

Application

December 12, 2013

VIA HAND DELIVERY

Mr. Brendan Cunningham
Assistant City Planner
City of Key West Planning Department
3128 Flagler Avenue
Key West, Florida 33040

RE: 2 Gecko Lane/309 Caraballo Lane

Dear Mr. Cunningham:

This letter summarizes and documents a proposed subdivision of a parcel of property in Old Town Key West, and the integration of the divided parcel portions into two other existing adjacent lots. We discussed this plan in a meeting together at your office.

This law firm represents Brian F. Wruble, who owns the home located at 309 Caraballo Lane, Key West, Florida. Recently, Mr. Wruble acquired a parcel of property that is contiguous to 309 Caraballo Lane on the Northeast boundary. A copy of the deed and survey for the parcel that was recently acquired is attached as Exhibit 1. For this letter, we will describe this parcel as the Entire Parcel. Dr. Lawrence E. Eynon and Donald S. Beck own the property located at 2 Gecko Lane, Key West, Florida, which is adjacent to the Entire Parcel on the Northeast boundary of the Entire Parcel.

Brian F. Wruble has entered into an agreement with Dr. Lawrence E. Eynon and Donald S. Beck to subdivide the Entire Parcel in such a manner that a portion of the Entire Parcel is conveyed to Dr. Eynon and Mr. Beck, subject to the reservation of an easement in favor of Mr. Wruble.

Both Mr. Wruble, on the one hand, and Dr. Eynon and Mr. Beck, on the other hand, intend to incorporate their respective sections of the Entire Parcel into their own properties, for Mr. Wruble at 309 Caraballo Lane, and for Dr. Eynon and Mr. Beck at 2 Gecko Lane. Both parties will then unify their newly expended parcels and record appropriate title unification documents in the Official Records of Monroe County, Florida. I attach as Exhibit 2 a survey of the Wruble parcel as it will exist with the addition of a portion of the Entire Parcel. I also attach, as Exhibit 3, a survey depicting the Eynon/Beck parcel following the inclusion of what will be their portion of the Entire Parcel.

Please note that Mr. Wruble is reserving an easement over 12 feet of the Entire Parcel, situated approximately in its middle, for the purpose of ensuring that there is always a landscape buffer between the improvements on these neighboring parcels. I attach as Exhibit 4 a copy of the deed, which includes the proposed easement, and direct your attention to the provision on page two which provides that nothing shall be built in this 12 foot wide strip of property, except for landscaping and garden or lawn ornaments.

Mr. Wruble, Dr. Eynon and Mr. Beck have signed this letter, where indicated below, to provide you with a record that all parties have agreed to this plan and jointly make this request for approval by the Planning Department. For estate planning purposes, the parties wish to complete the conveyance prior to the end of this calendar year. Accordingly, if it is possible to receive a response from the Planning Department prior to December 31, 2013, that would be extremely helpful. I stand ready to provide you with any other information or documents that you might require.

Thank you for giving this matter your attention.

Sincerely,



Wayne LaRue Smith

WLS/mc
Enclosures as stated.

Approved:

Brian F. Wruble

Lawrence E. Eynon, M.D.

Donald S. Beck

Mr. Brendan Cunningham
December 12, 2013
Page 2

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Thank you for giving this matter your attention.

Sincerely,

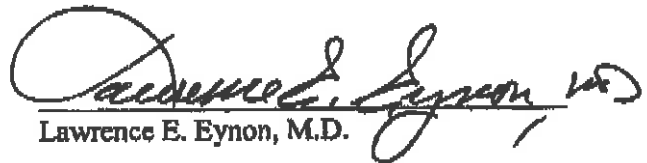


Wayne LaRue Smith

WLS/mc
Enclosures as stated.

Approved:

Brian F. Wruble



Lawrence E. Eynon, M.D.



Donald S. Beck 12/13/13

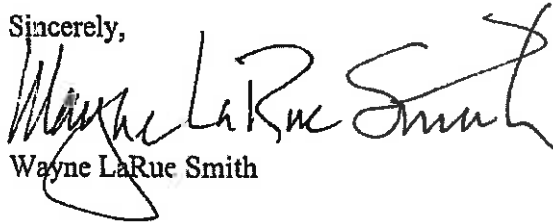
Mr. Brendan Cunningham
December 12, 2013
Page 2

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Mr. Wruble, Dr. Eynon and Mr. Beck have signed this letter, where indicated below, to provide you with a record that all parties have agreed to this plan and jointly make this request for approval by the Planning Department. For estate planning purposes, the parties wish to complete the conveyance prior to the end of this calendar year. Accordingly, if it is possible to receive a response from the Planning Department prior to December 31, 2013, that would be extremely helpful. I stand ready to provide you with any other information or documents that you might require.

Thank you for giving this matter your attention.

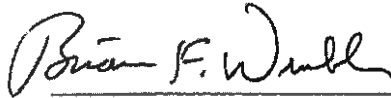
Sincerely,



Wayne LaRue Smith

WLS/mc
Enclosures as stated.

Approved:



Brian F. Wruble

Lawrence E. Eynon, M.D.

Donald S. Beck

Deed

1

Doc# 1905021 10/29/2012 2:09PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
Monica Hornyak
Real Estate Closer
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 12-277-EM
Will Call No.:

19,000
10/29/2012 2:09PM
DEED DOC STAMP CL: RS \$987.00

Doc# 1905021
Bk# 2595 P# 1982

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of October, 2012 between Mary Sparacio, a single woman, grantor, and Christopher D. Kent and Kathryn A. Kent, his wife whose post office address is #4 Gecko Lane, 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

Parcel Identification Number: 00003300-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

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, 2011.



