

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.

October 6, 2015

Patrick Wright, Planner II
City of Key West
P.O. Box 1409
Key West, FL 33041-1409

RE: Waiver Request from Lot Split and Subdivision Requirements – 806 Caroline Street and 813 Sawyer Lane

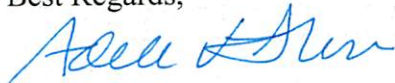
Dear Mr. Wright,

Please accept this request for administrative waiver from the requirements of Division 2 Section 118-166 through 118-169. The request is made to correct a survey issue which occurred with the original lot split in 1985. A concrete wall existing at the time of the original lot split was intended to serve as the boundary between the two parcels. Unfortunately the legal description places the back property line for 813 Sawyer Lane 2.6 feet on the far side of the barrier wall.

The owners of 813 Sawyer Lane in conjunction with the owner of 806 Caroline Street wish to adjust the lot line to reflect the barrier wall as the location of the lot line.

I have enclosed two surveys prepared to illustrate the existing and proposed rear lot line location along with the required \$500.00 application fee payable to the City of Key West as well as deeds and property cards to substantiate the history of the property. Please do not hesitate to contact me with any questions.

Best Regards,



Adele V. Stones
AVS/mw
c: client

Ginny Stones

From: Patrick Wright <pwright@cityofkeywest-fl.gov>
Sent: Friday, May 15, 2015 11:33 AM
To: ginny@keyslaw.net
Subject: RE: Lot Line Adjustment

Ginny,

I think your clients goal of correcting the surveying error can be achieved through a waiver request and handled administratively. Please submit a written request for a waiver to the applicable Sections of Sec 118 (Lot Split and Subdivision Procedures). We will still need existing and proposed surveys. The fee for a waiver is \$500.00. Let me know if you have any questions or concerns. Thanks, sorry for the delayed response.

Patrick Wright, Planner II

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040-4602
P [305.809.3778](tel:305.809.3778) | F [305.809.3978](tel:305.809.3978)
www.cityofkeywest-fl.gov

From: Ginny Stones [<mailto:ginny@keyslaw.net>]

Sent: Friday, May 15, 2015 11:05 AM
To: Patrick Wright
Subject: Lot Line Adjustment

Patrick:
Any thoughts on this?
Ginny

Adele V. Stones
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Phone: (305) 294-0252
Facsimile: (305) 292-5442
www.stonescardenas.com

NOTICE: The sender intends the information contained in this electronic mail transmission for the use of the named individual or entity to which it is directed as it may contain information that is privileged or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee. It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email to: ginny@keyslaw.net, or by telephone at 305-294-0252, so that our address records can be corrected. Thank you.

Deed

This Indenture,

388974

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; 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 "note" shall include all the notes herein described if more than one

500

Made this 30 day of April A. D. 19 85

Between
GEORGE CREIGHTON WEBB and BARBARA WEBB, his wife
of the County of Monroe in the State of Florida
party of the first part, and WAY BANDY, a single man over the age of 18,
years, who mailing address is 815 Sawyer Lane, 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---00/100 and all good and valuable consideration 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, situated in the County of Monroe State of Florida, to wit:

On the Island of Key West, known on William A. Whitehead's map delineated February, A.D. 1829, as part of Lot Three (3), Square Twenty-one

(21) Beginning at the Southeast corner of William Street and Caroline Street and thence running Northeast along Southerly right of way line of Caroline Street for a distance of One Hundred Six (106) feet, proceed Southeast perpendicular to Caroline Street for a distance of Fifty-seven (57) feet, to a point that is the point of beginning of the parcel of land herein described; from said point of beginning continue to proceed in a Southeast direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet; thence in a Northeast direction parallel to Caroline Street for a distance of Forty-two (42) feet, Six (6) inches; thence in a Northwest direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet, to a point thence proceed in a Southwest direction for a distance of Forty-two (42) feet, Six (6) inches, to the Point of Beginning.

Subject to conditions, restrictions and easements of record, if any, all applicable zoning regulations and taxes for the current and subsequent years.

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 herunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Maice D. Castro
Witness
Paul R. Hora
Witness

George Creighton Webb
GEORGE CREIGHTON WEBB
Barbara Webb
BARBARA WEBB

DS Paid 20.50 Date 5-13-85

MONROE COUNTY
DANNY R. KODNER, CLERK CIR. CT.
BY *[Signature]* D.C.

State of Florida

County of MONROE

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

GEORGE CREIGHTON WEBB and BARBARA WEBB, his wife

to me well known and known to me to be the individual described to and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West
County of Florida and State of Florida, this 30 day of April

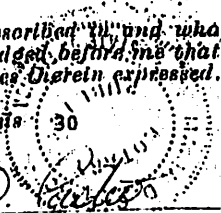
A. D. 19 85
Notary Public, State of Florida
My Commission Expires March 18, 1989

My Commission Expires

Maice D. Castro
Notary Public State of Florida

THIS INSTRUMENT PREPARED BY
THE LAW OFFICES OF DAVID PAUL HORAN
815 WHITEHEAD ST., KEY WEST, FLORIDA 33040

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
Notary Public, State of Florida
Maice D. Castro



806 Caroline

WARRANTY DEED
INDIVID TO INDIVID

143935

REC 759 PAGE 438

RAMCO FORM 61

This Warranty Deed Made the 28th day of March A D 1978 by

EDUARDO GARCIA, a single man over the age of twenty-one (21) years,

hereinafter called the grantor, to

GEORGE CREIGHTON WEBB and BARBARA WEBB, his wife,

whose postoffice address is 806 Caroline Street, Key West, FL 33040

hereinafter called the grantees:

Wherever used herein the terms grantor and grantee include all the heirs, assigns and legal representatives and agents of individual and the survivors and assigns of corporations.

Witnesseth: That the grantor for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantees, all that certain land situate in Monroe County, Florida, viz:

An undivided 1/2 interest in into the following described land:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Three (3), Square Twenty-one (21). Beginning at a point on Caroline Street One Hundred Six (106) feet from the corner of William and Caroline Streets and running thence on Caroline Street in a North-easterly direction Forty-two (42) feet, Six (6) inches; thence in a Southeasterly direction One Hundred Fifteen (115) feet; thence in a Southwesterly direction Forty-two (42) feet, Six (6) inches; thence in a Northwesterly direction One Hundred Fifteen (115) feet to the place of beginning on Caroline Street.

