

LAW OFFICES  
**JOHN P. WILKES**

Professional Association  
SUITE 101A

901 SOUTH FEDERAL HIGHWAY  
FORT LAUDERDALE, FLORIDA 33316  
EMAIL: JWILKES@JPWPA.COM

TELEPHONE: (954) 467-9200

FACSIMILE: (954) 467-6508

January 2, 2012

**Via email ccowart@keywestcity.com and  
original via Federal Express**

City of Key West Planning Department  
Attention: Carlene Cowart, Development Review  
Administrator  
3140 Flagler Avenue  
Key West, FL 33040-7432

Re: Lot line reconfiguration for 1114 & 1116 Watson Street,  
Key West, Florida 33040

Dear Ms. Cowart:

Attached please find the following documentation regarding the request for splitting the lots for the above-referenced property:

1. Request for Lot Splitting letter.
2. Verification Form.
3. Authorization Form.
4. Copies of the Warranty Deeds for both lots.
5. Copies of prior surveys for 1114 & 1116 Watson Street (and combined sketch).
6. Copy of the proposed configuration survey.
7. Proposed new legal description - Page 2 of #6.
8. Check in the amount of \$650.00, payable to the City of Key West for the request fee (\$500) and the advertising and fire inspector fee (\$150).

Should you have any questions regarding the foregoing matter, please do not hesitate to contact me.

Sincerely,

  
JOHN P. WILKES

JPW/jts

Enclosures

cc's: Jennifer Stephens via email [photoofthearts@aol.com](mailto:photoofthearts@aol.com)  
Ashley Monnier via email [amonnier@keywestcity.com](mailto:amonnier@keywestcity.com)  
Thomas Pope via email [TEPopePA@aol.com](mailto:TEPopePA@aol.com)  
Timothy J. Koenig, Esq. via email [koenig@fkhlaw.com](mailto:koenig@fkhlaw.com)



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City of Key West Planning Department  
Attention: Carlene Cowart, Development Review  
Administrator  
3140 Flagler Avenue  
Key West, FL 33040-7432



Re: Lot line reconfiguration for 1114 & 1116 Watson Street,  
Key West, Florida 33040

Dear Ms. Cowart:

This is a request seeking an administrative review and written certification demonstrating the City's approval of reconfiguration of the lot lines that separate parcels located at 1114 and 116 Watson Street, pursuant to Section 1118-4 of the City of Key West Building Code.

Owner: Key West Bank, FSB is currently the owner of the property pursuant to accepting Deeds-in-Lieu of Foreclosure for the two parcels. The copies of the deeds of conveyance for those parcels are attached and part of the package seeking approval of this request.

Property: Both lots are non-complying lots singularly and jointly within the district in which they are situated the Historic Medium Density Residential District (HMDR). Parcel 1114 consists of a two story structure with separate independent recognized units for occupancy (1<sup>st</sup> Floor and 2<sup>nd</sup> Floor).

Parcel 1116 consists of a two story frame structure located on the front and with the first and second floor units and a one story frame structure in the rear. Previously it has been recognized as three independent units upon that parcel.

The request for modification sought hereby does not increase the number of lots or require an extension of any off-site improvements.

Extent and Purpose of Reconfiguration:

Originally, Parcel 1114 consisted of an independent lot of record with its eastern (common boundary line with Parcel 1116) running through a portion of the improvements constructed thereon. To avoid that encroachment, a triangular piece of approximately 3.4 ft of frontage on Watson Street was conveyed from Parcel 1116 to Parcel 1114. That parcel is described in the survey attached reflecting the existing parcels as the additional triangular parcel of land as part of Lot 7 in Square 6 of Tract 13, and depicted on the sketch.

Notwithstanding that earlier conveyance, the boundary line runs along the improvements constructed upon Parcel 1114, and it is the desire of the owner to have that property line moved to be equal distance between the two improvements that would provide independent access to each of the parcels so that they may be continued to be utilized and operated as independent parcels. This would require a conveyance of a portion of Parcel 1116 lot to Parcel 1114 of an additional footage as depicted on the exhibit defining this additional conveyance area. The final reconfiguration is reflected on the proposed survey of the reconfigured boundary lines. This reconfiguration will also allow servicing, maintenance and repair of the improvements on Parcel 1114 without having to travel on the adjoining property (Parcel 1116).