DoubleTimes

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 Name: MONICA HORNYAK

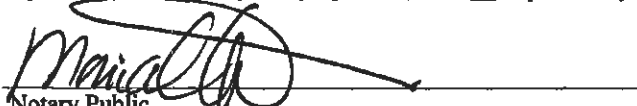

Witness Name: Diane I. Casullo

 (Seal)
Mary Sparacio

State of Florida
County of Monroe

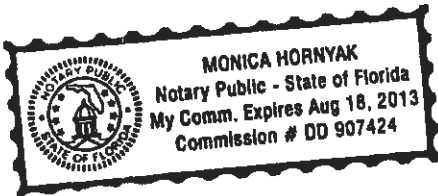
The foregoing instrument was acknowledged before me this 5th day of October, 2012 by Mary Sparacio, who is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public

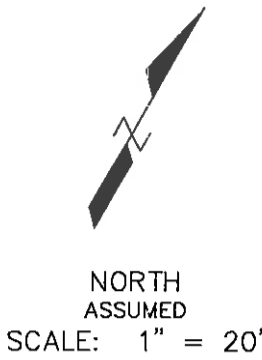
Printed Name: _____

My Commission Expires: _____



Survey

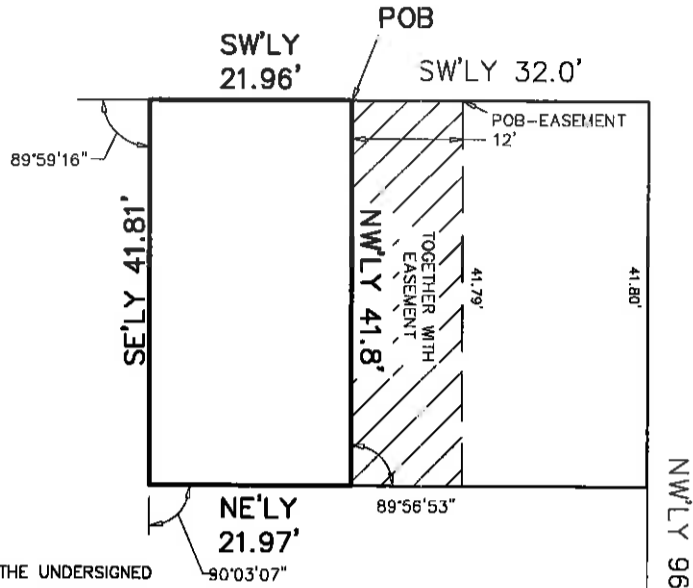
SPECIFIC PURPOSE SKETCH TO ILLUSTRATE A LEGAL DESCRIPTION
PART OF LOT 4, SQUARE 21
WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA



ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

LEGEND FOR ABBREVIATIONS

- CL = CENTERLINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW = RIGHT-OF-WAY
- ROWL = RIGHT-OF-WAY LINE



LEGAL DESCRIPTION - NEWLY AUTHORED BY THE UNDERSIGNED

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of the said Island delineated in February, A.D., 1829 as a part of Lot 4 in Square 21, and being more particularly described as follows: Commence at the intersection of Northwestern Right-of-Way Line of Eaton Street and the Northeasterly Right-of-Way Line of William Street; thence in a Northeasterly direction along the said Northwestern Right-of-Way Line of Eaton Street for 204.00 feet; thence at a right angle and in a Northwestern direction for 99.00 feet; thence at a right angle and in a Northeasterly direction for 1.30 feet; thence at a right angle and in a Northwestern direction for 96.62 feet; thence at a right angle and in a Southwesterly direction for 32.0 feet to the Point of Beginning; thence continue in a Southwesterly direction for 21.96 feet; thence at an angle deflected 89°59'16" to the left and in a Southeasterly direction for 41.81 feet; thence at an angle deflected 90°03'07" to the left and in a Northeasterly direction for 21.97 feet; thence at an angle deflected 89°56'53" to the left and in a Northwestern direction for 41.8 feet back to the Point of Beginning. Containing 918 sq. ft., more or less

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT-

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of the said Island delineated in February, A.D., 1829 as a part of Lot 4 in Square 21, and being more particularly described as follows: Commence at the intersection of Northwestern Right-of-Way Line of Eaton Street and the Northeasterly Right-of-Way Line of William Street; thence in a Northeasterly direction along the said Northwestern Right-of-Way Line of Eaton Street for 204.00 feet; thence at a right angle and in a Northwestern direction for 99.00 feet; thence at a right angle and in a Northeasterly direction for 1.30 feet; thence at a right angle and in a Northwestern direction for 96.62 feet; thence at a right angle and in a Southwesterly direction for 20 feet to the Point of Beginning of the following described easement; thence continue in a Southwesterly direction for 12 feet; thence at an angle deflected 89°59'16" to the left and in a Southeasterly direction 41.8 feet; thence at an angle deflected 90°03'07" to the left and in a Northeasterly direction 12 feet; thence at an angle deflected 89°56'53" to the left and in a Northwestern direction 41.79 feet back to the Point of Beginning.

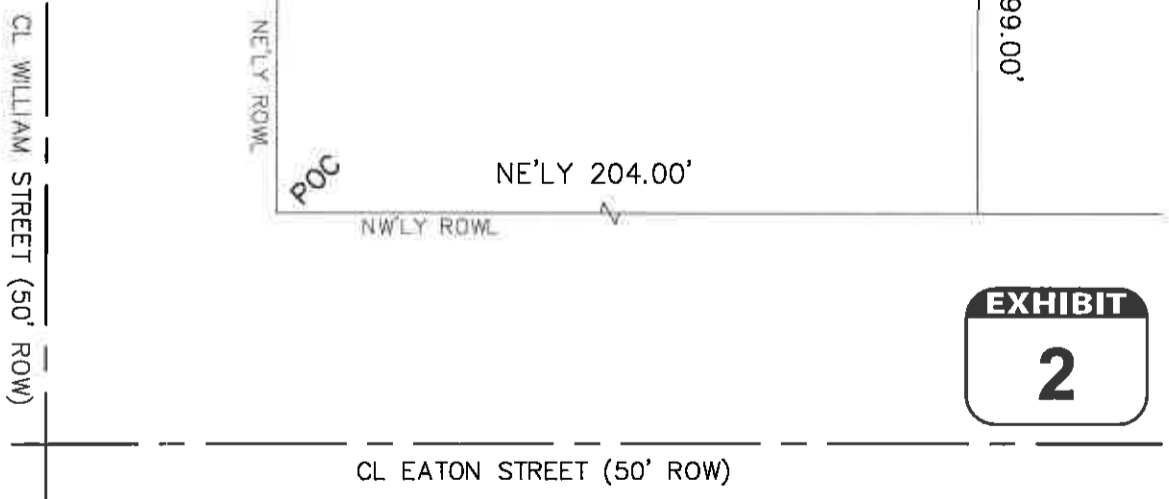


EXHIBIT
2

NOTE: THIS IS NOT A SURVEY.

