



Application For Easement

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

JAN 11 2016

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$2,150.00

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

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

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

PROPERTY DESCRIPTION:

Site Address: 917 Frances Street, Key West, Florida

Zoning District: HHDR Real Estate (RE) #: 00021680-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Adele V. Stones, Stones & Cardenas

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-0252 Fax: (305) 292-5442

Email: ginny@keyslaw.net

PROPERTY OWNER: (if different than above)

Name: Ida Roberts

Mailing Address: 2617 Seidenberg Avenue

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of requested easement and use: The commercial building constructed in 1958 to house Roberts Plumbing along with the adjacent storage shed encroach into the Havana Avenue right-of-way 7.0' for a distance of 76.40'. The building footprint, walkway and fence have been in this location since 1958.

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

If yes, please describe and attach relevant documents: _____

+

City of Key West • Application for Easement

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

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

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442
WWW.STONESCARDENAS.COM

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

January 4, 2015

Thaddeus Cohen, Planning Director
City of Key West
P.O. Box 1409
Key West, FL 33040

RE: 917 Frances Street – Havana Avenue / Easement Request

Dear Mr. Cohen,

Enclosed please find the Easement Application prepared on behalf of Ida Roberts. The Easement Application was originally filed by October 1, 2014 as required by a condition of Planning Board Resolution No. 2014-50. Unfortunately due to constrained financial circumstances, Mrs. Roberts was unable to come up with the application fee and the specific purpose survey to accompany the easement request, and I was advised by Planning Staff that the original application was discarded.

It is my sincere hope that you will accept the application as if it was originally timely filed, despite the missing fee and easement survey and legal description. I am enclosing the redone application, specific purpose survey and the required application fee.

Please feel free to contact me if you have any questions.

Sincerely,



Adele V. Stones

AVS/mw

Enclosures as stated

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an individual)

I, Adele V. Stones, 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:

917 Frances Street, 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.

Adele V. Stones

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 01/04/16 by Adele V. Stones *date*

Name of Authorized Representative

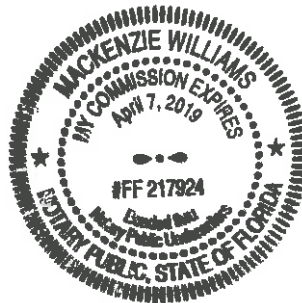
He/She is personally known to me or has presented _____ as identification.

Mackenzie Williams

Notary's Signature and Seal

Mackenzie Williams
Name of Acknowledger typed, printed or stamped

Commission Number, if any



This Indenture

Made this 15th day of September, A. D. 1958,

Between VICENTE CREMATA, a single man over the age of twenty-one years,

of the County of Monroe, in the State of Florida, party of the first part, and IDA H. ROBERTS, whose permanent address is #5 Havana Street, Key West, Florida,

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 \$10.00 and other good & valuable considerations, ~~now~~ 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, her heirs and assigns forever, ~~the following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:~~ an undivided one-half (1/2) interest in and to the following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

In the City of Key West, Florida, known as Part of Subdivision 16, Square 3, of JOHN LOWE'S DIAGRAM of Tract 6, recorded in Deed Book I, Page 425, of the Public Records of Monroe County, Florida, and more particularly described by metes and bounds as follows:

Commencing at a point on Frances Street 156 feet distant from the corner of Frances and Olivia Streets, and running thence along Frances Street in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 46 feet; thence at right angles in a Northwesterly direction 76 feet; thence at right angles in a Southwesterly direction 46 feet to the point of beginning.



FILED FOR RECORD
1958 SEP 25 AM 9:44
EARL R. ADAMS, CLK. C.T.
MONROE COUNTY, FLORIDA

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:

W. Charles Harris
Neil W. Rouse
WITNESS.

V. Cremata
Vicente Cremata
Vicente Cremata

State of Florida,

County of MONROE,

ss.

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

VICENTE CREMATA, a single man over the age of twenty-one years, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed. AND I FURTHER CERTIFY, That the said

~~known to me to be the wife of the said on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.~~

WITNESS my hand and official seal at Key West, County of Monroe, and State of Florida, this 24th day of September, A. D. 1958.

Thelie K. Pearce

My Commission Expires June 10, 1961. Notary Public, State of Florida.

Miranda Deed

VICENTE CREMATA, a single man over the age of twenty-one years,

TO

IDA H. ROBERTS.

Date September 15, A.D. 1958.

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,
County of

On this day of A. D. 19 at o'clock m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages of Book in the public records of said County. In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the judicial Circuit of said State, in and for said County.