SUBJECT to zoning, easements, conditions, restrictions and limitations of record.

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

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free of all encumbrances, except taxes assessed subsequent to December 1, 1977.

3 17 PM '78

143935

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Barbara Sawyer
Paul Sawyer

Eduardo Garcia

U.S.
U.S.

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Monroe, Florida.

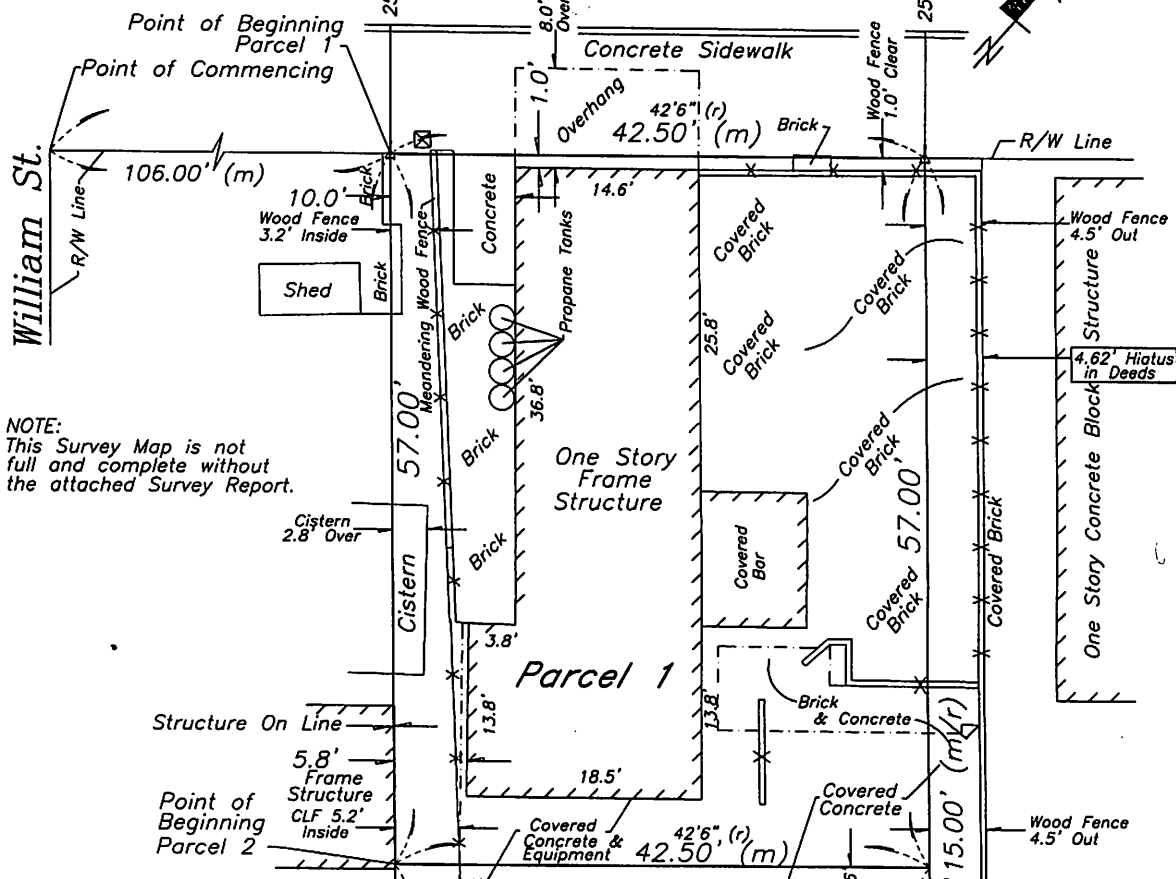
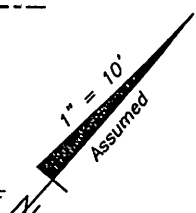
EDUARDO GARCIA

March 28th 1978

Survey

Boundary Survey Map of
part of Lot 3, Square
21, Island of Key West

50' (R\W)
Caroline St.



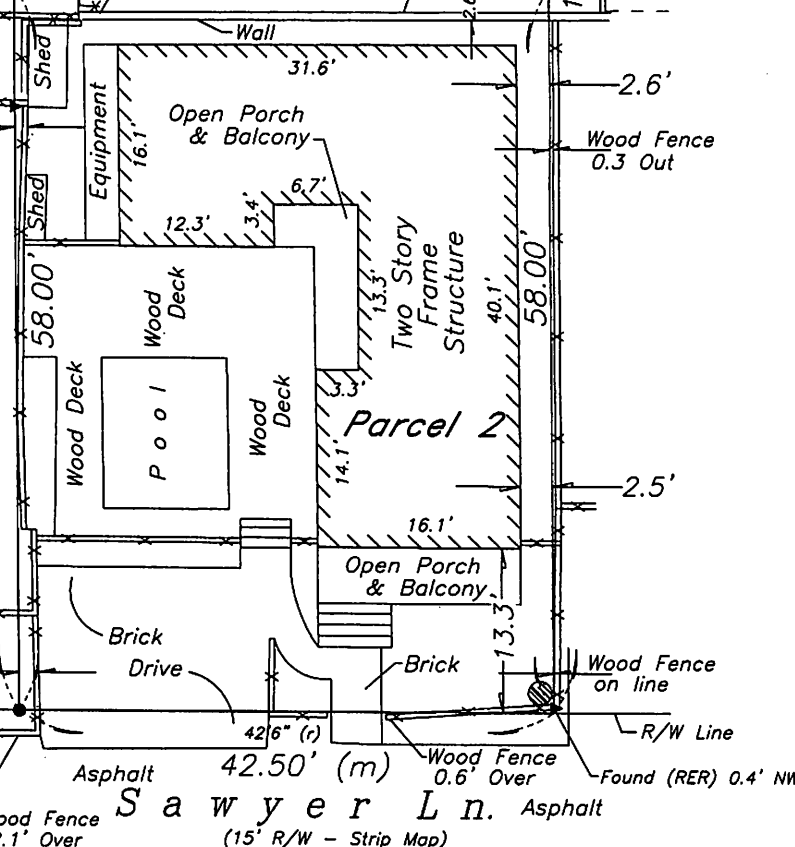
NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER)
- ▲ Found Nail & Disc (PTS)(RER)(6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