PREPARED FOR: THE SMITH LAW FIRM

SCALE:	1"=20'
DATE:	04/11/13
REV. DATE:	-/-/-
SHEET:	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RW
INVOICE #:	13041002

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN HEREON. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

SIGNED 
JOE ROBERT WHITE, LS 6688, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL RD, SUITE B BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



POC "EXHIBIT C" BLOCK CORNER FND NAIL DISK, PTH 158"

BLOCK CORNER FND NAIL HOLE

201' (W.A. WHITEHEAD MAP) 201.1'(M)

MONUMENTED S'E LY ROWL OF CAROLINE STREET

201' (W.A. WHITEHEAD MAP) 201.5'(M)

LINE	LENGTH	BEARING
L1	87.87	N61°00'00"E
L2	34.37	S29°59'16"E
L3	21.93	N60°00'00"E
L4	41.80	S29°59'16"E
L5	21.61	S59°57'37"W
L6	9.75	S25°28'33"W
L7	2.56	S32°28'33"W
L8	7.00	S60°00'00"W
L9	12.32	S30°00'00"E
L10	37.38	S60°00'00"W
L11	25.74	N30°00'00"W
L12	40.19	S60°00'00"W
L13	30.05	N29°33'55"E
L14	3.10	N59°05'52"E
L15	43.51	N31°09'05"W

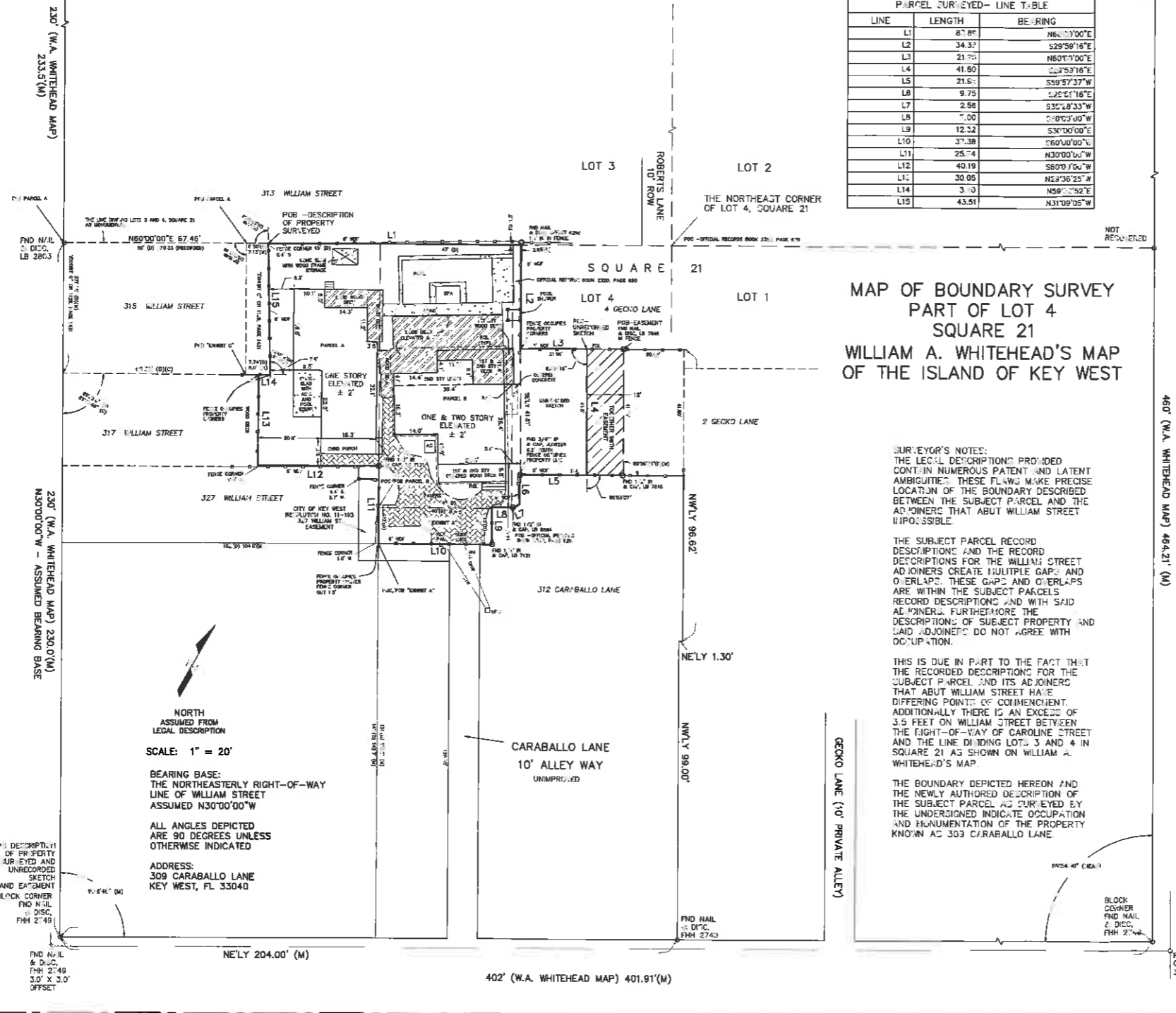
MAP OF BOUNDARY SURVEY PART OF LOT 4 SQUARE 21 WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST

SURVEYOR'S NOTES:
THE LEGAL DESCRIPTIONS PROVIDED CONTAIN NUMEROUS PATENT AND LATENT AMBIGUITIES. THESE FLAWS MAKE PRECISE LOCATION OF THE BOUNDARY DESCRIBED BETWEEN THE SUBJECT PARCEL AND THE ADJOINERS THAT ABUT WILLIAM STREET IMPOSSIBLE.

