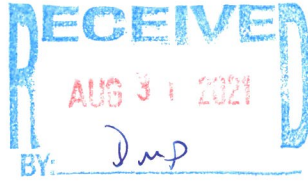


Application



Application for Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,520.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)
(\$525.00 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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 927 Catherine Street, Key West, FL 33040

Zoning District: Historic Medium Density Residential (HMDR) Real Estate (RE) #: 00031710-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: AV Law PLLC

Address: 99530 Overseas Hwy, Suite 2, Key Largo

State: Florida Zip: 33037 Home/Mobile Phone: 305-453-5277

Fax: 305-453-4985

Email: leah@keylargolaw.com; anthony@keylargolaw.com

PROPERTY OWNER: (if different than above)

Name: Daniel DelPercio

Address: 927 Catherine Street, Key West

State: Florida Zip: 33040 Home/Mobile Phone: (914) 486-0800

Fax: _____

Email: ddelpercio@gmail.com

Description of requested easement and use: To ensure marketability of title for the property and to correct and cure the house, open porch, and overhang encroachments into the right-of-way along the southeast boundary of the property abutting Catherine Street.

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

If yes, please describe and attach relevant documents: _____

REQUIRED SUBMITTALS: *All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.*

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

Monroe County Property record card

Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.

Photographs showing the proposed area

Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.



CITIZENS PROPERTY INSURANCE CORPORATION
 301 W BAY STREET, SUITE 1300
 JACKSONVILLE FL 32202-5142

Homeowners HO-3 Special Form Policy - Declarations

POLICY NUMBER: 05542221 - 1 **POLICY PERIOD:** FROM 07/13/2021 TO 07/13/2022
 at 12:01 a.m. Eastern Time at the Location of the Residence Premises

Transaction: AMENDED DECLARATIONS **Effective:** 08/06/2021

Named Insured and Mailing Address: First Named Insured: Daniel Thomas Delpercio 927 CATHERINE ST KEY WEST, FL 33040 Phone Number: 914-453-6723	Location Of Residence Premises: 927 CATHERINE ST KEY WEST FL 33040-3275 County: MONROE	Agent: Fl. Agent Lic. #: A095165 DTRT INSURANCE GROUP INC MATTHEW GELLER 12550 W ATLANTIC BLVD CORAL SPRINGS, FL 33071 Phone Number: 954-772-8232 Citizens Agency ID#: 21773
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Primary Email Address:
 ddelpercio@gmail.com

Additional Named Insured: Please refer to "ADDITIONAL NAMED INSURED(S)" section for details

Coverage is only provided where a premium and a limit of liability is shown

All Other Perils Deductible: \$2,500

Hurricane Deductible: \$12,500 (5%)

	LIMIT OF LIABILITY	ANNUAL PREMIUM
SECTION I - PROPERTY COVERAGES		\$13,676
A. Dwelling :	\$250,000	
B. Other Structures:	\$5,000	
C. Personal Property:	\$62,500	
D. Loss of Use:	\$25,000	
SECTION II - LIABILITY COVERAGES		
E. Personal Liability:	\$100,000	\$11
F. Medical Payments:	\$2,000	INCLUDED
OTHER COVERAGES		
Ordinance or Law Limit (25% of Cov A)	(See Policy)	Included

SUBTOTAL: **\$13,687**

Florida Hurricane Catastrophe Fund Build-Up Premium: \$466

Premium Adjustment Due To Allowable Rate Change: (\$6,959)

MANDATORY ADDITIONAL CHARGES:

Emergency Management Preparedness and Assistance Trust Fund (EMPA)	\$2
Tax-Exempt Surcharge	\$126

TOTAL POLICY PREMIUM INCLUDING ASSESSMENTS AND ALL SURCHARGES: **\$7,322**

The portion of your premium for:

Hurricane Coverage is \$6,731

Non-Hurricane Coverage is \$463

Authorized By: MATTHEW GELLER

Processed Date: 08/06/2021



Homeowners HO-3 Special Form Policy - Declarations

Policy Number: 05542221 - 1

POLICY PERIOD: FROM 07/13/2021 TO 07/13/2022

First Named Insured: Daniel Thomas Delpercio

at 12:01 a.m. Eastern Time at the Location of the Residence Premises

Forms and Endorsements applicable to this policy:

HO 04 10 10 00, CIT HO-3 02 21, CIT 04 96 02 16, CIT 23 70 07 08, CIT 04 85 02 21, CIT 04 86 02 21, CIT 24 07 08

Rating/Underwriting Information			
Year Built:	1928	Protective Device - Burglar Alarm:	No
Town / Row House:	No	Protective Device - Fire Alarm:	No
Construction Type:	Frame	Protective Device - Sprinkler:	None
BCEGS:	Ungraded	No Prior Insurance Surcharge:	No
Territory / Coastal Territory:	007 / 90	Terrain:	C
Wind / Hail Exclusion:	No	Roof Cover:	Non-FBC Equivalent
Municipal Code - Police:	509	Roof Cover - FBC Wind Speed:	N/A
Municipal Code - Fire:	509	Roof Cover - FBC Wind Design:	N/A
Occupancy:	Owner Occupied	Roof Deck Attachment:	Unknown
Use:	Secondary	Roof-Wall Connection:	Unknown
Number of Families:	1	Secondary Water Resistance:	No
Protection Class:	1	Roof Shape:	Gable
Distance to Hydrant (ft.):	500	Opening Protection:	None
Distance to Fire Station (mi.):	1		

A premium adjustment of \$0 is included to reflect the building's wind loss mitigation features or construction techniques that exists.

A premium adjustment of \$0 is included to reflect the building code effectiveness grade for your area. Adjustments range from a 2% surcharge to a 13% credit.

The Total Charge For This Endorsement is \$0

ADDITIONAL NAMED INSURED(S)	
Name	Address
No Additional Named Insureds	

ADDITIONAL INTEREST(S)			
#	Interest Type	Name and Address	Loan Number
1	Additional Interest	CITY OF KEY WEST C/O HOUSING AUTHORITY OF THE CITY OF KEY WEST 1400 KENNEDY DR KEY WEST, FL 33040-4079	
2	1st Mortgagee	SOUTH STATE BANK NA ISAOA ATTN MORTGAGE SERVICING PO BOX 961292 FORT WORTH, TX 76161-0292	90945748



Homeowners HO-3 Special Form Policy - Declarations

Policy Number: 05542221 - 1

POLICY PERIOD: FROM 07/13/2021 TO 07/13/2022

First Named Insured: Daniel Thomas Delpercio

at 12:01 a.m. Eastern Time at the Location of the Residence Premises

FLOOD COVERAGE IS NOT PROVIDED BY THIS POLICY.

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

YOUR POLICY PROVIDES COVERAGE FOR A CATASTROPHIC GROUND COVER COLLAPSE THAT RESULTS IN THE PROPERTY BEING CONDEMNED AND UNINHABITABLE. OTHERWISE, YOUR POLICY DOES NOT PROVIDE COVERAGE FOR SINKHOLE LOSSES. YOU MAY PURCHASE ADDITIONAL COVERAGE FOR SINKHOLE LOSSES FOR AN ADDITIONAL PREMIUM.

LAW AND ORDINANCE: LAW AND ORDINANCE COVERAGE IS AN IMPORTANT COVERAGE THAT YOU MAY WISH TO PURCHASE. PLEASE DISCUSS WITH YOUR INSURANCE AGENT.



Homeowners HO-3 Special Form Policy - Declarations

Policy Number: 05542221 - 1

POLICY PERIOD: FROM 07/13/2021 TO 07/13/2022

First Named Insured: Daniel Thomas Delpercio

at 12:01 a.m. Eastern Time at the Location of the Residence Premises

FLOOD INSURANCE: YOU MAY ALSO NEED TO CONSIDER THE PURCHASE OF FLOOD INSURANCE. YOUR HOMEOWNER'S INSURANCE POLICY DOES NOT INCLUDE COVERAGE FOR DAMAGE RESULTING FROM FLOOD EVEN IF HURRICANE WINDS AND RAIN CAUSED THE FLOOD TO OCCUR. WITHOUT SEPARATE FLOOD INSURANCE COVERAGE, YOU MAY HAVE UNCOVERED LOSSES CAUSED BY FLOOD. PLEASE DISCUSS THE NEED TO PURCHASE SEPARATE FLOOD INSURANCE COVERAGE WITH YOUR INSURANCE AGENT.