Sheet One of Two Sheets
J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #8880

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



Sawyer Ln.
Asphalt
(15' R/W - Strip Map)

Boundary Survey Report of part of Lot 3, Square 21 Island of Key West

NOTES:

1. The legal description shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 806 Caroline Street & 813 Sawyer Lane, 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. All Concrete and Bricking is not shown.
9. Date of field work: August 19, 2015
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 (806 Caroline Street): On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Three (3), Square Twenty-one (21). BEGINNING at a point on Caroline Street One Hundred Six (106) feet from the corner of William and Caroline Streets and running thence on Caroline Street in a Northeasterly direction Forty-two (42) feet, Six (6) inches; thence in a Southeasterly direction One Hundred Fifteen (115) feet; thence in a Southwesterly direction Forty-two (42) feet, Six (6) inches; thence in a Northwesterly direction for One Hundred Fifteen (115) feet to the place of beginning on Caroline Street.

LESS:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Three (3), Square Twenty-one (21): BEGINNING at the Southeasterly corner of William Street and Caroline Street and thence running Northeasterly along the Southerly right-of-way line of Caroline Street for a distance of One Hundred Six (106) feet; proceed Southeasterly perpendicular to Caroline Street for a distance of Fifty-seven (57) feet, to a point that is the Point of Beginning of the parcel of land herein described from said point of beginning continue to proceed in a Southeasterly direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet; thence in a Northeasterly direction parallel to Caroline Street for a distance of Forty-two (42) feet, Six (6) inches; thence in a Northwesterly direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet, to a point; thence proceed in a Southwesterly direction for a distance of Forty-two (42) feet, Six (6) inches, to the Point of Beginning.

Parcel 2 (813 Sawyers Lane): On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Three (3), Square Twenty-one (21): BEGINNING at the Southeasterly corner of William Street and Caroline Street and thence running Northeasterly along the Southerly right-of-way line of Caroline Street for a distance of One Hundred Six (106) feet; proceed Southeasterly perpendicular to Caroline Street for a distance of Fifty-seven (57) feet, to a point that is the Point of Beginning of the parcel of land herein described from said point of beginning continue to proceed in a Southeasterly direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet; thence in a Northeasterly direction parallel to Caroline Street for a distance of Forty-two (42) feet, Six (6) inches; thence in a Northwesterly direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet, to a point; thence proceed in a Southwesterly direction for a distance of Forty-two (42) feet, Six (6) inches, to the Point of Beginning.

BOUNDARY SURVEY FOR: Allen Miller & David Gilbertson;

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

September 1, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

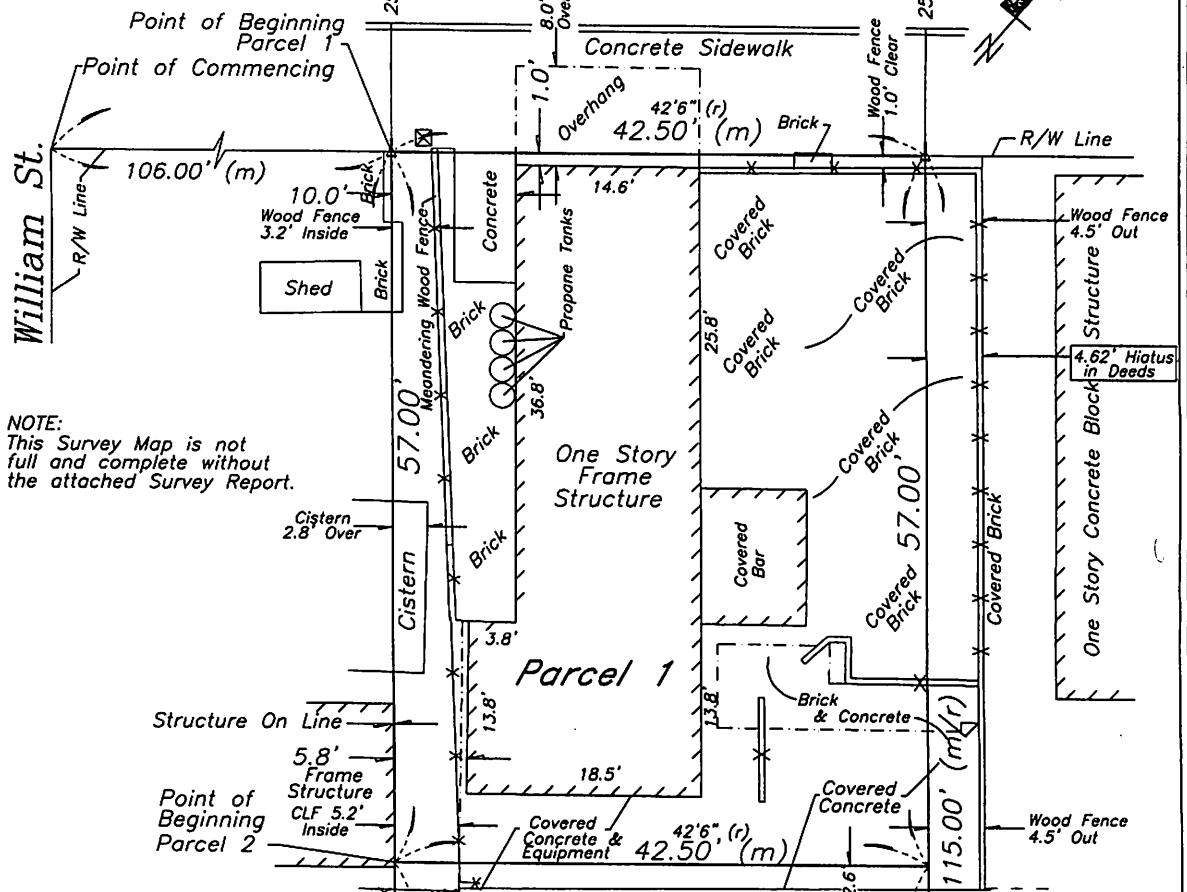
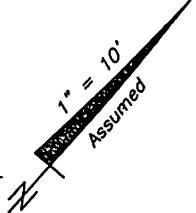
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Boundary Survey Map of
part of Lot 3, Square
21, Island of Key West

Caroline St.