Clerk.
D. C.

RECORDED IN OFFICIAL RECORD BOOK OF MONROE COUNTY, FLORIDA
EARL R. ADAMS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

2.00
120
120
120

ROBERTS IDA H
917 FRANCES ST
CITY

5000 6300

PT LOT 16 OF TR 6
OR132-610-611
OR134-280-281

LAND COMPUTATIONS

QUAN - TYPE-DESC.	SIZE-AREA	UNIT PRICE	Q.P.	Q.P.	PRICE PER FRONT FOOT	VALUE
	21.46	55	171		36.65	2570
	26.00					
TOTAL						2570

Pr 12



PHOTO
IMP # 3

PHOTO
IMP # 2

PHOTO
IMP # 4

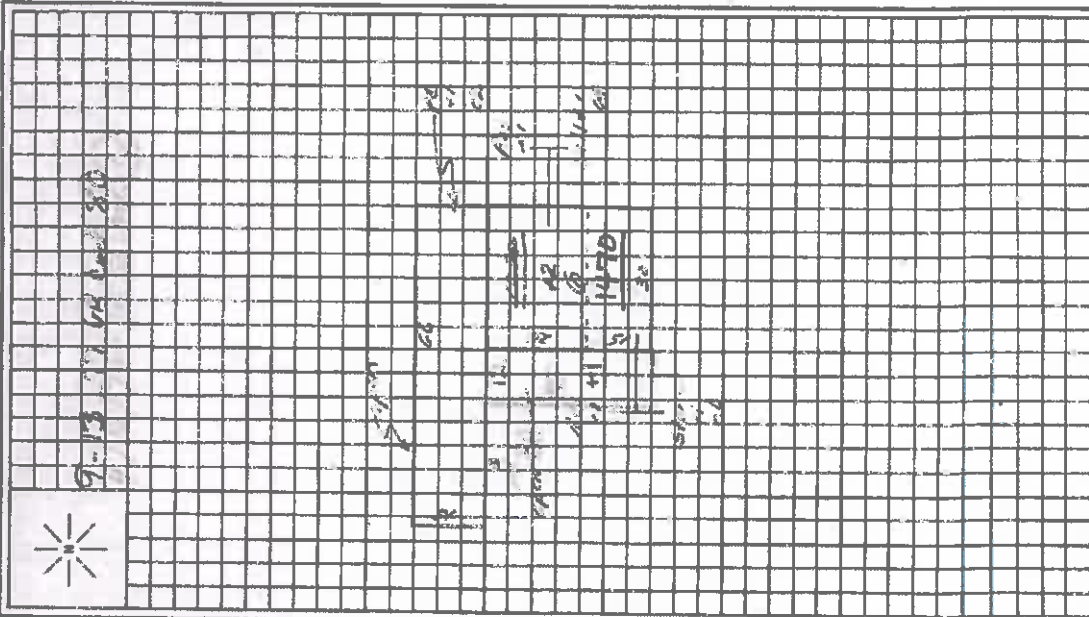
REAL PROPERTY 2168 ID
APR 20 2014
MONROE COUNTY, FLORIDA
000 21680 000000

VALUATION TOTALS

IMPROVEMENTS	3930
TOTAL	1965
LAND	1515
IMPROVEMENTS	32749
TOTAL	32450
LAND	
IMPROVEMENTS	
TOTAL	
LAND	
IMPROVEMENTS	
TOTAL	
LAND	
IMPROVEMENTS	
TOTAL	
LAND	
IMPROVEMENTS	
TOTAL	
LAND	
IMPROVEMENTS	
TOTAL	