TO REPORT A LOSS OR CLAIM CALL 866.411.2742

IN CASE OF LOSS TO COVERED PROPERTY, YOU MUST TAKE REASONABLE EMERGENCY MEASURES SOLELY TO PROTECT THE PROPERTY FROM FURTHER DAMAGE IN ACCORDANCE WITH THE POLICY PROVISIONS.

PROMPT NOTICE OF THE LOSS MUST BE GIVEN TO US OR YOUR INSURANCE AGENT. EXCEPT FOR REASONABLE EMERGENCY MEASURES, THERE IS NO COVERAGE FOR REPAIRS THAT BEGIN BEFORE THE EARLIER OF: (A) 72 HOURS AFTER WE ARE NOTIFIED OF THE LOSS, (B) THE TIME OF LOSS INSPECTION BY US, OR (C) THE TIME OF OTHER APPROVAL BY US.

THIS POLICY CONTAINS LIMITS ON CERTAIN COVERED LOSSES, ALL SUBJECT TO THE TERMS AND CONDITIONS OF YOUR POLICY. THESE LIMITS MAY INCLUDE A \$10,000 LIMIT ON COVERAGE FOR COVERED LOSSES CAUSED BY ACCIDENTAL DISCHARGE OR OVERFLOW OF WATER OR STEAM FROM SPECIFIED HOUSEHOLD SYSTEMS, SEEPAGE OR LEAKAGE OF WATER OR STEAM, CONDENSATION, MOISTURE OR VAPOR, AS DESCRIBED AND INSURED IN YOUR POLICY (HEREAFTER COLLECTIVELY REFERRED TO AS ACCIDENTAL DISCHARGE OF WATER IN THIS PARAGRAPH). AS ANOTHER EXAMPLE, THERE IS ALSO LIMIT OF \$3,000 APPLICABLE TO REASONABLE EMERGENCY MEASURES TAKEN TO PROTECT COVERED PROPERTY FROM FURTHER DAMAGE BY ACCIDENTAL DISCHARGE OF WATER. THE AMOUNT WE PAY FOR THE NECESSARY REASONABLE EMERGENCY MEASURES YOU TAKE SOLELY TO PROTECT COVERED PROPERTY FROM FURTHER DAMAGE BY ACCIDENTAL DISCHARGE OF WATER WILL BE DEDUCTED FROM THE \$10,000 LIMIT ON COVERAGE FOR ACCIDENTAL DISCHARGE OF WATER.

INFORMATION ABOUT YOUR POLICY MAY BE MADE AVAILABLE TO INSURANCE COMPANIES AND/OR AGENTS TO ASSIST THEM IN FINDING OTHER AVAILABLE INSURANCE MARKETS.

PLEASE CONTACT YOUR AGENT IF THERE ARE ANY QUESTIONS PERTAINING TO YOUR POLICY. IF YOU ARE UNABLE TO CONTACT YOUR AGENT, YOU MAY REACH CITIZENS AT 866.411.2742.



POLICY CHANGE SUMMARY

POLICY NUMBER: 05542221 - 1

POLICY PERIOD FROM 07/13/2021 **TO** 07/13/2022

at 12:01 a.m. Eastern Time

Transaction: AMENDED DECLARATIONS

Effective: 08/06/2021

Item	Prior Policy Information	Amended Policy Information
Dwelling		
Dwelling at 927 CATHERINE ST, KEY WEST, FL		
Additional Interests		
Additional Interest: CITY OF KEY WEST C/O HOUSING AUTHORITY OF THE CITY OF KEY WEST (Additional Interest)		Added

This summary is for informational purposes only and does not change any of the terms or provisions on your policy. Please carefully review your policy Declarations and any attached forms for a complete description of coverage.