There currently exists a shared stairwell and access to the second story units on Parcels 1114 and 1116. In furtherance of review of this configuration and recommendation by the Division Chief/Fire Marshal, it has been agreed that as a condition of approval would be the removal of the adjoining stairwells; and closing off the access to the second story units on each of the parcels from that point. Independent access, if not already provided (Parcel 1116 has existing access) will be constructed to provide access to the second floor units elsewhere on the property, in a location other than in the area lying between the structures (e.g. rear, front, other side or internally as may be approved and permitted in accordance with the applicable building codes.

If there are any questions with regard to the request or additional conditions sought to be imposed, please do not hesitate to contact the undersigned. Thank you for your consideration of the request.

Sincerely,



JOHN P. WILKES

JPW/jts  
Enclosures

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, JOHN P. WILKES, in my capacity as PRESIDENT  
*(print name)* *(print position; president, managing member)*

of JOHN P. WILKES, P.A.  
*(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:

1114 & 1116 WATSON 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.

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 21<sup>st</sup> Day of December, 2011 by  
*date*

JOHN P. WILKES  
*Name of Authorized Representative*

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

*Notary's Signature and Seal*

Jean T. Sherman  
*Name of Acknowledger typed, printed or stamped*

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



**Deed**



This instrument prepared by,  
 record and return to:  
 Arthur E. Lewis, Esq.  
 Attorney for Key West Bank, FSB  
 Moskowitz Mandell Salim & Simowitz, P.A.  
 800 Corporate Drive, Suite 500  
 Ft. Lauderdale, FL 33334

Doc# 1781363 03/15/2010 2:52PM  
 Filed & Recorded in Official Records of  
 MONROE COUNTY DANNY L. KOLHAGE

03/15/2010 2:52PM  
 DEED DOC STAMP CL: TRINA \$3,034.50

Doc# 1781363  
 Bk# 2456 Pg# 1860

**WARRANTY DEED**

This Indenture, made this <sup>as of</sup> 24<sup>th</sup> day of February, 2010, between THOMAS A. LUNA, a single man, whose address is 1114 Watson Street, Key West, FL 33040, Grantor, and KEY WEST BANK, FSB, whose address is 701 Whitehead Street, Key West, FL 33040, Grantee.

Witnesseth that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration 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 successors and assigns forever, the following described land, situate, lying and being in MONROE County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**  
**{Street Address: 1114 Watson Street, Key West, FL 33040}**

Together with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereunto belonging or in anywise appertaining;

Subject to restrictions and easements of record and taxes for the year 2010 and thereafter.

Said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This deed is executed and delivered with the purpose and intention of being an absolute irrevocable and unconditional conveyance in consideration of the release of the Grantor from all personal liability under a certain mortgage dated April 18, 2007, recorded in O.R. Book 2289, Page 1178, of the Public Records of MONROE County, Florida, and from all personal liability under the promissory note which said mortgage secures. This deed is executed and delivered voluntarily without duress or undue influence and is not intended to be additional security for said note. It is the intention of the parties that there shall not be a merger of the fee simple title of the Grantee with the lien of the mortgage, but that the lien of the mortgage be preserved and remain in full force and effect, except that Grantor shall henceforth have no personal liability thereunder.

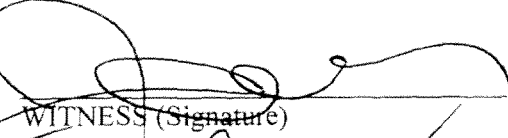
In construing this Agreement, the singular shall be held to include the plural, the plural shall include the singular, and the use of any gender shall include every other and all genders.

In Witness Whereof, Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
THOMAS A. LUNA

  
WITNESS (Signature)

  
WITNESS (Signature)  
JERRY COLEMAN  
WITNESS (Print)

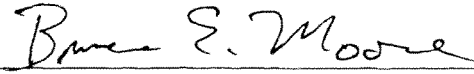
Ethan McKenzie  
WITNESS (Print)

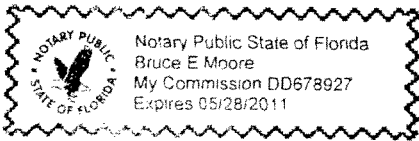
STATE OF FLORIDA

COUNTY OF MONROE

BEFORE ME, the undersigned authority, on this 10<sup>th</sup> March day of ~~February~~, 2010, personally appeared THOMAS A. LUNA, who is personally known to me, or has shown as identification, and who did take an oath.