--- NOTES ---

13-2570



IMPROVEMENT	CONSTRUCTION DATA			
	1	2	3	4
TYPE OF STRUCTURE	Res + Store	1000	1000	
YEAR BUILT				
Tenat Rooms				
Elev. Appl.				
No. of Units	2			
No. of Avail. Rooms				
Plat. R. Num.				
Tenat Features				
Cardinal Direction				
Foundation				
ADJUSTMENTS				
Frame				
Height				
Front B. Interior				
Appl. Equip.				
Partitions				
Special Use				
Weathering				
Corr. Metal				
Corr. Aluminum				
Wd. Fr. Windows				
Wd. Fr. Aluminum				
C.B. Panels				
C.B. Screens				
Wd. Fr. Sliding				
Tile Shocks				
Bricks				
Raised Conc.				
Point, Stone, Mt.				
Roof Type				
Flt. Shed				
Hip, Gable				
Bar Joint				
Wood Truss				
Prestressed				
Steel Truss				
Roof Material				
Spr. Mt. Roof				
T.C.G. D.U.				
Shing. Wd. Etc.				
Shed, Asphalt				
Tin, Copper				
Tin, Clay				
Barrel				
Soft				
System				
IMPROVEMENT	Unfinished	INTERIOR FINISH		
Wt. or Cell. Bldg.	Workover			
Plastic, No. Parting	Plaster, Forming			
Drywall	Wood Panel			
Plaster				
Block				
Slabs				
Concrete				
Conc. Asphalt				
Double Glass				
Double Paneled				
Privacy Conc.				
Formwork				
Conc. G. Tiles				
Conc. Ch. Tls				
Stair				
Hand				
Power				
Sound. Plan				
Sound. Tls				
None				
John. Heat				
Grill. Heating				
Grill. Cooling				
Grill. Cool. B. Heat				
None				
Water				
Power				
Average				
Good				
CLASS. B. SCALE				
CONST. UNITS				
CLASS. UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE				
AREA				
E.P.				
E.P.				
REF. COST NEW				
CONDITION				
DEP. REP. VALUE				
DEPRECIATION ADJUSTMENT				
ADJUSTMENT				
NO. PHY.				
1				
2				
3				
4				

CARD	7	SCALE 1"	
PLOTTED		FILED BY	
REASON		CLASSIFIED BY	
		LAND USE CODE	
		DATE	
		DATE	

MONROE COUNTY PROPERTY APPRAISAL CARD

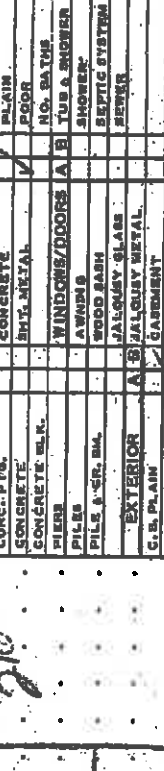
AL: 1072438 000 27680 800000

BLDG. APPRAISAL
 Total Unit: _____
 Unit Sq. Ft. Cost: _____
 Adj. Sq. Ft. Cost: _____
 Total No. Sq. Ft.: _____
 Total Cost: _____
 Porch, Etc.: _____
 Utility, Etc.: _____
 Extra Features: _____
 Bldg. Value: _____
 Depreciation: _____
 Appraised Bldg. Value: _____

BUILDING DATA
 Year Assessed: _____
 Permit No.: _____
 Type of Prop.: _____
 By: _____
 Date Appraised: _____

PROPERTY DATA
 \$ Complete Jan. 1, 19 _____
 \$ Complete New _____
 \$ Bldg. Value For 19 _____

TYPE	A	B	ROOF TYPE	A	B	FLOORS	A	B	CLASSIFICATION	A	B
RES. 1 STORY			ASPH. FLT.			WOOD JOIST			EXCELLENT		
RES. 2 STORY			HIP			CONCRETE JOIST			BETTER		
DUPLEX			GABLE			SUB FLOOR			GOOD		
MOTEL			TRUSS (IND. STL)			SOFT WOOD			FAIR		
WAREHOUSE			NOOP MATERIAL			HARD WOOD			POOR		
STORE			ASBESTOS SHINGLE			CONCRETE			TOTAL UNITS		
OFFICE			SLATE SHINGLE			TERRAZZO			PORCH, FLA. RM		
GAS STATION			WOOD SHINGLE			SP TILE - MARBLE			OPEN		
GARAGE			METAL SHINGLE			COMPOSITION			SEMI-ENCLOSED		
STORE APT			CEMENT TILE			W/W CARPETING			SCREEN		
FACTORY			BARREL TILE			PLUMBING			ALUMINUM		
FOUNDATION			TAR & GRAVEL			WOOD, PLAIN			JALOUSY GLASS		
CONG. FTG.			ROLL ROOF			GOOD, TILE			JALOUSY METAL		
CONCRETE			CONCRETE			PLAIN			ALUMINUM		
CONCRETE W.R.			BRK. METAL			POOR			CONCRETE		
PIER			WINDOWS/DOORS			NO. BATHS			CONCRETE		
PILE & CR. BL.			AWNINGS			TUB & SHOWER			TILE-TERRAZZO		
EXTERIOR			WOOD SHIM			SHOWER			WOOD		
C.S. PLAIN			JALOUSY GLASS			SEPTIC SYSTEM			UTILITY, C. PORTE		
C.S. STUCCO			GLASS METAL			SEWER			MASONRY		
BRICK			PLATE GLASS			KITCHEN CAB.			FRAME		
BRICK CONG.			GLASS DOOR			WALL			EXP. BEAM		
FRAME			INTERIOR			BASE			PLASTER INT.		
FRAME STUCCO			UNFINISHED			L.P.			OPEN		
BOARD & BATTEN			ROOF			FORMICA			CONCRETE		
BEVEL SIDING			PLASTERED BLK			METAL			EXTRA FEATURES		
PLYWOOD SIDING			WALL BOARD			SMELT-MET			I BATH		
CORR. METAL			DRYWALL			GOOD			FULL BATH		
INSULATION			WOOD CEILING			AVERAGE			FIREPLACE		
ROOF			ACQUETIC			POOR			BUILT-IN		
WALLS			PANELLING			NONE			AIR CONDITION.		
NONE			LYING ROOM			HEIGHT IN FEET			HEATING		
			DINING ROOM			APARTMENTS			SWIMMING POOL		
			KITCHEN			OFFICES			PATIO		
			BEDROOMS			HOTEL ROOMS			SEAWALL		
			BATH			STORES			DOOR		
			TOTAL			FLOORS			FENCE		
						DATE BUILT					