THE SUBJECT PARCEL RECORD DESCRIPTIONS AND THE RECORD DESCRIPTIONS FOR THE WILLIAM STREET ADJOINERS CREATE MULTIPLE GAPS AND OVERLAPS. THESE GAPS AND OVERLAPS ARE WITHIN THE SUBJECT PARCELS RECORD DESCRIPTIONS AND WITH SAID ADJOINERS. FURTHERMORE THE DESCRIPTIONS OF SUBJECT PROPERTY AND SAID ADJOINERS DO NOT AGREE WITH OCCUPATION.

THIS IS DUE IN PART TO THE FACT THAT THE RECORDED DESCRIPTIONS FOR THE SUBJECT PARCEL AND ITS ADJOINERS THAT ABUT WILLIAM STREET HAVE DIFFERING POINTS OF COMMENCEMENT. ADDITIONALLY THERE IS AN EXCESS OF 3.5 FEET ON WILLIAM STREET BETWEEN THE RIGHT-OF-WAY OF CAROLINE STREET AND THE LINE DIVIDING LOTS 3 AND 4 IN SQUARE 21 AS SHOWN ON WILLIAM A. WHITEHEAD'S MAP.

THE BOUNDARY DEPICTED HEREON AND THE NEWLY AUTHORED DESCRIPTION OF THE SUBJECT PARCEL AS SURVEYED BY THE UNDERSIGNED INDICATE OCCUPATION AND MONUMENTATION OF THE PROPERTY KNOWN AS 309 CARABALLO LANE.



NORTH
ASSUMED FROM LEGAL DESCRIPTION
SCALE: 1" = 20'
BEARING BASE:
THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILLIAM STREET
ASSUMED N30°00'00"W
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED
ADDRESS:
309 CARABALLO LANE
KEY WEST, FL 33040

LEGAL DESCRIPTIONS - PROVIDED

OFFICIAL RECORDS BOOK 1831, PAGE 1859 - PROVIDED
PARCEL "A":
In the City of Key West, known and designated on the map or plan of said City delineated by William A. Whitehead, February, 1823, as part of Lot (4), in Square Twenty-One (21), beginning at a point on the dividing line between Lots Three (3) and Four (4) in said Square, First (50) feet distant from William Street, and running thence along said dividing line in a Northwesterly direction a distance of Forty-Five (45) feet; thence at a right angle with said dividing line in a Southwesterly direction a distance of Sixty-Five (65) feet; thence at a right angle in a Southwesterly direction a distance of Forty-Five (45) feet; thence at a right angle with the last line in a Northwesterly direction, parallel with William Street to the point of beginning a distance of Seventy-Five (75) feet to the point of beginning.

PARCEL "B":
On the Island of Key West, Florida, and known on William A. Whitehead's Map, delineated in February, A.D. 1823, as part of Lot 4, Square 21 as described as follows:
COMMENCING at a point near the center of said Lot Four (4), said point being situated on a 6-foot alley, and distant from the line of William Street 102 feet and distant from the line of Eaton Street 143 feet, run thence Northwesterly parallel with said William Street 90 feet; thence running at right angles in Northwesterly direction, parallel with Eaton Street 47 feet; thence at right angles in a Southwesterly direction 20 feet; thence running at right angles in a Southwesterly direction 45 feet to the Point of Beginning.

OFFICIAL RECORDS BOOK 2340, PAGE 820 - PROVIDED
A parcel of land in Lot Four (4), Square Twenty-one (21) according to the map or plan of the Island of Key West delineated by W. A. Whitehead in February, 1823, A.D., said parcel being more particularly described by metes and bounds as follows:
COMMENCING at the Northeast corner of Lot Four (4), Square Twenty-one (21) and run thence in a S'ly direction along the NEly boundary line of the land described as "Parcel A" in Official Record Book 747 at Page 576 of the Public Records of Monroe County, Florida, for a distance of 32.00 feet; thence S'ly, and at right angles along the SEly boundary line of said lands, for a distance of 46.53 feet; thence S'ly, and at right angles along the NEly boundary line of said lands for a distance of 12.70 feet; thence S'ly, and at right angles along the SEly boundary line of said lands for a distance of 6.00 feet; thence N'ly, and at right angles along the S'ly boundary line of said lands for a distance of 15.43 feet to the Point of Beginning, said point being on the SEly boundary line of the lands described as "Parcel B" in Official Record Book 1828 at Page 1859; thence continue in a N'ly direction along the previously mentioned course for a distance of 65.70 feet to the NWly boundary line of the said lands; thence in a S'ly direction along the NWly boundary line of said lands for a distance of 2.45 feet; thence at a deflection angle of 90°00'44" to the right and along an existing chain link fence, and NWly extension thereof for a distance of 67.70 feet; thence Southwesterly with a deflection angle of 52°27'49" to the right for a distance of 2.40 feet; thence S'ly with a deflection angle of 2°22'56" to the right for a distance of 0.47 feet back to the Point of Beginning.

OFFICIAL RECORDS BOOK 1129, PAGE 1431 - PROVIDED EXHIBIT "C"
A parcel of land being a part of Lot 4 in Square 21 according to William A. Whitehead's Map of the Island of Key West, Monroe County, Florida, said parcel being described as follows: COMMENCE at the intersection of the NE right of way line (ROW) of William Street with the SE ROW of Caroline Street and run thence SE along the ROW of William Street for a distance of 278.70 feet to an existing fence; thence NE along a line deflected 88 deg 28 min to the left and along said fence for a distance of 60.33 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue along a pre-located course and along the said fence for a distance of 27.4 feet; thence NE along a line deflected 92 deg 12 min and along said fence for a distance of 42.50 feet; thence SW along a line deflected 89 deg 19 min to the left for a distance of 4.50 feet; thence SE along a line deflected 89 deg 13 min to the left for a distance of 43.30 feet back to the POINT OF BEGINNING.