(Seal)

  
NOTARY PUBLIC, State of Florida





Property Address: 1114 WATSON STREET, KEY WEST, FLORIDA 33040

EXHIBIT "A"

LEGAL DESCRIPTION

On the Island of Key West and known as a part of Lot 7 in Square 6 Tract 13, according to George G. Watson's Subdivision of said Tract 13 recorded in Deed Book "OO" page 32, Monroe County Records. COMMENCING at a point on Watson Street, distant Southeasterly from the corner of Watson and Virginia Streets, 160 feet 2-4/5 inches and running thence along Watson Street in a Southeasterly direction 26 feet, 6 inches; thence at right angles in a Southwesterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 26 feet, 6 inches thence at right angles in a Northeasterly direction 108 feet, 6 inches, to the point of beginning on Watson Street.

AND ALSO:

A triangular parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "I" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows: COMMENCING at the SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street, and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 186.74 feet to the Point of Beginning; thence SW'ly and at right angles for a distance of 108.5 feet, thence NE'ly with a deflection angle of 178 degrees 12 minutes to the left for a distance of 108.55 feet to the SW'ly right of way line of the said Watson Street; thence NW'ly and along the SW'ly right of way line of the said Watson Street for a distance of 3.4 feet back to the Point of Beginning.

This instrument prepared by,  
record and return to:  
Arthur E. Lewis, Esq.  
Attorney for Key West Bank, FSB  
Moskowitz Mandell Salim & Simowitz, P.A.  
800 Corporate Drive, Suite 500  
Ft. Lauderdale, FL 33334

Doc# 1781361 03/15/2010 2:50PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

03/15/2010 2:50PM  
DEED DOC STAMP CL: TRINA \$2,359.00

Doc# 1781361  
Bk# 2456 Pg# 1857

**WARRANTY DEED**

This Indenture, made this <sup>24<sup>th</sup></sup> day of February, 2010, between THOMAS A. LUNA, a single man, whose address is 1114 Watson Street, Key West, FL 33040, Grantor, and KEY WEST BANK, FSB, whose address is 701 Whitehead Street, Key West, FL 33040, Grantee.

Witnesseth that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration 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 successors and assigns forever, the following described land, situate, lying and being in MONROE County, Florida, to-wit:

**ON THE ISLAND OF KEY WEST, KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF TRACT 13, BUT NOW BETTER KNOWN AS PART OF LOT 7, SQUARE 6, ACCORDING TO GEORGE G. WATSON'S SUBDIVISION OF SAID TRACT 13 AS RECORDED IN DEED BOOK "I" AT 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 SE'LY RIGHT OF WAY LINE OF VIRGINIA STREET WITH THE SW'LY RIGHT OF WAY LINE OF WATSON STREET AND RUN THENCE SE'LY ALONG THE SW'LY RIGHT OF WAY LINE OF THE SAID WATSON STREET FOR A DISTANCE OF 190.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SE'LY ALONG THE SW'LY RIGHT OF WAY LINE OF THE SAID WATSON STREET FOR A DISTANCE OF 23.43 FEET; THENCE SW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 108.50 FEET; THENCE NW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 26.83 FEET; THENCE NE'LY WITH A DEFLECTION ANGLE OF 91° 48' TO THE RIGHT FOR A DISTANCE OF 108.55 FEET BACK TO THE POINT OF BEGINNING.**

{Street Address: 1116 Watson Street, Key West, FL 33040}

Together with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereunto belonging or in anywise appertaining;

Subject to restrictions and easements of record and taxes for the year 2010 and thereafter.




Said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


This deed is executed and delivered with the purpose and intention of being an absolute irrevocable and unconditional conveyance in consideration of the release of the Grantor from all personal liability under a certain mortgage dated July 26, 2002, recorded in O.R. Book 1805, Page 1840; that certain Receipt of Advance dated February 11, 2005, recorded in O.R. Book 2087, Page 1654; and that certain Mortgage Modification Agreement, dated May 25, 2006, recorded in O.R. Book 2213, Page 2338, all of the Public Records of MONROE County, Florida, and from all personal liability under the promissory note which said mortgage secures. This deed is executed and delivered voluntarily without duress or undue influence and is not intended to be additional security for said note. It is the intention of the parties that there shall not be a merger of the fee simple title of the Grantee with the lien of the mortgage, but that the lien of the mortgage be preserved and remain in full force and effect, except that Grantor shall henceforth have no personal liability thereunder.