ROOM COUNT	A	B	GENERAL	A	B
LYING ROOM			HEIGHT IN FEET		
DINING ROOM			APARTMENTS		
KITCHEN			OFFICES		
BEDROOMS			HOTEL ROOMS		
BATH			STORES		
TOTAL			FLOORS		
			DATE BUILT		



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Friday, July 4th in observance of Independence Day. Our offices will be open Monday at 8am.

Website tested on IE8, IE9, & Firefox. Fees will be \$10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1022438 Parcel ID: 00021680-000000

Ownership Details

Mailing Address:
ROBERTS IDA H
917 FRANCES ST
KEY WEST, FL 33040-3399

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 917 FRANCES ST KEY WEST
Legal Description: KW PT LOT 16 OF TR 6 OR132-610-611 OR134-280/81 OR2460-661D/C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	76	46	3,496.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 3510
Year Built: 1958

Building 1 Details

Building Type
Effective Age 25
Year Built 1958
Functional Obs 0

Condition A
Perimeter 348
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 33
Gmd Floor Area 3,510

Inclusions:

Roof Type
Heat 1
Heat Src 1

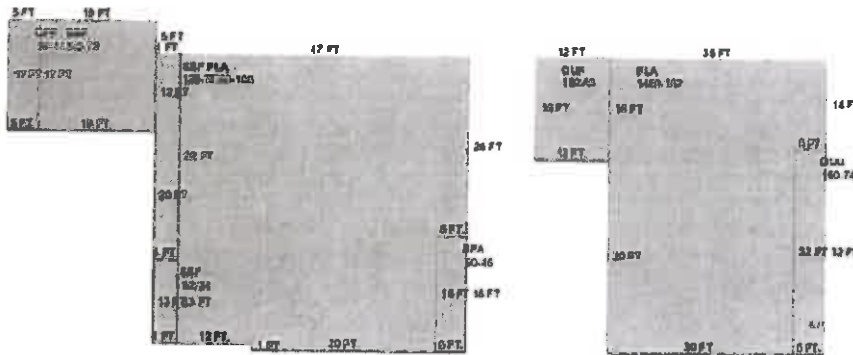
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 16

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					2,060
2	EPA		1	1993					90
3	OPF		1	1993					52
4	SBF		1	1993					128
5	FLA		1	1993					1,450
6	OUF		1	1993					192

7	OUU	1	1993	160
8	SBF	1	2003	323
9	OPF	1	2003	85

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3500	1 STORY STORES	100	N	Y
	3504	APARTMENTS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
924	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	312 SF	52	6	1957	1958	2	30
2	PT3:PATIO	328 SF	0	0	1957	1958	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1985	1986	2	20
4	PT3:PATIO	651 SF	21	31	2003	2004	2	50
5	FN2:FENCES	144 SF	36	4	1957	2004	3	30
6	FN2:FENCES	304 SF	76	4	2004	2005	2	30
7	FN2:FENCES	276 SF	46	6	2004	2005	2	30