OFFICIAL RECORDS BOOK 1836, PAGE 1862 - PROVIDED EXHIBIT "A"
On the Island of Key West, Florida, and known on William A. Whitehead's Map, delineated in February, 1823, as part of Lot 4, Square 21 as described as follows:
COMMENCING at a point near the center of said Lot Four (4), said point being situated on a 6-foot alley, and distant from the line of William Street 102 feet and distant from the line of Eaton Street 131 feet, run thence Northwesterly parallel with said William Street 12 feet; thence running at right angles in Northwesterly direction, parallel with Eaton Street 40 feet; thence at right angles in a Southwesterly direction 12 feet; thence running at right angles in a Southwesterly direction 40 feet to the Point of Beginning.

LEGAL DESCRIPTION - UNRECORDED SKETCH BY THE UNDERSIGNED DATED 04/11/13
On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of the said Island delineated in February, A.D. 1823 as a part of Lot 4 in Square 21, and being more particularly described as follows:
Commence at the intersection of Northwesterly Right-of-Way Line of Eaton Street and the Northeastery Right-of-Way Line of William Street;
thence in a Northwesterly direction along the said Northwesterly Right-of-Way Line of Eaton Street for 124.00 feet;
thence at a right angle and in a Northwesterly direction for 98.00 feet;
thence at a right angle and in a Northwesterly direction for 1.30 feet;
thence at a right angle and in a Northwesterly direction for 55.57 feet;
thence at a right angle and in a Southwesterly direction for 32.0 feet to the Point of Beginning;
thence continue in a Southwesterly direction for 21.99 feet;
thence at an angle deflected 88°51'15" to the left and in a Southwesterly direction for 41.81 feet;
thence at an angle deflected 90°03'07" to the left and in a Northwesterly direction for 21.87 feet;
thence at an angle deflected 83°56'53" to the left and in a Northwesterly direction for 41.8 feet back to the Point of Beginning, containing 918 sq. ft., more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT-
On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of the said Island delineated in February, A.D. 1823 as a part of Lot 4 in Square 21, and being more particularly described as follows:
Commence at the intersection of Northwesterly Right-of-Way Line of Eaton Street and the Northeastery Right-of-Way Line of William Street;
thence in a Northwesterly direction along the said Northwesterly Right-of-Way Line of Eaton Street for 124.00 feet;
thence at a right angle and in a Northwesterly direction for 98.00 feet;
thence at a right angle and in a Northwesterly direction for 1.30 feet;
thence at a right angle and in a Northwesterly direction for 55.57 feet;
thence at a right angle and in a Southwesterly direction for 32.0 feet to the Point of Beginning of the following described easement;
thence continue in a Southwesterly direction for 12 feet;
thence at an angle deflected 89°50'16" to the left and in a Southwesterly direction 41.8 feet;
thence at an angle deflected 90°03'07" to the left and in a Northwesterly direction 12 feet;
thence at an angle deflected 83°56'53" to the left and in a Northwesterly direction 41.79 feet back to the Point of Beginning.

NEWLY AUTHORED DESCRIPTION OF PROPERTY SURVEYED
On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of the said Island delineated in February, A.D. 1823 as a part of Lot 4 in Square 21, and being more particularly described as follows:
Commence at the intersection of Northwesterly Right-of-Way Line of Eaton Street and the Northeastery Right-of-Way Line of William Street;
thence on an assumed bearing of N2°00'00"W, along the Northeastery Right-of-Way line of William Street for a distance of 230.00 feet to the northern line of said Lot 4, thence bear N60°00'00"E, along the northern line of Lot 4 for a distance of 37.46 feet to the POINT OF BEGINNING of the parcel of land hereinafter described;

thence continue bearing N60°00'00"E for a distance of 83.89 feet;
thence bear S29°59'16"E for a distance of 34.38 feet;
thence bear N60°00'00"E for a distance of 21.96 feet;
thence bear S29°59'16"E for a distance of 41.80 feet;
thence bear S59°57'37"W for a distance of 21.66 feet;
thence bear S29°59'16"E for a distance of 9.75 feet;
thence bear S32°28'33"W for a distance of 2.56 feet;
thence bear S60°00'00"W for a distance of 7.00 feet;
thence bear S30°00'00"E for a distance of 12.32 feet;
thence bear S60°00'00"W for a distance of 37.38 feet;
thence bear N30°00'00"W for a distance of 25.74 feet;
thence bear S60°00'00"W for a distance of 40.19 feet;
thence bear N29°33'55"E for a distance of 30.05 feet;
thence bear N59°05'52"E for a distance of 3.75 feet;
thence bear N31°09'05"W for a distance of 43.51 feet back to the POINT OF BEGINNING, containing 8,245 square feet, more or less.

CERTIFIED TO -
BRIAN F. WRUBLE
KATHLEEN V. BRITTON
SCALE 1"=20'
DATE 08/11/13
SHEET 1 OF 1
DRAWN BY: KB
CHECKED BY: RW
OFFICE 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 672 - 1348
FAX (305) 672 - 3622

RECEE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 672 - 1348
FAX (305) 672 - 3622

NOTES:
THIS SURVEY WAS PERFORMED FOR THE STYLE AND BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSE USE, LIKENESS, OR REUSE OF THE SURVEY FOR ANY PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DEEMED TO BE AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT (BY OWNER REPRESENTATIVE). PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THE DESCRIPTIONS. NO HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE CORNERS OR HATCHES.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS, OR FENCES, OR ALONG PROPERTY LINE.
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SYMBOLS:
M = MEASURED DIMENSIONS EQUAL PLATTED OR DEPICTED DIMENSIONS UNLESS INDICATED OTHERWISE.
F = FOUNDATIONS RESEARCH THE SURVEYOR HAS NOT RESEARCHED.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:
M = MEASURED DIMENSIONS EQUAL PLATTED OR DEPICTED DIMENSIONS UNLESS INDICATED OTHERWISE.
F = FOUNDATIONS RESEARCH THE SURVEYOR HAS NOT RESEARCHED.
... (list of symbols and abbreviations) ...