50' (R\W)



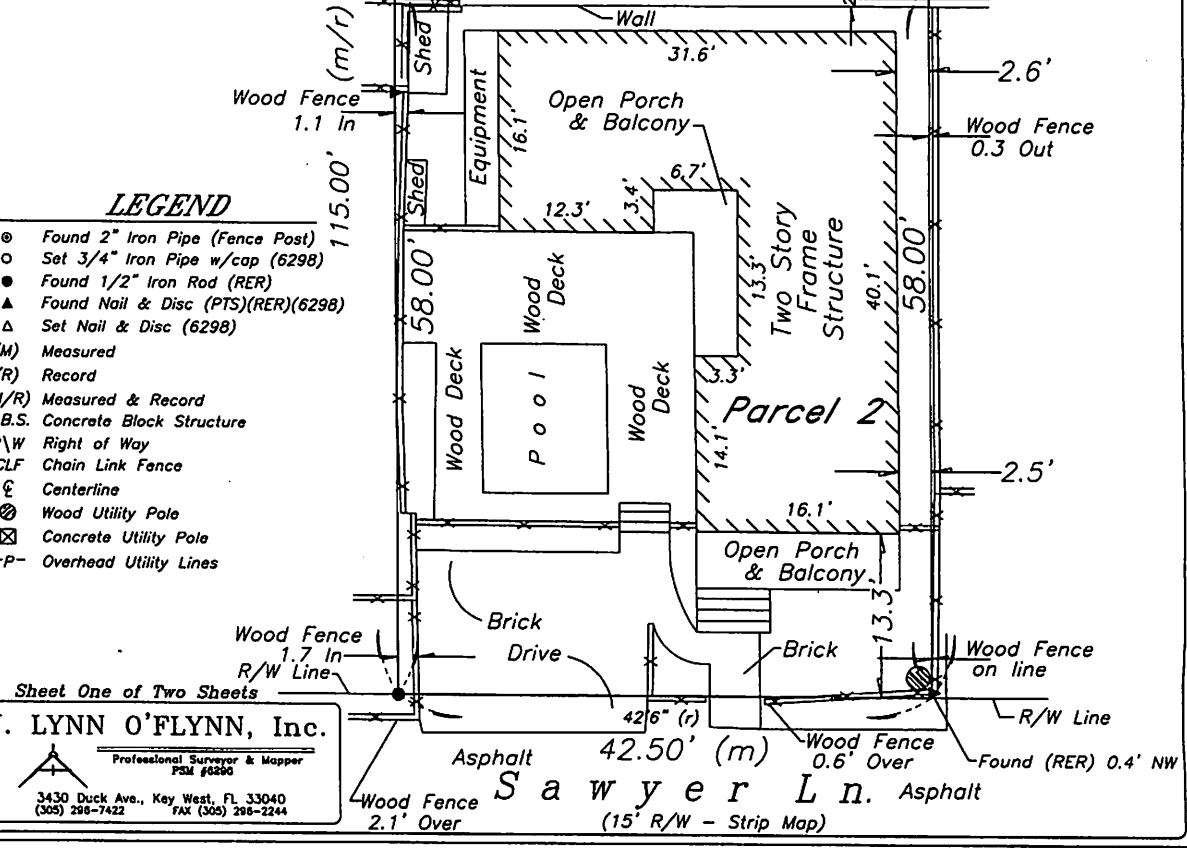
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- LEGEND**
- ⊙ Found 2" Iron Pipe (Fence Post)
 - Set 3/4" Iron Pipe w/cap (6298)
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 - R\W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊙ Wood Utility Pole
 - ⊠ Concrete Utility Pole
 - P- Overhead Utility Lines

Sheet One of Two Sheets

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

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244



Sawyer Ln. Asphalt
(15' R/W - Strip Map)

Boundary Survey Report of part of Lot 3, Square 21 Island of Key West

NOTES:

1. The legal description shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
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9. Date of field work: August 19, 2015
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LESS:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D., 1829, as a part of Lot Three (3), Square Twenty-one (21):

BEGINNING at the Southeasterly corner of William Street and Caroline Street and thence running Northeasterly along the Southerly right-of-way line of Caroline Street for a distance of One Hundred Six (106) feet; proceed Southeasterly perpendicular to Caroline Street for a distance of Fifty-seven (57) feet, to a point that is the Point of Beginning of the parcel of land herein described from said point of beginning continue to proceed in a Southeasterly direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet; thence in a Northeasterly direction parallel to Caroline Street for a distance of Forty-two (42) feet, Six (6) inches; thence in a Northwesterly direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet, to a point; thence proceed in a Southwesterly direction for a distance of Forty-two (42) feet, Six (6) inches, to the Point of Beginning.

Parcel 2 (813 Sawyers Lane): On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D., 1829, as a part of Lot Three (3), Square Twenty-one (21): **BEGINNING** at the Southeasterly corner of William Street and Caroline Street and thence running Northeasterly along the Southerly right-of-way line of Caroline Street for a distance of One Hundred Six (106) feet; proceed Southeasterly perpendicular to Caroline Street for a distance of Fifty-seven (57) feet, to a point that is the Point of Beginning of the parcel of land herein described from said point of beginning continue to proceed in a Southeasterly direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet; thence in a Northeasterly direction parallel to Caroline Street for a distance of Forty-two (42) feet, Six (6) inches; thence in a Northwesterly direction perpendicular to Caroline Street for a distance of Fifty-eight (58) feet, to a point; thence proceed in a Southwesterly direction for a distance of Forty-two (42) feet, Six (6) inches, to the Point of Beginning.