Appraiser Notes

TPP8807724-RENTAL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
04-1617	05/18/2004	09/28/2004	5,000	Commercial	FENCES
0					
9600946	02/01/1996	08/01/1996	1,600	Commercial	MECHANICAL
9601367	03/01/1996	08/01/1996	300	Commercial	ELECTRIC
0102916	08/20/2001	11/02/2001	3,200	Commercial	12 SQS V-CRIMP
03-0324	02/03/2003	08/08/2003	2,500	Commercial	REROOF
03-0713	03/12/2003	08/08/2003	3,000	Commercial	INSTALL PLUMBING&CABINETS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	337,143	7,885	201,822	546,850	527,737	0	546,850
2012	337,143	8,070	134,548	479,761	479,761	0	479,761
2011	356,408	8,235	231,871	596,514	596,514	0	596,514
2010	356,408	8,400	238,841	603,649	603,649	0	603,649
2009	370,857	8,585	238,841	618,283	618,283	0	618,283
2008	370,857	8,750	524,400	904,007	904,007	0	904,007
2007	252,609	8,907	524,400	785,916	785,916	0	785,916
2006	321,503	9,082	279,680	578,125	578,125	0	578,125
2005	285,416	9,257	244,720	539,393	539,393	0	539,393
2004	288,690	7,331	209,760	383,958	383,958	0	383,958
2003	257,226	3,513	104,880	383,958	383,958	0	383,958
2002	257,226	3,568	104,880	365,674	365,674	0	365,674
2001	216,304	3,623	104,880	324,807	324,807	0	324,807
2000	216,304	1,929	73,416	291,649	291,649	0	291,649
1999	216,304	1,958	73,416	291,678	291,678	0	291,678
1998	144,540	1,988	73,416	219,944	219,944	0	219,944
1997	144,540	2,067	66,424	213,031	213,031	0	213,031
1996	126,280	1,484	66,424	194,188	194,188	0	194,188
1995	126,280	1,530	66,424	194,234	194,234	0	194,234
1994	126,280	1,577	66,424	194,281	194,281	0	194,281
1993	132,905	1,675	66,424	201,004	201,004	0	201,004
1992	132,905	1,791	66,424	201,120	201,120	0	201,120
1991	132,905	1,889	66,424	201,218	201,218	0	201,218
1990	144,036	1,987	53,314	199,337	199,337	0	199,337
1989	144,036	2,103	52,440	198,579	198,579	0	198,579
1988	135,601	835	45,448	181,884	181,884	0	181,884
1987	133,241	876	21,081	155,198	155,198	0	155,198
1986	133,599	932	21,081	155,612	155,612	0	155,612
1985	125,006	974	14,858	140,838	140,838	0	140,838
1984	122,892	1,015	14,858	138,765	138,765	0	138,765
1983	72,772	500	14,858	88,130	88,130	0	88,130
1982	65,367	500	11,607	77,474	77,474	0	77,474

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 76,583 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

MAP OF BOUNDARY SURVEY PART OF SUBDIVISION 16, SQUARE 3 OF JOHN LOWE'S DIAGRAM OF TRACT 6



SCALE: 1" = 20'