Exhibit A

EXHIBIT "A"

On the island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of the said Island delineated in February, A.D., 1829 as a part of Lot 4 in Square 21, and being more particularly described as follows: COMMENCE at the intersection of Northwesterly right-of-way line of Easton Street and the Northeasterly right-of-way line of William Street; thence in a Northeasterly direction along the said Northwesterly right of way line of Easton Street for 204.00 feet; thence at a right angle and in a Northwesterly direction for 99.00 feet; thence at a right angle and in a Northeasterly direction for 1.30 feet; thence at a right angle and in a Northwesterly direction for 54.84 feet to the Point of Beginning; thence continue in a Northwesterly direction for 41.77 feet; thence at a right angle and in a Southwesterly direction for 53.96 feet; thence at an angle deflected $89^{\circ}59'16''$ to the left and in a Southeasterly direction 41.81 feet; thence at an angle deflected $90^{\circ}03'07''$ to the left and in a Northeasterly direction 53.97 feet back to the Point of Beginning.



Doc# 1905021
Bk# 2595 Pg# 1985

THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 9, 2012

VIA ELECTRONIC MAIL

Ms. Mary Sparacio
813 Eaton Street, Rear
Key West, Fl 33040

RE: Lot Split: 813 Eaton Street, Rear, (RE# 00003300-000000) & 4 Gecko Lane (RE# 00003060-000000)

Dear Ms. Sparacio,

In accordance with Section 118-169 of the City of Key West Land Development Regulations the Planning Department has reviewed your July 2012 request for a lot split for the above-referenced addresses. Lot splits are defined by Section 118-3 of the LDRs as a change in the lots lines or boundaries defining land configurations which do not increase the number of lots and require no extension of off-site improvements.

Your properties were the subject of a lot split in 2006, whereby the properties were reconfigured as three parcels designated as 815 Eaton Street (A), 813 Eaton Street, Rear (B) & 813 Eaton Street, Rear "Vacant Lot" (C). Subsequently, in 2009, a request was made and approved that Parcel "C" be reduced in gross area from approximately 4,111 square feet to approximately 1,639 square feet to then be combined with 4 Gecko Lane. The remaining portion of Parcel "C" would then be combined with Parcel "B". These actions were achieved through unity of title.

Your current request is for the portion of the former Parcel "C" that was combined with Parcel "B" be split off and combined with what is now considered as 4 Gecko Lane. This includes the original 4 Gecko Lane and the other portion of Parcel "C". This will mean that Parcel "B" will revert back to its original legal gross area of 4,595 square feet. The property at 4 Gecko Lane, at 6,265 square feet, having absorbed the remainder of former Parcel "C" will then be 8,736 square feet. Both properties will comply with the required minimum lot size of 4,000 square feet in the HMDR zoning district.

The deeds and official copies of a final plat, as prepared by a land surveyor in conformance with regulations identified in Sections 118-256 through 118-260 reflecting the lot line adjustment, must be filed and recorded with Monroe County and provided to the Planning Department within 120 days of this approval. Per Section 118-169 of the LDRs, failure to file within the required time period shall void this lot split approval. It is also a condition of approval that both parties apply for unity of title for their respective properties simultaneously with their filing with the County. If there are any questions or concerns, please contact me directly at 809.3724.

Respectfully,

Brendon Cunningham 

Attachments

C: Donald Leland Craig, AICP, Planning Director
Larry Erskine, Chief Assistant City Attorney

Deed

Prepared by and return to:

Wayne LaRue Smith
The Smith Law Firm
333 Fleming Street
Key West, FL 33040
305-296-0029

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made this _____ day of December 2013, between Brian F. Wruble, a married man, whose post office address is 1107 Key Plaza PMB 447, Key West, Florida 33040 grantor, and Lawrence E. Eynon, M.D. and Donald S. Beck, both single men, as joint tenants with rights of survivorship, whose post office address is 550 Liberty Hill, Cincinnati, Ohio 45210, grantees:

(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 TEN DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said grantees, and grantees heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of the said Island delineated in February, A.D., 1829 as a part of Lots 3 and 4 in Square 21, and being more particularly described as follows:
Commence at the intersection of Northwesterly Right-of-Way Line of Eaton Street and the Northeasterly Right-of-Way Line of William Street;
thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Eaton Street for 204.00 feet;
thence at a right angle and in a Northwesterly direction for 99.00 feet;
thence at a right angle and in a Northeasterly direction for 1.30 feet;
thence at a right angle and in a Northwesterly direction for 54.85 feet to the Point of Beginning;
thence continue in a Northwesterly direction for 41.77 feet;
thence at a right angle and in a Southwesterly direction for 32.0 feet;
thence at an angle deflected 89°59'16" to the left and in a Southeasterly direction 41.8 feet;
thence at an angle deflected 90°03'07" to the left and in a Northeasterly direction 32.0 feet back to the Point of Beginning.
Containing 1337 sq. ft., more or less

SUBJECT TO AN EXCLUSIVE EASEMENT OF POSSESSION IN FAVOR OF GRANTOR, AND HIS SUCCESSORS AND ASSIGNS FOREVER, OVER THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED PARCEL:

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of the said Island delineated in February, A.D., 1829 as a part of Lot 4 in Square 21, and being more particularly described as follows:
Commence at the intersection of Northwesterly Right-of-Way Line of Eaton Street and the Northeasterly Right-of-Way Line of William Street;
thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Eaton Street for 204.00 feet;
thence at a right angle and in a Northwesterly direction for 99.00 feet;
thence at a right angle and in a Northeasterly direction for 1.30 feet;
thence at a right angle and in a Northwesterly direction for 96.62 feet;

thence at a right angle and in a Southwesterly direction for 20 feet to the Point of Beginning of the following described easement;
 thence continue in a Southwesterly direction for 12 feet;
 thence at an angle deflected 89°59'16" to the left and in a Southeasterly direction 41.8 feet;
 thence at an angle deflected 90°03'07" to the left and in a Northeasterly direction 12 feet;
 thence at an angle deflected 89°56'53" to the left and in a Northwesterly direction 41.79 feet back to the Point of Beginning.