POLICY NUMBER:

HOMEOWNERS
HO 04 10 10 00

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INTERESTS

Residence Premises

SCHEDULE*

<p>Name And Address Of Person Or Organization:</p> <p>Effective Date Of Interest: (Optional)</p> <p>Description Of Interest:</p>
<p>Name And Address Of Person Or Organization:</p> <p>Effective Date Of Interest: (Optional)</p> <p>Description Of Interest:</p>
<p>* Entries may be left blank if shown elsewhere in this policy for this coverage.</p>

In addition to the Mortgagee(s) shown in the Declarations or elsewhere in this policy, the persons or organizations named in the Schedule above also have an interest in the "residence premises".

CANCELLATION AND NONRENEWAL NOTIFICATION

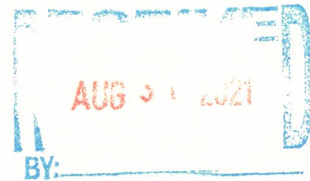
If we decide to cancel or not to renew this policy, the persons or organizations named in the Schedule will be notified in writing.

All other provisions of this policy apply.

AV LAW PLLC

ATTORNEYS AT LAW

99530 OVERSEAS HIGHWAY., SUITE 2
KEY LARGO, FL 33037



ANTHONY A. VELARDI
LEAH M. MAURER

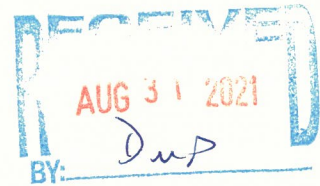
TELEPHONE
(305) 453-5277

FACSIMILE
(305) 453-4985

August 30, 2021

Via UPS

City of Key West, Florida
c/o Planning Department
1300 White Street
Key West, Florida 33040



RE: Application for Easement
927 Catherine Street, Key West, FL 33040

To Whom It May Concern:

Please find enclosed an Application for Easement concerning the above-referenced property. Also enclosed are the following requested items:

- 1) Cashier's Check in the amount of \$2,520.00 payable to City of Key West;
- 2) Notarized Verification Form;
- 3) Notarized Authorization Form;
- 4) Copy of recorded Warranty Deed;
- 5) Monroe County Property Record Card;
- 6) Signed and sealed Specific Purpose Survey;
- 7) Photographs showing the proposed area;
- 8) Certificate of Liability Insurance naming the City of Key West as additional insured.

If you have any questions or concerns, please do not hesitate to contact me. Thank you for your kind attention to this matter.

Sincerely,

Anthony A. Velardi, Esq.

cc: File
Client

Enclosures







Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Anthony A. Velardi, in my capacity as Managing Member
(print name) *(print position; president, managing member)*
of AV Law PLLC
(print name of entity)

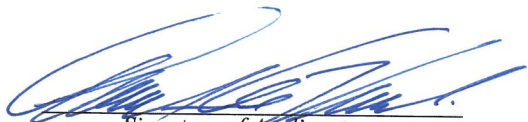
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

927 Catherine Street, Key West, FL 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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 of Applicant

Subscribed and sworn to (or affirmed) before me on this 8/27/2021 by
AV Law PLLC
Name of Applicant
date

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


Notary's Signature and Seal

Leah M. Maurer
Name of Acknowledger typed, printed or stamped



HH138134
Commission Number, if any

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, Daniel Thomas DelPercio authorize
Please Print Name(s) of Owner(s) as appears on the deed

AV Law PLLC

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]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this

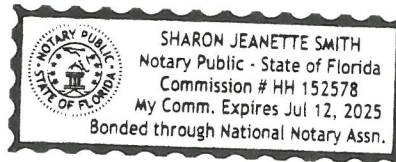
August 4th, 2021
Date

by Daniel Thomas DelPercio
Name of Owner

He/She is personally known to me or has presented FLDL 0416-178-59-289-0 as identification.