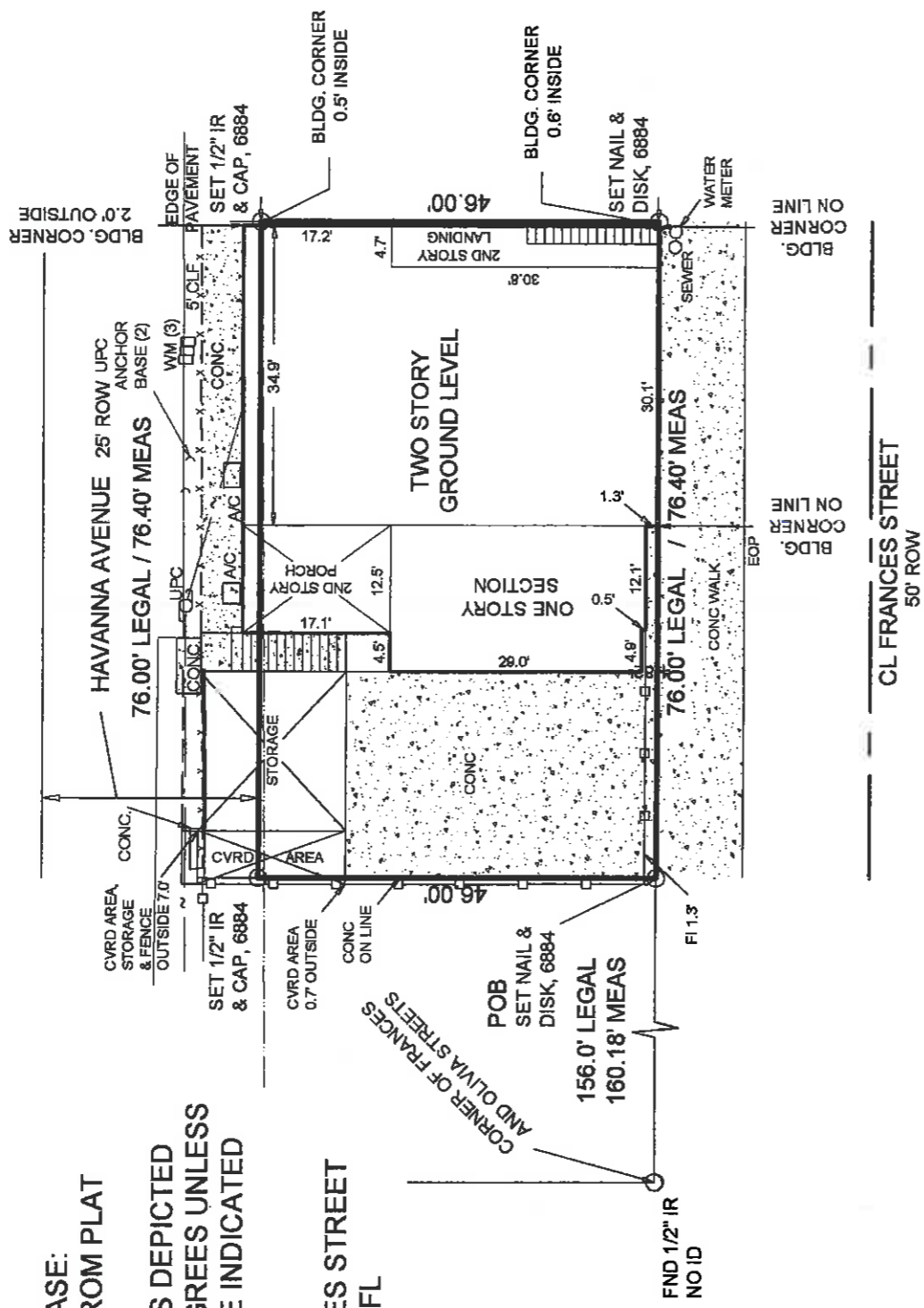
BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
917 FRANCES STREET
KEY WEST, FL
33040



LOCATION MAP - NTS



LEGAL DESCRIPTION:

In the City of Key West, Florida, known as Part of Subdivision 16, Square 3, of JOHN LOWE'S DIAGRAM of Tract 6, recorded in Deed Book I, Page 425, of the Public Records of Monroe County, Florida, and more particularly described by metes and bounds as follows:

Commencing at a point on Frances Street 156 feet distant from the corner of Frances and Oliva Streets, and running thence along Frances Street in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 46 feet; thence at right angles in a Northwesterly direction 76 feet; thence at right angles in a Southwesterly direction 46 feet to the point of beginning.

CERTIFIED TO:

First State Bank of the Florida Keys, its successors and/or assigns
Chicago Title of the Florida Keys
Ida H. Roberts

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE	1"=20'
FIELD WORK DATE	05/06/03
UPDATE DATE	05/27/15
SHEET	1 OF 1
DRAWN BY:	JM/GF
CHECKED BY:	RER
INVOICE NO.:	3050204

Robert E. Reece
SIGNED

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

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

SURVEYORS NOTE:

- THIS SURVEY WAS BASED ON OPEN AND NOTORIOUS OCCUPATION OF THE LAND AS NOTED. CURRENT OWNER IDA ROBERTS, PROVIDE PAROL EVIDENCE AS TO THE AGE OF THE IMPROVEMENTS
- ENRICOACHMENTS IN THE RIGHT OF WAY OF HAVANNA AVENUE WERE LOCATED ON 5/27/15 AND OVERLAYED ONTO EXISTING SURVEY UNDER INVOICE # 15070601.