This easement reserved to Grantor, and his successors and assigns forever, is an easement for exclusive possession in favor of Grantor, except that Grantees, and their successors and assigns forever, shall have access to the easement area at any time for maintenance of Grantees' adjoining property, upon mutual agreement of Grantor and Grantees as to the scheduling of such access. Grantor and Grantees mutually covenant and agree that no improvements shall be constructed or installed on the easement area, except that Grantor has the right to install landscaping and outdoor living or garden improvements, including but not limited to fountains, garden benches, gazebos, pavers or decking in the easement area.

Subject to taxes for current and subsequent years.

Subject to restrictions, conditions, easements and restrictions of record, if any.

This Warranty Deed was prepared without benefit of a title search.

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

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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 Signature

 Brian F. Wruble, Grantor

 Print Witness Name

 Witness Signature

 Print Witness Name

STATE OF FLORIDA)
) SS
 COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this _____ day of December, 2013 by Brian F. Wruble [] who is personally known or [] has produced a driver's license as identification _____.

 Notary Public State of Florida

(SEAL)

 Print Name of Notary

Signed, sealed and delivered in our presence:

Witness Signature

Lawrence E. Eynon, M.D., Grantee

Print Witness Name

Witness Signature

Print Witness Name

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this _____ day of December, 2013 by Lawrence E. Eynon, M.D [] who is personally known or [] has produced a driver's license as identification _____.

Notary Public State of Florida

(SEAL)

Print Name of Notary

Signed, sealed and delivered in our presence:

Witness Signature

Donald S. Beck, Grantee

Print Witness Name

Witness Signature

Print Witness Name

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this _____ day of December, 2013 by Donald S. Beck [] who is personally known or [] has produced a driver's license as identification _____.

Notary Public State of Florida

(SEAL)

Print Name of Notary

Survey



LOCATION MAP - NTS

LEGAL DESCRIPTION - O.R. BOOK 1090, PAGE 2445 (PROVIDED)

On the Island of Key West, and known as part of Lot 1 of Square 21, according to the Map or Plan of the Island of Key West, as delineated in February, 1825 by William A. Whitehead, but better described as follows:
 COMMENCING at the corner of Margaret and Eaton Street;
 thence running along Eaton Street in a Southwesterly direction 152.4 feet;
 thence at right angles and in a Northwesterly direction 99.0 feet to a Point of Beginning;
 thence at right angles and in a Southwesterly direction 44.3 feet;
 thence at right angles and in a Northwesterly direction 91.0 feet;
 thence at right angles and in a Northwesterly direction 44.3 feet;
 thence at right angles and in a Southwesterly direction 91.0 feet to the Point of Beginning.

TOGETHER WITH an undivided (3) one-fourth interest in the following land:
 On the Island of Key West, and known as part of Lot One (1) of Square Twenty-one (21), according to the Map or Plan of the Island of Key West, as delineated in February, 1825 by William A. Whitehead, but better described as follows:
 COMMENCING at the corner of Margaret and Eaton Street;
 thence running along Eaton Street in a Southwesterly direction 142.1 feet to a Point of Beginning;
 thence at right angles and in a Northwesterly direction 130.0 feet;
 thence at right angles and in a Southwesterly direction 190.0 feet;
 thence at right angles and in a Northwesterly direction 10.0 feet to the Point of Beginning; SUBJECT TO the express condition that this strip of land be used solely as a private alleyway to serve the owners of the strip of land, their heirs and assigns, to ingress and egress to their property and is not to be partitioned or sold, closed or used for any other purpose except by the written unanimous consent of all the owner of said strip of land.

