ly and along the SE'ly ROWL of the said Caroline Street for a distance of 59.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'ly and along the SE'ly ROWL of the said Caroline street for a distance of 4.00 feet; thence SE'ly and at right angles for a distance of 65.00 feet; thence SW'ly and at right angles for a distance of 4.00 feet; thence NW'ly and at right angles for a distance of 65.00 feet back to the POINT OF BEGINNING, containing 260 square feet.

AND LESS:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 21 according to William A. Whitehead's Map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way line (ROWL) of William Street and SE'ly ROWL of Caroline street and run thence NE'ly and along the SE'ly ROWL of the said Caroline Street for a distance of 50.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'ly and along the SE'ly ROWL of the said Caroline Street for a distance of 9.00 feet; thence SE'ly and at right angles for a distance of 65.00 feet; thence SW'ly and at right angles for a distance of 9.00 feet; thence NW'ly and at right angles for a distance of 65.00 feet back to the POINT OF BEGINNING.

AND ALSO:

Lot 54, AMENDED PLAT OF RIVIERA SHORES, FIRST ADDITION, a subdivision on the Island of Key West, as recorded in Plat Book 5, Page 88 of the Public Records of Monroe County, Florida.

Recorded in Official Records Book
Monroe County, Florida
DANNY L. KOLHAGE
Clerk Circuit Court

807187
OFF REC 1277 PAGE 309

EXHIBIT "A"

(Page of 2 Pages)

That certain piece or parcel of land lying and being in the City of Key West, County of Monroe and State of Florida; being a part of Lot number three (3) in Square number twenty-one (21) according to William A. Whitehead's map or plan of said city delineated in 1829; commencing at a point distant from the corner of William and Caroline Streets fifty (50) feet and running thence on Caroline Street in a Northeasterly direction fifty (50) feet; thence at right angles in a Southeasterly direction sixty-five (65) feet; thence at right angles in a Southwesterly direction fifty (50) feet; thence at right angles in a Northwesterly direction sixty-five (65) feet to the place of beginning.

AND ALSO:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 21 according to William A. Whitehead's Map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way line (ROWL) of William Street and SE'ly ROWL of Caroline Street and run thence NE'ly along the SE'ly ROWL of the said Caroline Street for a distance of 106.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence SE'ly and at right angles for a distance of 57.00 feet; thence NE'ly and at right angles for a distance of 4.95 feet to a point on an existing wood fence; thence run NW'ly along said existing wood fence for a distance of 57.00 feet to a point on the SE'ly ROWL of said Caroline Street; thence run SW'ly along said SE'ly ROWL for a distance of 3.93 feet back to the POINT OF BEGINNING.

AND ALSO:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 21 according to William A. Whitehead's Map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way-line (ROWL) of William Street and SE'ly ROWL of Caroline Street and run thence NE'ly along the SE'ly ROWL of the said Caroline Street for a distance of 100.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'ly and along the SE'ly ROWL of the said Caroline Street for a distance of 6.00 feet; thence SE'ly and at right angles for a distance of 65.00 feet; thence SW'ly and at right angles for a distance of 6.00 feet; thence NW'ly and at right angles for a distance of 65.00 feet back to the POINT OF BEGINNING.

AND LESS:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3 Square 21 according to William A.

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State of Florida }
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of

October, 19 93, by LAURENTINA GODINET, an unremarried widow,
and JACOB M. HUMBERT, JR., a married man,
who is personally known to me or who has produced _____

as identification ~~and who did (did not) take an oath.~~

Robin R. Gedmin

Signature ROBIN R. GEDMIN

Printed Name

Notary Public

Title

Serial #, if Any

My Commission expires:

4-1-95

State of Florida }
County of

The foregoing instrument was acknowledged before me this _____ day of

_____, 19 _____, by _____,

who is personally known to me or who has produced _____

as identification and who did (did not) take an oath.

Signature

Printed Name

Title

Serial #, if Any

U.S. PATENT OFFICE
REGISTERED PATENT
FORM 1104 (Summary Form) REV. 11/91

Warranty Deed

TO

Date

ABSTRACT OF DESCRIPTION