In construing this Agreement, the singular shall be held to include the plural, the plural shall include the singular, and the use of any gender shall include every other and all genders.

In Witness Whereof, Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
THOMAS A. LUNA

  
WITNESS (Signature)

JERAY COLEMAN  
WITNESS (Print)

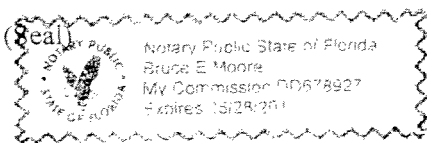
  
WITNESS (Signature)

Ethan McKenzie  
WITNESS (Print)

STATE OF FLORIDA

COUNTY OF MONROE

BEFORE ME, the undersigned authority, on this 10<sup>th</sup> day of March, 2010, personally appeared THOMAS A. LUNA, who is personally known to me, or has shown as identification, and who did take an oath.



  
NOTARY PUBLIC, State of Florida

# Survey

# NORBY



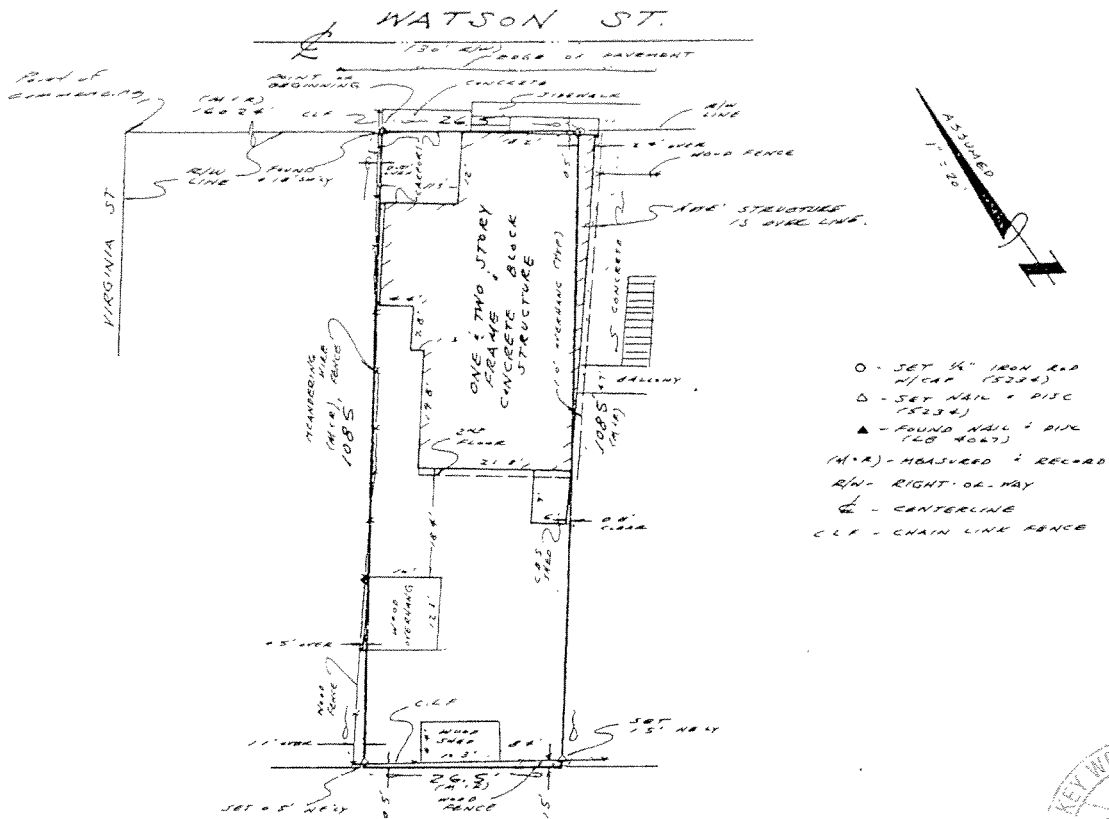
**& Associates, Inc.**  
Professional Land Surveyors

3104 Flagler Avenue

Key West, FL 33040

Thomas A. Norby, PLS  
Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924



**NOTES:**

1. Flood Insurance Rate Map Zone: X; Community Panel #120168, 1716 G, dated 11-4-92.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1114 Watson Street, Key West, FL.
5. Date of field work: July 10, 1995.