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

BFP	BACK-FLOW PREVENTER	GI	GRATE INLET
BO	BLOW OUT	GL	GROUND LEVEL
C	CALCULATED	GW	GUY WIRE
C&G	CONCRETE CURB & GUTTER	HB	HOSE BIB
CB	CONCRETE BLOCK	IP	IRON PIPE
CBW	CONCRETE BLOCK WALL	IR	IRON ROD
CBRW	CONCRETE BLOCK RETAINING WALL	L	ARC LENGTH
C1	CURB INLET	LE	LOWER ENCLOSURE
CL	CENTERLINE	LP	LIGHT POLE
CLF	CHAINLINK FENCE	LS	LANDSCAPING
CM	CONCRETE MONUMENT	M	MEASURED
CNC	CONCRETE	MB	MAILBOX
C/S	CONCRETE SLAB	MHW	MEAN HIGH WATER LINE
CVND	COVERED	MTLF	NORTH AMERICAN
D	DEED	NAVJ	NATIONAL DATUM (1989)
DELTA	DELTA ANGLE	NGVD	NATIONAL GEODETIC
DEASE	DRAINAGE BASEMENT	NTS	NOT TO SCALE
DHW	DRAINAGE MANHOLE	OHV	OVERHEAD WIRES
ED	ELEVATION	P	PLAT
ELEV	ELEVATION	P&M	POINT & MEASURED
ENCL	ENCLOSURE	PCC	POINT OF CURVE
FEE	FIRE HYDRANT	PCC	POINT OF COMPOUND CURVE
FH	FENCE INSIDE	PCP	POINT OF INTERSECTION
FI	FENCE OUTSIDE	PK	PARKER KALON NAIL
FND	FENCE ON LINE	PM	PARKING METER
FOL	FENCE BREAK	POB	POINT OF BEGINNING
GB	GRADE BREAK	POC	POINT OF COMMENCEMENT
		PRC	POINT OF REVERSE CURVE
		PRM	PERMANENT REFERENCE MONUMENT
		PT	POINT OF TANGENT
		R	RADIUS
		RCWL	ROOF OVERHANG LINE
		ROWL	RIGHT OF WAY LINE
		RAW	RIGHT OF WAY
		SCO	SANITARY CLEAN-OUT
		SMH	SANITARY MANHOLE
		SPV	SPRINKLER CONTROL VALVE
		SV	SEWER VALVE
		TB	TELEPHONE BOX
		TBM	TIDAL BENCHMARK
		TMM	TELEPHONE MANHOLE
		TOS	TOP OF BANK
		TOS	TOP OF SLOPE
		TYP	TYPICAL
		UBASE	UTILITY EASEMENT
		UPC	CONCRETE UTILITY POLE
		UPW	METAL UTILITY POLE
		UPW	WOOD UTILITY POLE
		US	WOOD DECK
		WDF	WOOD FENCE
		WLF	WOOD FENCE
		WM	WOOD LANDING
		WM	WATER METER
		WRACK	LINE OF DEBRIS
		WV	ON SHORE WATER VALVE

MAP OF BOUNDARY SURVEY PART OF SUBDIVISION 16, SQUARE 3 OF JOHN LOWE'S DIAGRAM OF TRACT 6



SCALE: 1" = 20'

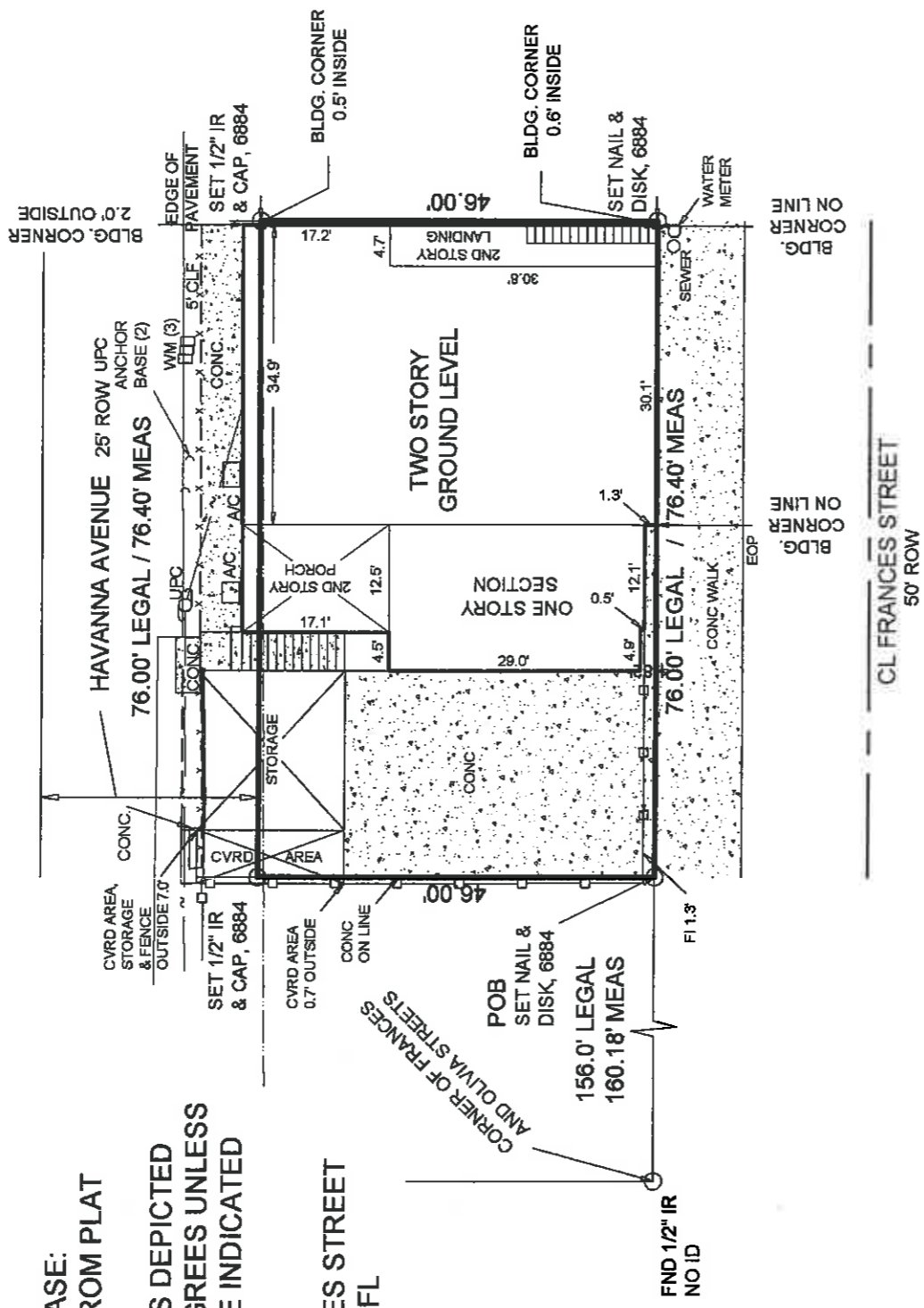
BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
917 FRANCES STREET
KEY WEST, FL
33040