[Signature]

Notary's Signature and Seal



Sharon Jeanette Smith

Name of Acknowledger typed, printed or stamped

HH 152578

Commission Number, if any

Property Record Card

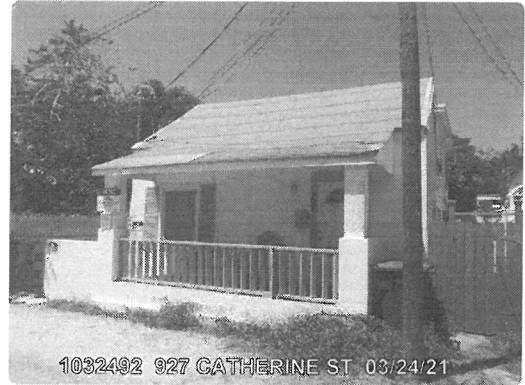
Disclaimer

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 00031710-000000
 Account# 1032492
 Property ID 1032492
 Millage Group 10KW
 Location 927 CATHERINE St, KEY WEST
 Address
 Legal KW G G WATSON SUB I-209 PT LOTS 13 AND 14 SQR 5 TR 13 G26-111 OR720-472
 Description OR720-464/65 OR763-1241/42 OR898-2322 OR1116-422 OR1419-1432/34 OR2324-437/38 OR2727-1816 OR2978-0450 2980-1352 OR3114-1605
 (Note: Not to be used on legal documents.)
 Neighborhood 6097
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DELPERCIO DANIEL THOMAS
 927 Catherine St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$129,877	\$80,454	\$81,866	\$81,866
+ Market Misc Value	\$1,008	\$0	\$0	\$0
+ Market Land Value	\$235,871	\$235,871	\$231,089	\$236,311
= Just Market Value	\$366,756	\$316,325	\$312,955	\$318,177
= Total Assessed Value	\$347,958	\$316,325	\$312,955	\$318,177
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$366,756	\$316,325	\$312,955	\$318,177

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,398.00	Square Foot	0	0

Buildings

Building ID 2482
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1504
 Finished Sq Ft 1160
 Stories 2 Floor
 Condition POOR
 Perimeter 196
 Functional Obs 0
 Economic Obs 0
 Depreciation % 16
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FR STUCCO
 Year Built 1928
 EffectiveYearBuilt 2006
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage TAR & GRAVEL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,160	1,160	196
OPF	OP PRCH FIN LL	68	0	42
SBF	UTIL FIN BLK	276	0	70
TOTAL		1,504	1,160	308

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1993	1994	1	4 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/9/2021	\$656,000	Warranty Deed	2331630	3114	1605	99 - Unqualified	Improved
7/11/2019	\$0	Warranty Deed	2231153	2978	0450	14 - Unqualified	Improved
1/26/2015	\$0	Death Certificate		2727	1816	88 - Unqualified	Improved
12/1/1983	\$1	Warranty Deed		898	2322	U - Unqualified	Improved