BOUNDARY SURVEY FOR: Allen Miller & David Gilbertson;

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

September 1, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

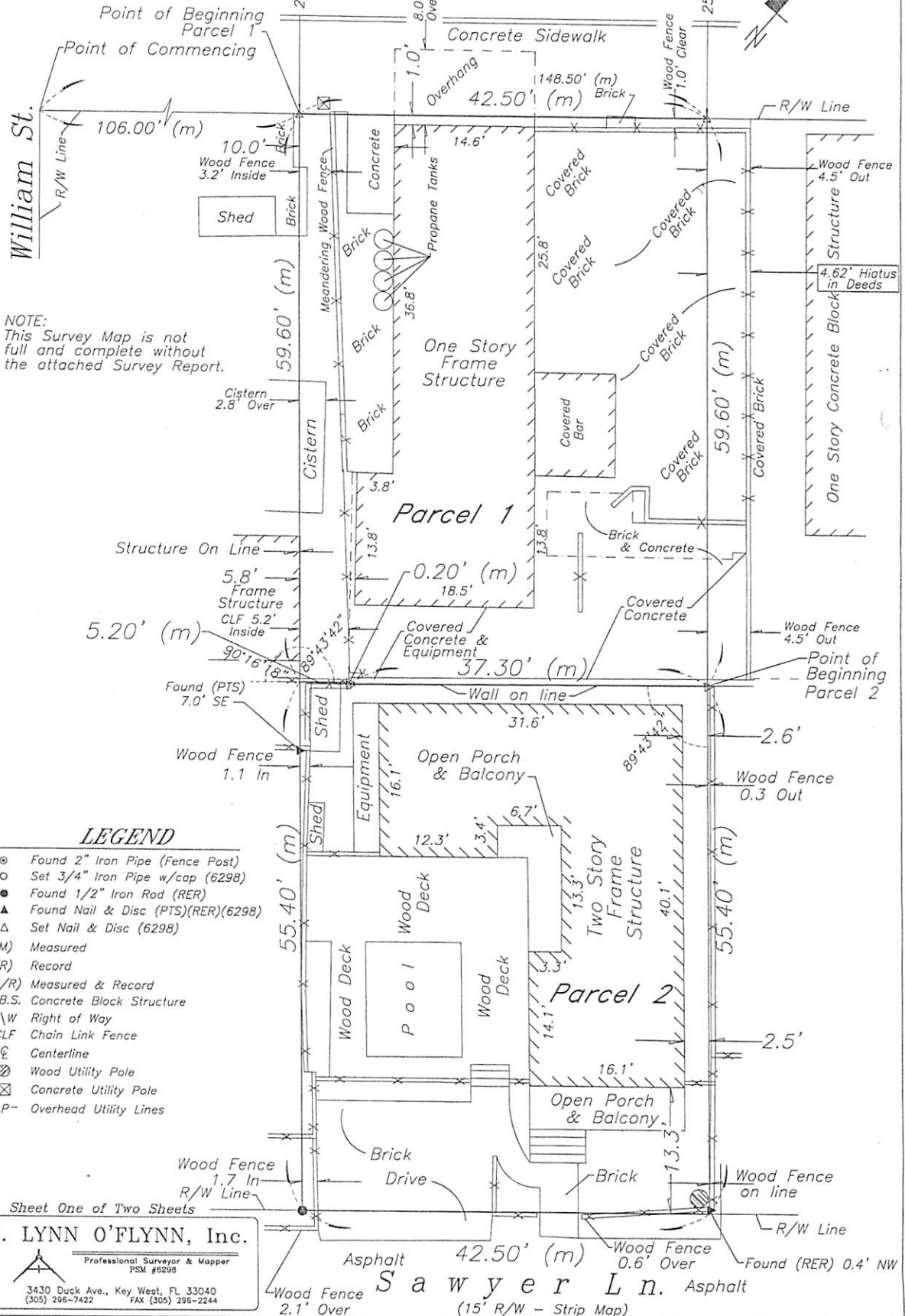


Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Map of
part of Lot 3, Square
21, Island of Key West

Caroline St.



NOTE:
This Survey Map is not
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LEGEND

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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

Asphalt
Sawyer Ln. Asphalt
(15' R/W - Strip Map)

Boundary Survey Report of part of Lot 3, Square 2 I Island of Key West

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: 806 Caroline Street & 813 Sawyer Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
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BOUNDARY SURVEY OF:

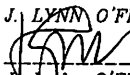
Parcel 1 (806 Caroline Street): A parcel of land on the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Three (3), Square Twenty-one (21), said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of William Street with the Southeasterly right of way line of Caroline Street and run thence Northeasterly along the Southeasterly right of way line of the said Caroline Street for a distance of 106.00 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Caroline Street for a distance of 42.50 feet; thence Southeasterly and at right angles for a distance of 59.60 feet to the Southeasterly face of an existing concrete block wall; thence Southwesterly with a deflection angle of 89°43'42" to the right and along the Southeasterly face of said wall for a distance of 37.30 feet; thence Northwesterly and at right angles for a distance of 0.20 feet; thence Southwesterly and at right angles for a distance of 5.20 feet, said point being on the Southwesterly boundary line of the lands described in Official Record Book 759 at Page 438 of the Public Records of Monroe County, Florida; thence Northwesterly with a deflection angle of 90°16'18" to the right and along the said Southwesterly boundary line of said lands for a distance of 59.60 feet back to the Point of Beginning;

Parcel 2 (813 Sawyers Lane): A parcel of land on the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Three (3), Square Twenty-one (21), said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of William Street with the Southeasterly right of way line of Caroline Street and run thence Northeasterly along the Southeasterly right of way line of the said Caroline Street for a distance of 148.50 feet, said point being the Northerly corner of the lands described in Official Record Book 759 at Page 438 of the Public Records of Monroe County, Florida; thence Southeasterly and at right angles along the Northeasterly boundary line of said lands for a distance of 59.60 feet to the Southeasterly face of an existing concrete block wall, said point also being the Point of Beginning; thence continue Southeasterly along the previously mentioned course for a distance for a distance of 55.40 feet to the Easterly corner of the said lands described in Official Record Book 759 at Page 438; thence Southwesterly and at right angles along the Southeasterly boundary line of said lands described in Official Record Book 759 at Page 438, for a distance of 42.50 feet to the Southerly corner of the said lands; thence Northwesterly and at right angles along the Southwesterly boundary line of said lands described in Official Record Book 759 at Page 438, for a distance of 55.40 feet; thence Northeasterly with a deflection angle of 89°43'42" to the right for a distance of 5.20 feet; thence Southeasterly and at right angles for a distance of 0.20 feet to the Southeasterly face of said wall; thence Northeasterly and at right angles along the Southeasterly face of said wall for a distance of 37.30 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Allen Miller & David Gilbertson;