**BOUNDARY SURVEY OF:** On the Island of Key West and known as a part of Lot 7 in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 recorded in Deed Book "00", Page 32, Monroe County Records. COMMENCING at a point in Watson Street, distant Southeasterly from the corner of Watson and Virginia Streets, 160 feet 2-4/5 inches and running thence along Watson Street in a Southeasterly direction 26 feet 6 inches; thence at right angles in a Southwesterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 26 feet 6 inches; thence at right angles in a Northeasterly direction 108 feet 6 inches, to the Point of Beginning on Watson Street.

I HEREBY CERTIFY to: Gary E. Adkins; GMAC Mortgage Corporation of Pennsylvania; Tropical Land Title Co.; and Stewart Title Guaranty Company...  
...that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and Chapter 61G17-6 of the Florida Administrative Code, and that there are no encroachments, above ground, other than those shown hereon.

NORBY & ASSOCIATES, INC.

Thomas A. Norby, PLS  
Florida Reg. #5234

July 11, 1995



1102

NORBY



*& Associates, Inc.*  
Professional Land Surveyors

3104 Flagler Avenue

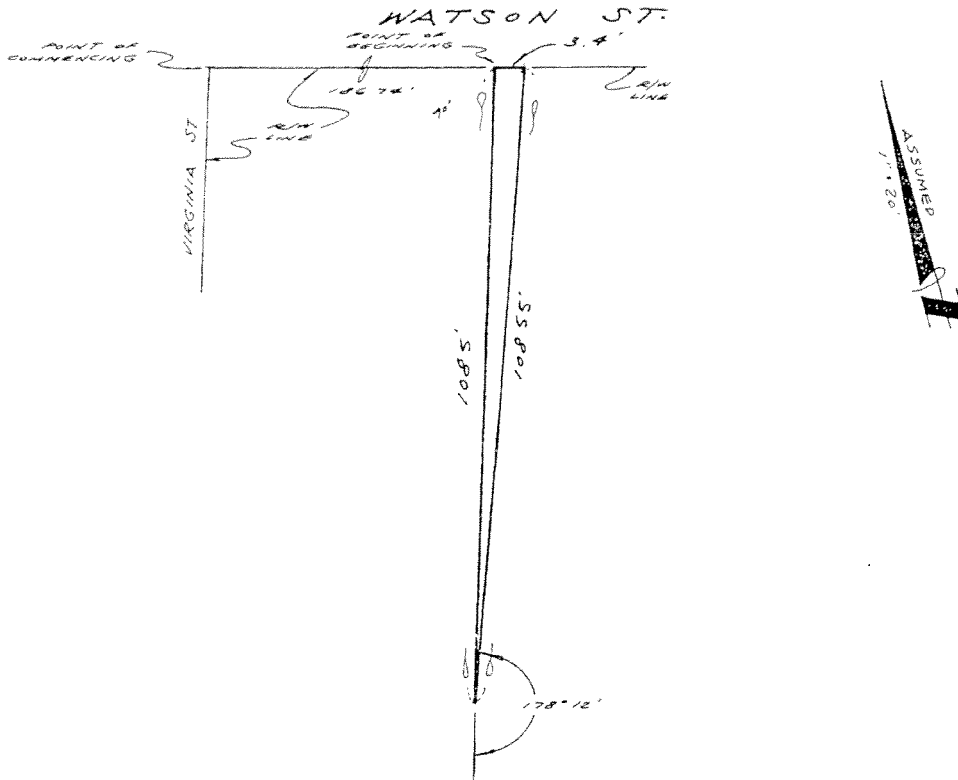
Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924



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

A triangular parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "I" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCING at the SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 186.74 feet to the Point of Beginning; thence SW'ly and at right angles for a distance of 108.5 feet; thence NE'ly with a deflection angle of 178°12' to the left for a distance of 108.55 feet to the SW'ly right of way line of the said Watson Street; thence NW'ly and along the SW'ly right of way line of the said Watson Street for a distance of 3.4 feet back to the Point of Beginning.