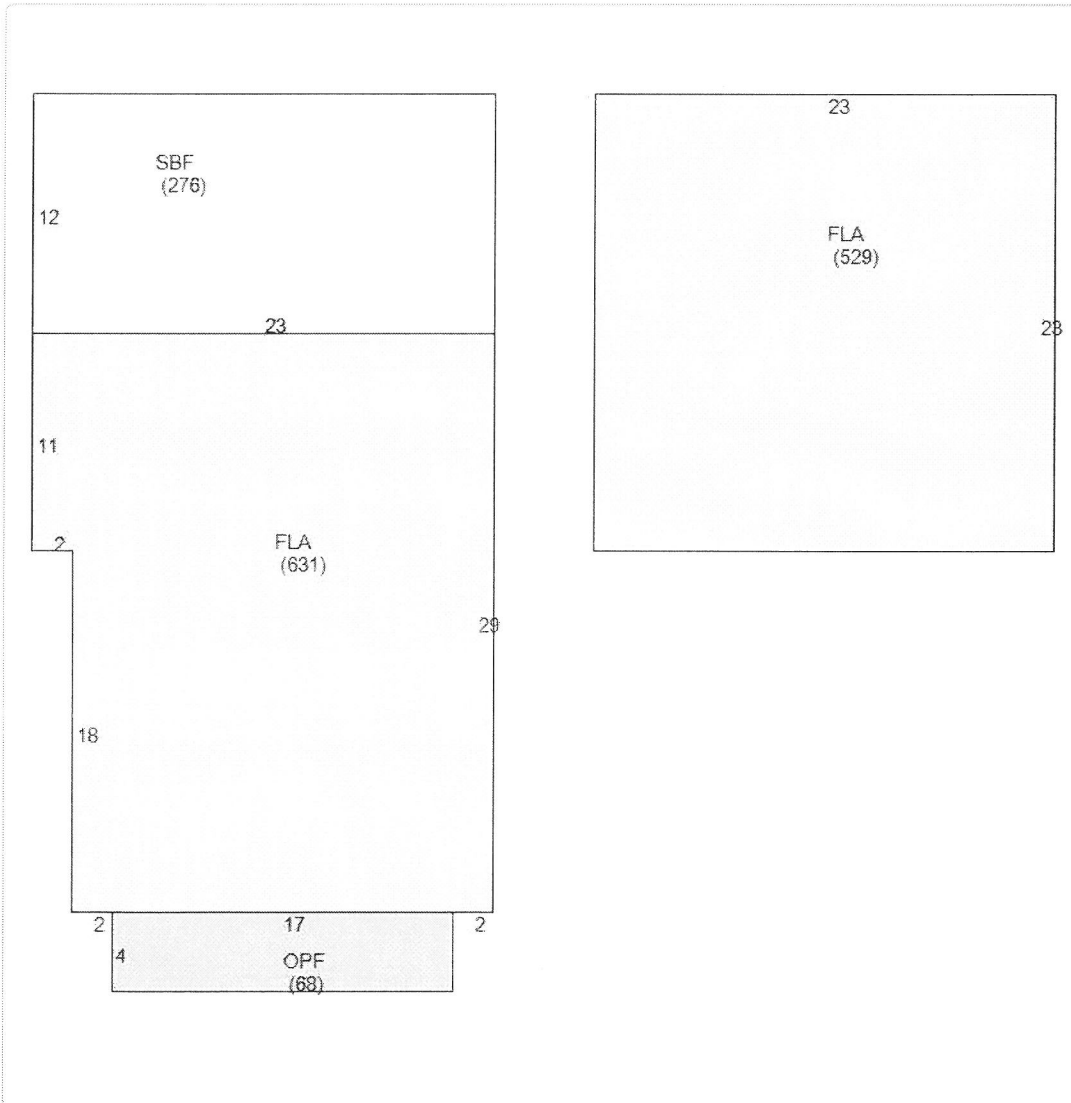
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0202126	8/7/2002	8/14/2002	\$2,300		REPAIRS TO ROOF
B933155	11/1/1993	10/1/1994	\$1,200		REPAIRS

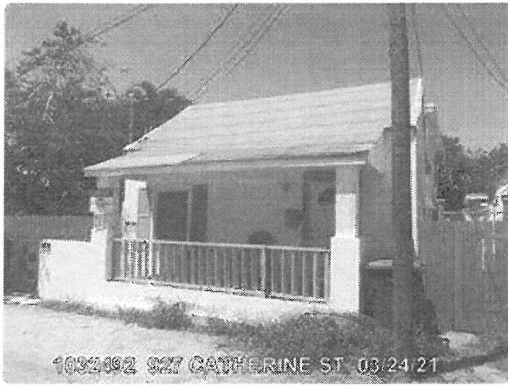
View Tax Info

[View Taxes for this Parcel](#)

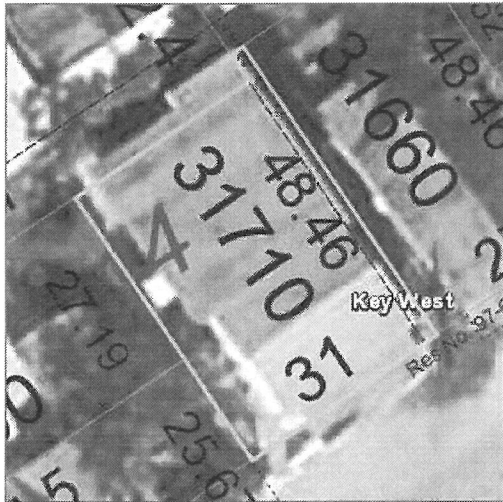
Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

2021 Notices Only

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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