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


September 1, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

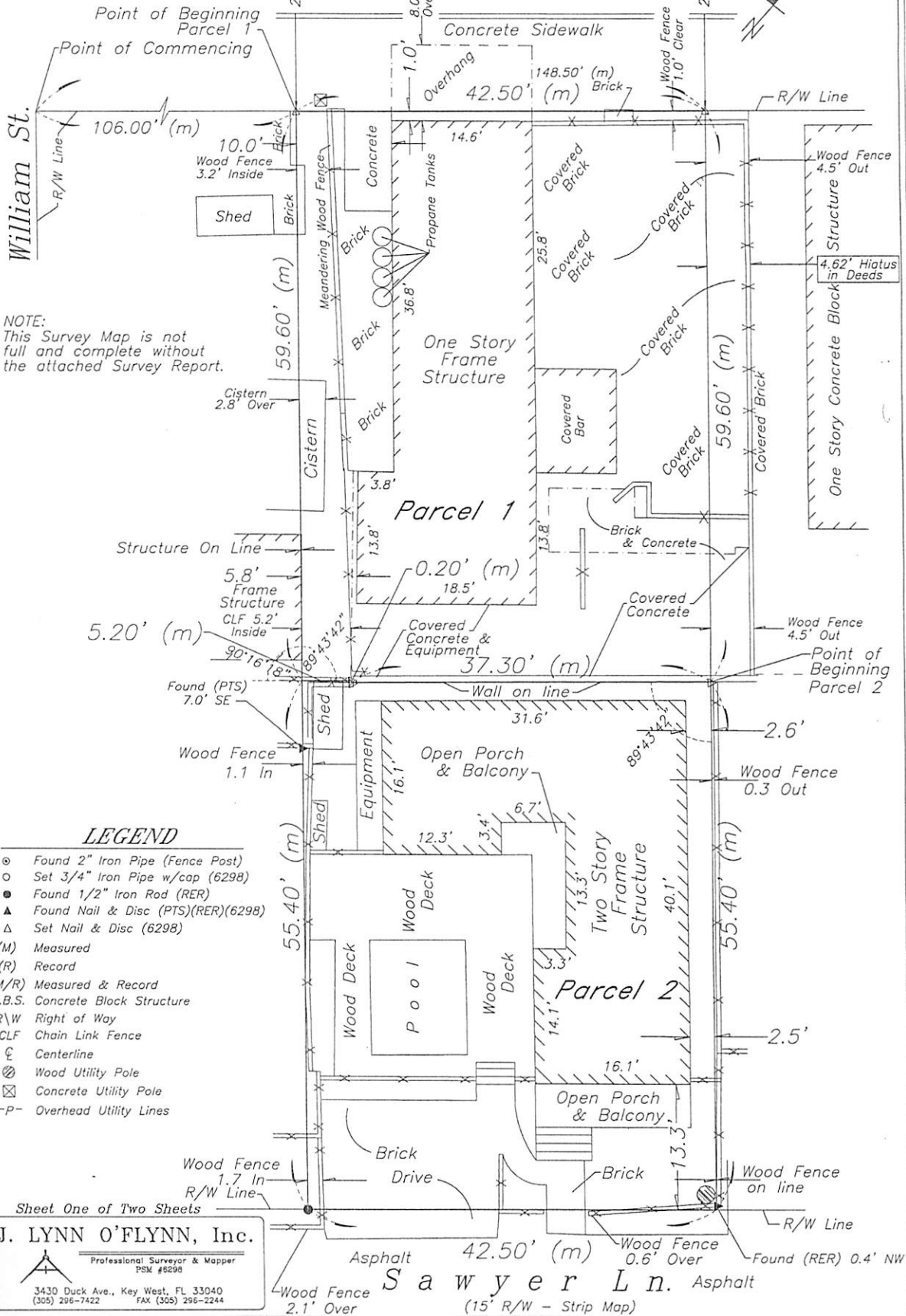
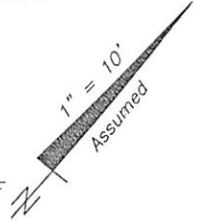
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #0298


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

Boundary Survey Map of
part of Lot 3, Square
21, Island of Key West

Caroline St.



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

LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER)
- ▲ Found Nail & Disc (PTS)(RER)(6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6698

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

Sawyer Ln. Asphalt
(15' R/W - Strip Map)

Boundary Survey Report of part of Lot 3, Square 21 Island of Key West

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: 806 Caroline Street & 813 Sawyer Lane, 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. All Concrete and Bricking is not shown.
9. Date of field work: August 19, 2015
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 (806 Caroline Street): A parcel of land on the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Three (3), Square Twenty-one (21), said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of William Street with the Southeasterly right of way line of Caroline Street and run thence Northeasterly along the Southeasterly right of way line of the said Caroline Street for a distance of 106.00 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Caroline Street for a distance of 42.50 feet; thence Southeasterly and at right angles for a distance of 59.60 feet to the Southeasterly face of an existing concrete block wall; thence Southwesterly with a deflection angle of 89°43'42" to the right and along the Southeasterly face of said wall for a distance of 37.30 feet; thence Northwesterly and at right angles for a distance of 0.20 feet; thence Southwesterly and at right angles for a distance of 5.20 feet, said point being on the Southwesterly boundary line of the lands described in Official Record Book 759 at Page 438 of the Public Records of Monroe County, Florida; thence Northwesterly with a deflection angle of 90°16'18" to the right and along the said Southwesterly boundary line of said lands for a distance of 59.60 feet back to the Point of Beginning;

Parcel 2 (813 Sawyers Lane): A parcel of land on the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Three (3), Square Twenty-one (21), said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of William Street with the Southeasterly right of way line of Caroline Street and run thence Northeasterly along the Southeasterly right of way line of the said Caroline Street for a distance of 148.50 feet, said point being the Northerly corner of the lands described in Official Record Book 759 at Page 438 of the Public Records of Monroe County, Florida; thence Southeasterly and at right angles along the Northeasterly boundary line of said lands for a distance of 59.60 feet to the Southeasterly face of an existing concrete block wall, said point also being the Point of Beginning; thence continue Southeasterly along the previously mentioned course for a distance for a distance of 55.40 feet to the Easterly corner of the said lands described in Official Record Book 759 at Page 438; thence Southwesterly and at right angles along the Southeasterly boundary line of said lands described in Official Record Book 759 at Page 438, for a distance of 42.50 feet to the Southerly corner of the said lands; thence Northwesterly and at right angles along the Southwesterly boundary line of said lands described in Official Record Book 759 at Page 438, for a distance of 55.40 feet; thence Northeasterly with a deflection angle of 89°43'42" to the right for a distance of 5.20 feet; thence Southeasterly and at right angles for a distance of 0.20 feet to the Southeasterly face of said wall; thence Northeasterly and at right angles along the Southeasterly face of said wall for a distance of 37.30 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Allen Miller & David Gilbertson;