**SPECIFIC PURPOSE SURVEY FOR:** Gary E. Adkins

I HEREBY CERTIFY that the Specific Purpose Survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and Chapter 61G17 of the Florida Administrative Code. **THIS IS NOT A SURVEY.**

NORBY & ASSOCIATES, INC.

*Thomas A. Norby*  
Thomas A. Norby, PLS  
Florida Reg. Cert. #5234

July 11, 1995

1103

# NORBY



**& Associates, Inc.**

Professional Land Surveyors

3104 Engler Avenue

Key West, FL 33040

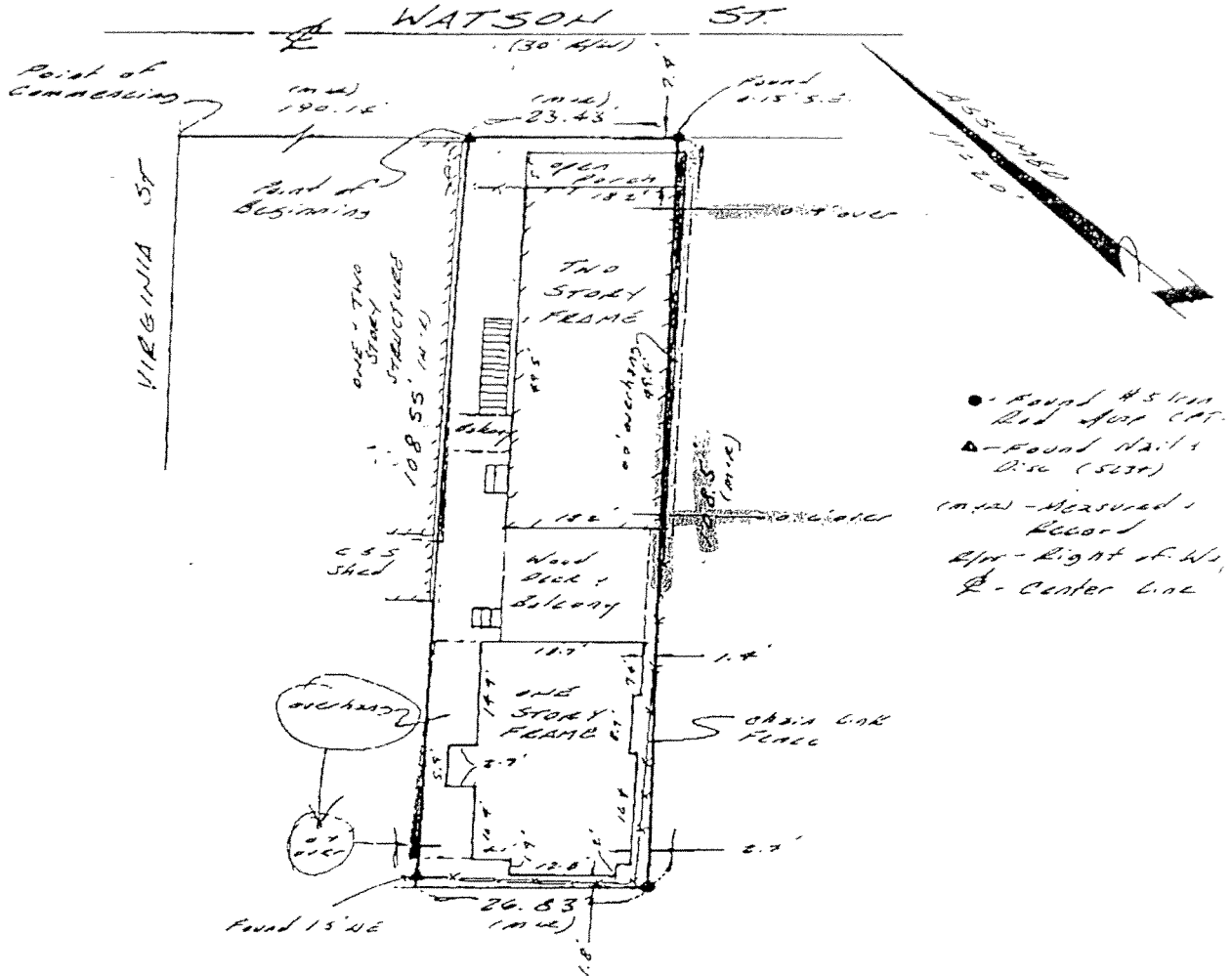
(305) 296-7422

FAX (305) 293-9924

Thomas A. Norby, PLS

Reg. No. 5234

*For Monica*



SHEET ONE OF TWO SHEETS

NORBY



& Associates, Inc.  
Professional Land Surveyors  
3104 Fingler Avenue Key West, FL 33040