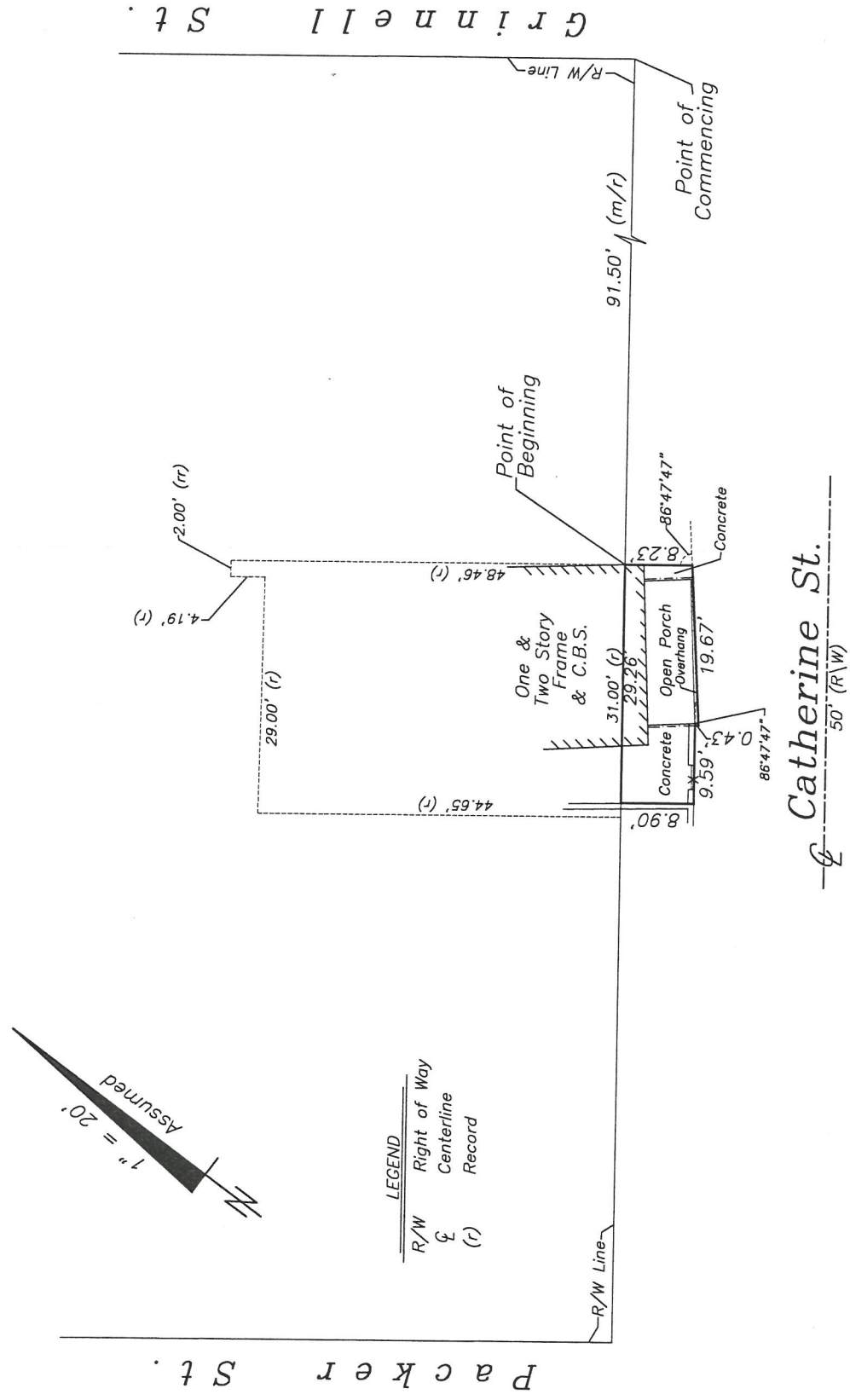
Last Data Upload: 8/27/2021, 4:20:38 AM

Version 2.3.143

Developed by
 Schneider
GEOSPATIAL

Boundary Survey

Specific Purpose Survey to illustrate a legal description of a portion of the right of way of Catherine Street adjacent to Lots 13 & 14, Square 5, WATSON'S SUBDIVISION of Tract 13, Island of Key West prepared by the undersigned



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 927 Catherine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.

