

# Application

**EASEMENT APPLICATION**  
City of Key West Planning Department  
3140 Flagler Avenue Street, Key West, FL 33040  
(305) 809-3720

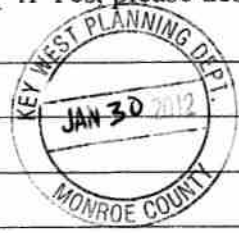


Please read carefully before submitting applications

**Easement Application**

Please print or type a response to the following: Annalise Mannix - representing

1. Name of Applicant Southernmost Cubana Resort LLC
2. Site Address 1015 Simonton St Key West, FL 33040
3. Applicant is: Owner  Authorized Representative   
(attached Authorization Form must be completed)
4. Address of Applicant 3739 Paula Ave.  
Key West, FL 33040
5. Phone # of Applicant 3052925299 Mobile# 757970463 Email amannix@aol.com
6. Name of Owner, if different than above Kimberly Parker and 1999 Clegnon,  
Marital
7. Address of Owner 1421 1st St.  
Key West, FL 33040 Trust
8. Phone Number of Owner 3052927729 Email ckegnon@bellsouth.net
9. Zoning District of Parcel HNC-1 RE# 00027070-000000
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested 25 by 248 foot section of the right of way of Virginia St. Between Simonton St. and St. Mary's property. This plot has historically been used for 11 residential mobile homes (40 years). This will allow 11 affordable mobile homes to remain occupied.
11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes  No  If Yes, please describe and attach relevant documents.



The following must be included with this application:

1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the easement). *Survey* ✓
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request with a **legal description of the entire property**. *Annexure* ✓
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures **with a legal description of the easement area requested**. *Annexure* ✓
4. Color photographs from different perspectives showing the proposed easement area. *Survey* ✓
5. Application Fee by check payable to the City of Key West in the amount of **\$1000.00**, plus **\$400.00** for each additional easement on the same parcel. Please include a **separate fee of \$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**. ✓
6. Notarized Verification Form. *Annexure* ✓
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner. *Annexure* ✓

# **Authorization**

M. Authorization Form

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Joseph Clegorn as  
*Please Print Name of person with authority to execute documents on behalf of entity*

> Managing Member of Southernmost Cayana Resorts LLC  
*Name of office (President, Managing Member)* *Name of owner from deed* Kimberly Panter and 1999 CLEGORN W TK  
*Name of owner from deed*

authorize Annalise Morris  
*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 person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 12/23/2011 by  
*date*

> Joseph Clegorn  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*  
Laree Sparks  
*Name of Acknowledger typed, printed or stamped*



LAREE SPARKS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE109371  
Expires 7/6/2015

EE109371  
*Commission Number, if any*

[Signature] 12/23/11

**Deed**

**K. Warranty Deed**

Doc# 1742962 05/20/2009 9:04AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

05/20/2009 9:04AM  
DEED DOC STAMP CL: TRINA \$16,800.00

Doc# 1742962  
Bk# 2413 Pg# 1501

Prepared by and return to:  
Suzanne A. Dockerty  
Attorney at Law  
J. PATRICK FITZGERALD & ASSOCIATES, P.A.  
110 Merrick Way Suite 3-B  
Coral Gables, FL 33134  
305-443-9162  
File Number: 6-840  
Will Call No.:

[Space Above This Line For Recording Data]

**Warranty Deed**

This Warranty Deed made this 29th day of April, 2009 between The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole whose post office address is 9401 Biscayne Blvd., Miami Shores, FL 33138, grantor, and Southernmost Cabana Resort, LLC, a Florida limited liability company whose post office address is 1421 1st Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 00027070-000000

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

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

And the grantor hereby covenants with said grantee 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

DoubleTimee

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Janet Pancau

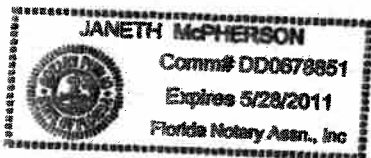
By: [Signature]  
The Most Reverend John C. Favalora, as Archbishop of  
the Archdiocese of Miami, his successors in office, a  
corporation sole

[Signature]  
Witness Name: MORIE WIRE

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 29 day of April, 2009 by The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole He  is personally known or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: Janeth McPherson  
My Commission Expires: 5/28/2011



**EXHIBIT "A"**  
*Legal Description*

Doc# 1742962  
Bk# 2413 Pg 303

On the Island of Key West and being part of Tract 11 according to Wm. A. Whitehead's map of said Island, but better described as Part of Lot 1 of Square 1 in said Tract 11, according to C.W. Tift's map or plan of the Island of Key West delineated July, 1874, the lands hereby leased being more particularly described by metes and bounds as follows:

Beginning at a point on the Northeasterly side of Simonton Street, said point being 198.33 feet Southeasterly from the Easterly corner of the intersection of Division and Simonton Street, run thence in a Southeasterly direction along the Northeasterly side of Simonton street 168.33 feet, more or less to Virginia Street; thence at right angles in a Northeasterly direction along Virginia Street 248 feet; thence at right angles in a Northwesterly direction 168.33 feet, more or less; thence at right angles in a Southwesterly direction 248 feet to the point of beginning on Simonton Street.

And

Beginning at a point on the Northeasterly side of Simonton Street, said point being 183.33 feet Southeasterly from the Easterly corner of the intersection of Division and Simonton Streets, run thence in a Southeasterly direction along the Northeasterly side of Simonton Street 15 feet, thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Northwesterly direction 15 feet; thence at right angles in a Southwesterly direction 248 feet to the point of beginning on Simonton Street.

Less and Except:

A parcel of land on the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as part of Tract 11 and designated on Charles W. Tift's Plan or Map of the Island of Key West delineated in July 1874 as Lot 2 in square 1 in Subdivision of Tract 11, known as Simonton's Addition to Key West and being more particularly described as follows: Commence at the intersection of the Southeasterly right-of-way line of Truman Avenue and the Northeasterly right-of-way line of Simonton Street; thence in a Southeasterly direction along said Northeasterly right-of-way line of Simonton Street 183.33 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly right-of-way line of Simonton Street for 7.55 feet; thence at an angle of 90° 13' 57" to the right and in a Westerly direction for 113.00 feet; thence at an angle of 89° 46' 03" to the right and in a Northwesterly direction for 8.00 feet; thence at a right angle and in a Southwesterly direction for 113.00 feet to the said Northeasterly right-of-way line of Simonton Street and the Point of Beginning

MONROE COUNTY  
OFFICIAL RECORDS