LOCATION MAP - NTS



LEGAL DESCRIPTION :

In the City of Key West, Florida, known as Part of Subdivision 16, Square 3, of JOHN LOWE'S DIAGRAM of Tract 6, recorded in Deed Book 1, Page 425, of the Public Records of Monroe County, Florida, and more particularly described by metes and bounds as follows:

Commencing at a point on Frances Street 156 feet distant from the corner of Frances and Olivia Streets, and running thence along Frances Street in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 46 feet; thence at right angles in a Northwesterly direction 76 feet; thence at right angles in a Southwesterly direction 46 feet to the point of beginning.

CERTIFIED TO :

First State Bank of the Florida Keys, its successors and/or assigns
Chicago Title of the Florida Keys
Ida H. Roberts

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

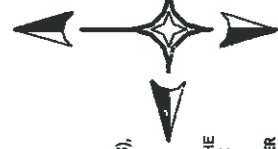
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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SIGNED 

ROBERT E. REECE, PSM 5932, PROFESSIONAL SURVEYOR AND MAPPER

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



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CS	COVERED	MH	MANHOLE
CSL	CONCRETE SLAB	MHW	MEAN HIGH WATER LINE
CVD	COVERED	MTLF	METAL FENCE
DE	DELETED	NAMD	NORTH AMERICAN
DEA	DELETED ANGLE	NGVD	NORTH DATUM (1988)
DEAS	DELETED ASSEMBLY	NTS	NORTH DATUM (1929)
DM	DRAINAGE MANHOLE	NTS	NOT TO SCALE
DMH	DRAINAGE MANHOLE	OW	OVERHEAD WIRES
EL	ELEVATION	P	PLAT
ELV	ELEVATED	PAM	POINT OF MEASURED
ENCL	ENCLOSURE	PC	POINT OF CURVE
EM	ELECTRIC METER	PCC	POINT OF COMPOUND CURVE
FEE	FIRE HYDRANT	PCP	PERMANENT CONTROL POINT
FI	FENCE INSIDE	PI	POINT OF INTERSECTION
FND	FENCE OUTSIDE	PK	PARKING KALON MAIL
FOL	FENCE ON LINE	PM	PARKING METER
GB	GRADE BREAK	POB	POINT OF BEGINNING
		POC	POINT OF COMMENCEMENT
		WB	VIDEO BOX
		WD	WOOD DECK
		WDF	WOOD FENCE
		WL	WOOD LANDING
		WM	WATER METER
		WRACK	WRACK
		LV	LINE OF DEBRIS ON SHORE
		WV	WATER VALVE