Thomas A. Norby, PLS  
Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

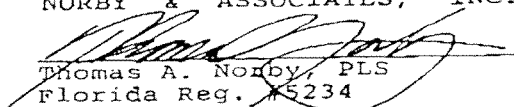
NOTES:

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: 1116 Watson 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. Date of field work: March 24, 1999.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 13, but now better known as part of Lot 7, Square 6, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "I" at 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 SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 190.14 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 23.43 feet; thence SW'ly and at right angles for a distance of 108.5 feet; thence NW'ly and at right angles for a distance of 26.83 feet; thence NE'ly with a deflection angle of 91°48' to the right for a distance of 108.55 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Gary E. Adkins;  
PinnFund USA, a California Corporation;  
Keys Title & Abstract Company;  
Stewart Title Guaranty Company;

NORBY & ASSOCIATES, INC.

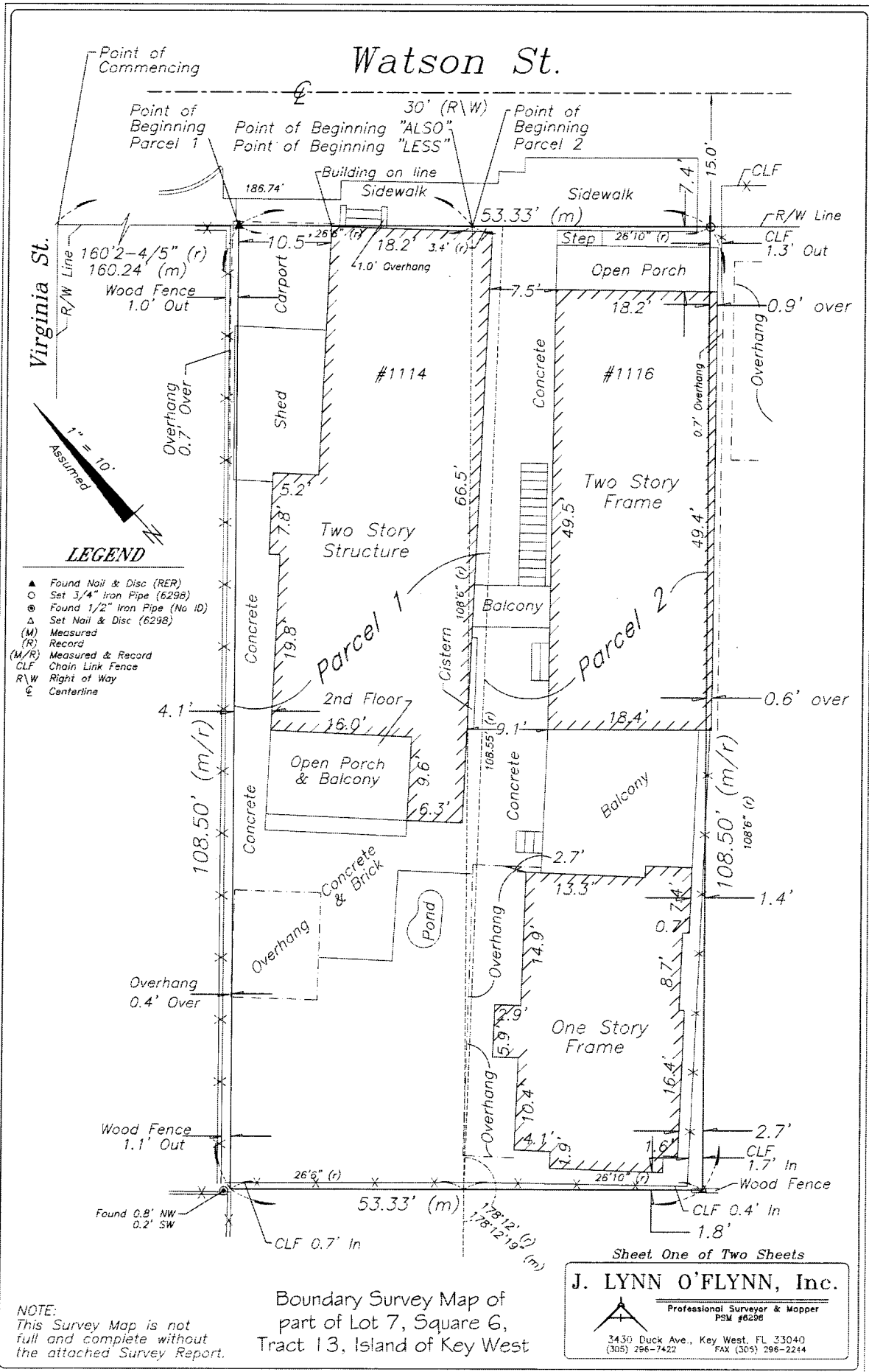
  
Thomas A. Norby, PLS  
Florida Reg. #5234

March 25, 1999

SHEET TWO OF TWO SHEETS



# **Proposed Reconfiguration**



# Watson St.

Virginia St.

- LEGEND**
- ▲ Found Nail & Disc (RER)
  - Set 3/4" Iron Pipe (6298)
  - ⊙ Found 1/2" Iron Pipe (No ID)
  - △ Set Nail & Disc (6298)
  - (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - CLF Chain Link Fence
  - R/W Right of Way
  - ⊕ Centerline

**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

Boundary Survey Map of part of Lot 7, Square 6, Tract 13, Island of Key West

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #6298

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

Boundary Survey Report of  
part of Lot 7, Square 6,  
Tract 13, Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent, or 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: 1114 and 1116 Watson 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. This survey is not assignable.
9. Date of field work: July 28, 2011.
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

BOUNDARY SURVEY OF:

PARCEL 1:

On the Island of Key West and known as a part of Lot 7 in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 recorded in Deed Book "00", Page 32, Monroe County, Records. COMMENCING at a point in Watson Street, distant Southeasterly from the corner of Watson and Virginia Streets, 180 feet 2-4/5 inches and running thence along Watson Street in a Southeasterly direction 26 feet, 6 inches; thence at right angles in a Southwesterly direction 108 feet, 6 inches; thence at right angles in a Northwesterly direction 26 feet, 6 inches; thence at right angles in a Northeasterly direction 108 feet, 6 inches, to the Point of Beginning.