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

A parcel of land on the Island of Key West, and known as a portion of the right of way of Catherine Street adjacent to Lots 13 and 14, Square 5, of Watson's Subdivision, according to a diagram as recorded in Deed Book I, Page 209, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
 Commence at the intersection of the Northwesterly right of way line of Catherine Street with the Southwesterly right of way line of the Grinnell Street and run thence Southwesterly along the Northwesterly right of way line of the said Catherine Street for a distance of 91.50 feet to the Point of Beginning; thence continue along the Northwesterly right of way line of the said Catherine Street for a distance of 29.26 feet to the Northeastly face of an existing concrete block wall; thence Southeastly and at right angles for a distance of 8.90 feet; thence Northeastly and at right angles, along the Southeastly face of a concrete block wall, and extensions thereof, for a distance of 9.59 feet to the Southeastly face of an overhang on an existing open porch on a One and Two Story structure; thence Southeastly with a deflection angle of 86°47'47" to the right and along said overhang for a distance of 0.43 feet; thence Northeastly and at right angles and along the Southeastly face of said overhang, and extension thereof for a distance of 19.67 feet; thence Northwesterly with a deflection angle of 86°47'47" to the left for a distance of 8.23 feet back to the Point of Beginning, containing 258 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Daniel Thomas DelPercio; City of Key West;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

THIS SURVEY IS NOT ASSIGNABLE

August 5, 2021
 Revise Certification August 13, 2021

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422

Deed

Prepared by and return to:

Annie Coronel
CLA Title & Escrow
3350 SW 148th Ave, Suite 110,
Miramar FL 33027
(888) 924-9008
File No FL-21-11954

Parcel Identification No 00031710-000000

(State Above This Line For Recording Data)

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 9th day of July, 2021 between Patricia A. DeHoyos, an unmarried widow, whose post office address is 1302 Angeline Avenue, Orlando, FL 32807, of the County of Orange, State of Florida, Grantor, to Daniel Thomas DelPercio, an unmarried man, whose post office address is 927 Catherine Street, Key West, FL 33040, of the County of Monroe, State of Florida, Grantee:

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

Parcel 1: On the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13) and described on Watson's Subdivision of said Tract, which diagram is recorded in Deed Book 1, Page 209, of Monroe County Record; as part of Lot Fourteen 14 of Square Five (5); Commencing at a point on Catherine Street Ninety—three (93) feet, six (6) inches from the corner of Catherine and Grinnell Streets and running thence along Catherine Street in a SW'y direction Twenty—nine (29) feet; thence in a NW'y direction Fifty—three (53) feet, Four and four—fifths (4 4/5) inches, more or less; thence in a NE'y direction Twenty—nine (29) feet; thence in a SE'y direction Fifty—three (53) feet, four and four—fifths (4 4/5) inches, more or less, to the Place of Beginning on Catherine Street.

Parcel 2: On the Island of Key West, known on William A. Whitehead's Map, delineated in February, A.D. 1829, as part of Tract 13, and described on Watson's Subdivision of said Tract, which diagram is recorded in Deed Book 1, Page 209, of Monroe County Record as part of Lot 13, Square 5; Commencing at a point on the Northwesterly right—of—way boundary Line of Catherine Street, 91.50 feet from the corner of Catherine and Grinnell Streets and running thence along Catherine Street in a Southwesterly direction 2.0 feet; thence in a Northwesterly direction 48.46 feet; thence in a Northeasterly direction 2.0 feet; thence in a Southeasterly direction 48.46 feet to the Place of Beginning on Catherine Street.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: JAT ARWING

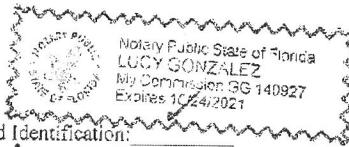
[Signature]
Patricia A. DeHoyos

WITNESS
PRINT NAME: LUCY GONZALEZ

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 9 day of JULY 2021, by Patricia A. DeHoyos.

[Signature]
Signature of Notary Public
Print Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification: _____
Produced: FLORIDA DRIVER LICENSE