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

September 1, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two 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

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 8682417 Parcel ID: 00003210-000100

Ownership Details

Mailing Address:

GILBERTSON DAVID L
17 ARNOLD PL
NEW BEDFORD, MA 02740-3634

All Owners:

GILBERTSON DAVID L, MATSUMOTO CAROLEE S (WIFE)

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 12KW

Affordable Housing: No

Section-Township-
Range: 06-68-25

Property Location: 813 SAWYERS LN KEY WEST

Legal Description: KW PT LOT 3 SQR 21 OR940-2466 OR1006-2383 #87-64-CP-12 OR1093-2451/52 OR1100-337CP/R
OR1128-1824/25 OR1274-110/111 OR1470-1122/24

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	2,484.47 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1690
Year Built: 1994

Building 1 Details

Building Type R1
Effective Age 11
Year Built 1994
Functional Obs 0

Condition G
Perimeter 312
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 10
Grnd Floor Area 1,690

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

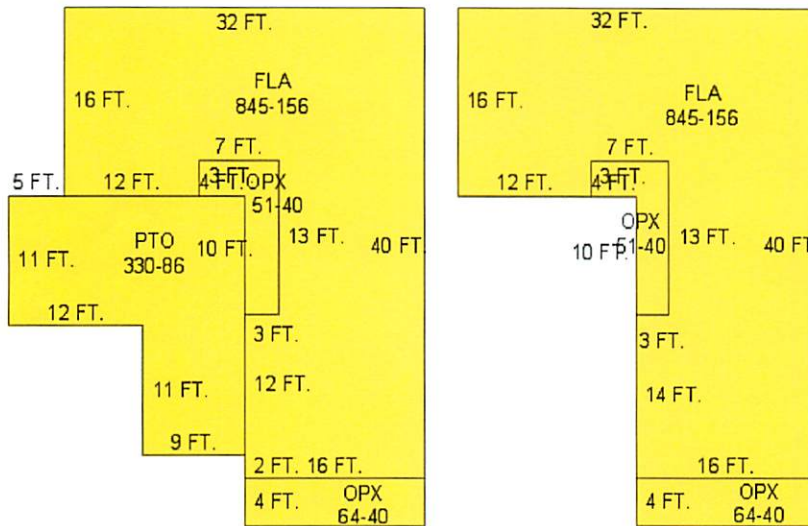
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 4

Extra Features:

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

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	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1994	N Y	0.00	0.00	845
2	<u>OPX</u>		1	1994	N Y	0.00	0.00	64
3	<u>PTO</u>		1	1994	N Y	0.00	0.00	330
4	<u>OPX</u>		1	1994	N Y	0.00	0.00	51

5	OPX		1	1994	N	Y	0.00	0.00	51
6	FLA	12:ABOVE AVERAGE WOOD	1	1994	N	Y	0.00	0.00	845
7	OPX		1	1994	N	Y	0.00	0.00	64

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	336 SF	42	8	1979	1980	5	30
2	PO4:RES POOL	120 SF	12	10	1993	1994	5	50
3	FN2:FENCES	96 SF	0	0	1993	1994	2	30
4	PT2:BRICK PATIO	277 SF	0	0	1996	1997	2	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	932515	09/01/1993	05/01/1994	160,000		NEW SFR HOUSE
	94334	01/01/1994	05/01/1994	7,000		SWIMMING POOL
	9702090	06/01/1997	12/01/1997	4,500		CHANGEOUT 2 AC UNITS

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
2014	269,855	10,139	555,358	835,352	743,259	0	835,352
2013	272,788	10,424	392,478	675,690	675,690	0	675,690
2012	275,721	10,708	354,480	640,909	640,909	0	640,909
2011	275,721	11,003	309,138	595,862	595,862	0	595,862
2010	278,654	11,301	329,307	619,262	619,262	0	619,262
2009	336,740	11,596	390,290	738,626	738,626	0	738,626
2008	309,316	11,890	434,782	755,988	755,988	0	755,988
2007	437,507	9,858	331,677	779,042	779,042	0	779,042
2006	693,239	10,090	236,025	939,354	939,354	0	939,354
2005	693,239	10,321	188,820	892,380	892,380	0	892,380
2004	406,902	10,556	176,397	593,855	593,855	0	593,855
2003	391,832	10,788	94,410	497,030	497,030	0	497,030
2002	368,082	11,019	84,472	463,573	463,573	0	463,573
2001	326,487	11,255	84,472	422,214	422,214	0	422,214
2000	326,487	12,863	50,311	389,661	389,661	0	389,661
1999	308,448	9,732	50,932	369,112	369,112	0	369,112
1998	274,519	8,843	50,932	334,294	334,294	0	334,294
1997	201,165	7,133	45,963	254,261	254,261	0	254,261

1996	154,645	5,632	50,431	210,709	210,709	0	210,709
1995	154,645	5,774	50,431	210,850	210,850	0	210,850
1994	0	445	50,431	50,876	50,876	0	50,876
1993	0	479	50,431	50,910	50,910	0	50,910
1992	0	504	50,431	50,935	50,935	0	50,935
1991	0	529	50,431	50,960	50,960	0	50,960
1990	0	0	43,616	43,616	43,616	0	43,616
1989	0	0	43,616	43,616	43,616	0	43,616
1988	14,759	0	43,616	58,375	58,375	0	58,375
1987	14,302	0	20,309	34,611	34,611	0	34,611
1986	14,391	0	19,627	34,018	34,018	0	34,018
1985	13,879	0	11,095	24,974	24,974	0	24,974

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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/1/1997	1470 / 1122	493,000	WD	Q
9/1/1993	1274 / 0110	68,000	WD	Q
4/1/1990	1128 / 1824	62,500	WD	Q
6/1/1989	1093 / 2451	83,700	WD	Q
4/1/1985	940 / 2466	45,000	WD	Q