ALSO:

A triangular parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "T" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:  
COMMENCING at the SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 186.74 feet to the Point of Beginning; thence SW'ly and at right angles for a distance of 108.5 feet; thence NE'ly with a deflection angle of 178°12' to the left for a distance of 108.55 feet to the SW'ly right of way line of the said Watson Street; thence NW'ly and along the SW'ly right of way line of the said Watson Street for a distance of 3.4 feet back to the Point of Beginning.

PARCEL 2:


On the Island of Key West, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 13, but now better known as part of Lot 7, Square 6 of said Tract 13 according to George G. Watson's Subdivision of a part of Tract 13 which diagram is recorded in Deed Book 00, Page 32 Monroe County, Florida. COMMENCING at a point on the Southwest side of Watson Street, distant 186 feet and 8 and 4/5 inches Southeast from the corner of Virginia and Watson Streets, and run thence along Watson Street in a Southeasterly direction 26 feet, 10 inches; thence at right angles in a Southwesterly direction 108 feet, 6 inches; thence at right angles in a Northwesterly direction 26 feet, 10 inches; thence at right angles in a Northeasterly direction 108 feet, 6 inches, to the Place of Beginning.

LESS:

A triangular parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "T" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:  
COMMENCING at the SE'ly right of way line of Virginia Street with the SW'ly right of way line of Watson Street and run thence SE'ly along the SW'ly right of way line of the said Watson Street for a distance of 186.74 feet to the Point of Beginning; thence SW'ly and at right angles for a distance of 108.5 feet; thence NE'ly with a deflection angle of 178°12' to the left for a distance of 108.55 feet to the SW'ly right of way line of the said Watson Street; thence NW'ly and along the SW'ly right of way line of the said Watson Street for a distance of 3.4 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Jennifer Stephens;  
Centennial Bank;  
Feldman Koenig Highsmith & Van Loon, P.A.;  
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

January 2, 2012

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #8298

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