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



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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1003344 Parcel ID: 00003210-000000

Ownership Details

Mailing Address:
MILLER ALLEN K REVOCABLE LIVING TRUST
806 CAROLINE ST
KEY WEST, FL 33040-6643

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 806 CAROLINE ST KEY WEST
Legal Description: KW PT LOT 3 SQR 21 OR483-184 OR537-827 OR759-438/439 OR886-1705Q/C OR940-2465 OR1277-298 OR1315-1885/87 OR2093-2407/08Q/C OR2492-802/804F/J

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	5	59	271.42 SF
100D - COMMERCIAL DRY	38	57	2,169.42 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 887
 Year Built: 1963

Building 1 Details

Building Type
 Effective Age 29
 Year Built 1963
 Functional Obs 0

Condition A
 Perimeter 178
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 36
 Grnd Floor Area 887

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

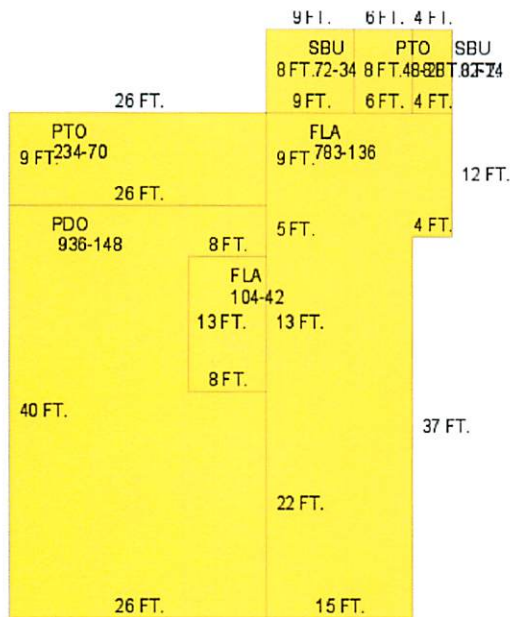
Roof Cover
 Heat 2
 Heat Src 2

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 8

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	1989					783
2	FLA		1	1989					104
3	PDO		1	1989					936
4	PTO		1	1989					234
5	SBU		1	1989					72

6	PTO	1	1989	48
7	SBU	1	1989	32

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1008	RESTAURANT & CAFETR	100	N	Y
	1009	NIGHT CLUBS, BARS D	100	N	N
	1010	PDO	100	N	N
	1011	PTO	100	N	N
	1012	SBU	100	N	N
	1013	PTO	100	N	N
	1014	SBU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
318	AVE WOOD SIDING	77
319	METAL SIDING	23

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	353 SF	59	6	2012	2013	2	30
3	PT2:BRICK PATIO	20 SF	0	0	1979	1980	2	50
4	PT3:PATIO	36 SF	0	0	1969	1970	1	50

Appraiser Notes

PEPE'S CAFE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	12-1527	05/15/2012	07/31/2012	2,200	NEW WOOD FENCE AT NE SIDE OF PROPERTY. 58.75 LENGTH FRONT SECTION 10' PAINT WHITE	
1	13-0185	02/13/2013	1,000	Residential	REPLACE OVERHEAD LIGHTS W/ 11 NEW FIXTURES (NO NEW LOADS)	
1	12-2774	02/22/2013	4,200	Commercial	BUILD OPEN FRAME WORK TRELLIS AS PER PLANS	
1	13-0830	03/04/2013	14,000	Residential	REPLACE EXISTING FIVE (5) TON A/C WITH TWO (2) THREE TON MITSUBISHI HEAT PUMPS 19 SEER DUCTLESS A/C'S	
1	13-1612	04/24/2013	2,000	Residential	REROUTE SEWER LINE TO NEW LATERAL BOX.	
1	02/3099	11/18/2002	02/26/2008	1,105	Commercial	REPAIR PORCH ROOF
1	07-4522	09/28/2007	02/26/2008	1,500		REPLACE 100AMP WITH 200AMP

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
2014	96,229	1,343	418,512	516,084	516,084	0	516,084
2013	96,229	1,380	418,512	516,121	516,121	0	516,121
2012	100,740	1,805	418,512	521,057	521,057	0	521,057
2011	100,740	1,805	418,512	521,057	501,403	0	521,057
2010	105,251	1,805	348,765	455,821	455,821	0	455,821
2009	105,251	1,808	506,538	613,597	613,597	0	613,597
2008	109,762	1,811	495,615	607,188	607,188	0	607,188
2007	81,522	1,814	495,615	578,951	578,951	0	578,951
2006	85,989	1,817	254,505	342,311	342,311	0	342,311
2005	81,522	1,820	200,925	284,267	284,267	0	284,267
2004	81,501	1,823	160,740	244,064	244,064	0	244,064
2003	81,501	1,848	61,617	144,966	144,966	0	144,966
2002	81,501	1,880	61,617	144,998	144,998	0	144,998
2001	81,501	1,905	61,617	145,023	145,023	0	145,023
2000	81,501	491	56,259	138,251	138,251	0	138,251
1999	81,501	504	56,929	138,934	138,934	0	138,934
1998	54,461	514	56,929	111,904	111,904	0	111,904
1997	54,461	524	51,571	106,556	106,556	0	106,556
1996	49,511	538	51,571	101,620	101,620	0	101,620
1995	49,511	549	51,571	101,631	101,631	0	101,631
1994	49,511	559	51,571	101,641	101,641	0	101,641
1993	49,511	518	51,571	101,600	101,600	0	101,600
1992	49,511	554	51,571	101,636	101,636	0	101,636
1991	49,511	584	51,571	101,666	101,666	0	101,666
1990	55,624	617	37,506	93,747	93,747	0	93,747
1989	33,628	173	36,836	70,637	70,637	0	70,637
1988	31,248	173	33,488	64,909	64,909	0	64,909
1987	30,661	173	19,959	50,793	50,793	0	50,793
1986	30,774	173	19,289	50,236	50,236	0	50,236
1985	30,123	173	10,957	41,253	41,253	0	41,253
1984	42,657	173	22,106	64,936	64,936	0	64,936
1983	42,657	173	22,106	64,936	64,936	0	64,936
1982	34,632	173	22,106	56,911	56,911	0	56,911

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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/1/1978	759 / 438	35,000	00	Q

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