LEGAL DESCRIPTION - UNRECORDED SKETCH BY THE UNDERSIGNED DATED 04/11/13

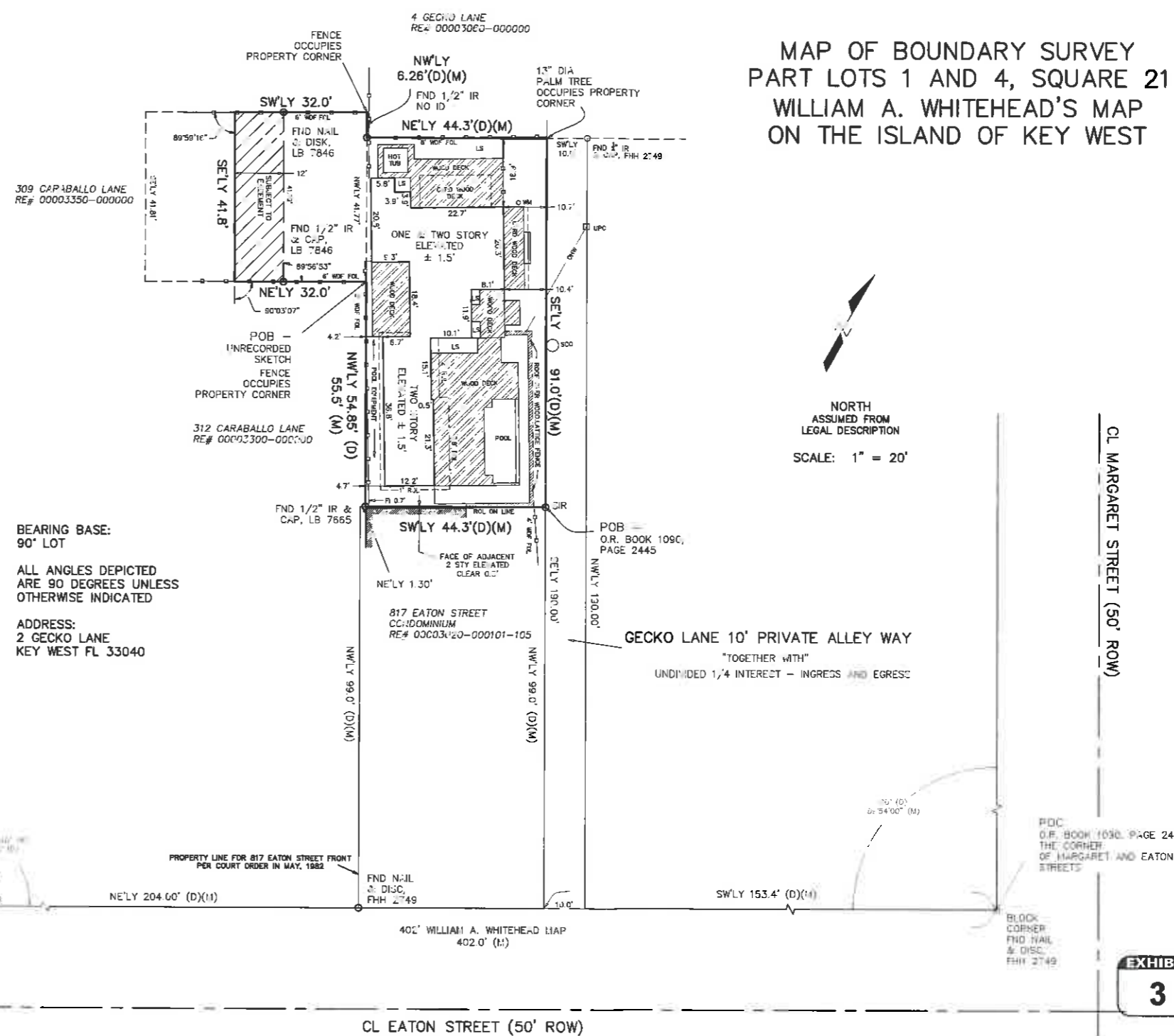
On the Island of Key West, Monroe County, Florida and known as William A. Whitehead's Map of the said Island delineated in February, A.D., 1825 as a part of Lots 3 and 4 in Square 21, and being more particularly described as follows:
 Commence at the intersection of Northwesterly Right-of-Way Line of Eaton Street and the Northeastly Right-of-Way Line of William Street;
 thence in a Northeastly direction along the said Northwesterly Right-of-Way Line of Eaton Street for 104.00 feet;
 thence at a right angle and in a Northwesterly direction for 49.00 feet;
 thence at a right angle and in a Northwesterly direction for 1.30 feet;
 thence at a right angle and in a Northwesterly direction for 54.85 feet to the Point of Beginning;
 thence continue in a Northwesterly direction for 41.77 feet;
 thence at a right angle and in a Southwesterly direction for 32.0 feet;
 thence at an angle deflected 89°56'16" to the left and in a Southwesterly direction 41.8 feet;
 thence at an angle deflected 90°03'07" to the left and in a Northwesterly direction 32.0 feet back to the Point of Beginning. Containing 1337 sq. ft. more or less.

SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT-
 On the Island of Key West, Monroe County, Florida and known as William A. Whitehead's Map of the said Island delineated in February, A.D., 1825 as a part of Lot 4 in Square 21, and being more particularly described as follows:
 Commence at the intersection of Northwesterly Right-of-Way Line of Eaton Street and the Northeastly Right-of-Way Line of William Street;
 thence in a Northeastly direction along the said Northwesterly Right-of-Way Line of Eaton Street for 104.00 feet;
 thence at a right angle and in a Northwesterly direction for 99.00 feet;
 thence at a right angle and in a Northwesterly direction for 1.30 feet;
 thence at a right angle and in a Northwesterly direction for 95.82 feet;
 thence at a right angle and in a Southwesterly direction for 20 feet to the Point of Beginning by the following described easement;
 thence continue in a Southwesterly direction for 12 feet;
 thence at an angle deflected 89°56'16" to the left and in a Southwesterly direction 41.8 feet;
 thence at an angle deflected 90°03'07" to the left and in a Northwesterly direction 12 feet;
 thence at an angle deflected 89°56'53" to the left and in a Northwesterly direction 41.79 feet back to the Point of Beginning.

CL WILLIAM STREET (50' ROW)

BEARING BASE:
90° LOT
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED
ADDRESS:
2 GECKO LANE
KEY WEST FL 33040

MAP OF BOUNDARY SURVEY
PART LOTS 1 AND 4, SQUARE 21
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST



NORTH
ASSUMED FROM
LEGAL DESCRIPTION
SCALE: 1" = 20'

CL MARGARET STREET (50' ROW)

CL EATON STREET (50' ROW)

EXHIBIT
3

LEGAL DESCRIPTION -
SEE ABOVE

CERTIFIED TO -
LAWRENCE E. EYNON, M.D.
DONALD C. BECK

NOTES:
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET
- BFP = BACK-FLOW PREVENTER
 - BO = BLOW OUT
 - C = CALCULATED
 - C&G = 2" CONCRETE CURB & GUTTER
 - CB = CONCRETE BLOCK
 - CBW = CONCRETE BLOCK WALL
 - CBRW = CONCRETE BLOCK RETAINING WALL
 - CI = CURB INLET
 - CL = CENTERLINE
 - CLF = CHAINLINK FENCE
 - CM = CONCRETE MONUMENT
 - CONC = CONCRETE
 - C/S = CONCRETE SLAB
 - CO = COYERD
 - D = DEED
 - DEASE = DRAINAGE EASEMENT
 - DLTA = DELTA ANGLE
 - DRI = DRAINAGE WHOLE
 - ER = ELECTRIC URN
 - EL = ELEVATION
 - ELE = ELEVATED
 - EM = ELECTRIC METER ENCLOSURE
 - FPE = FINISHED FLOOR ELEVATION
 - FI = FENCE INSIDE
 - FND = FOUND
 - FND-D = FOUND NAIL & DISK (PROX)
 - FO = FENCE OUTSIDE
 - FOL = FENCE ON LINE
 - G3 = GRADE BREAK
 - GI = GRATE INLET
 - GL = GROUND LEVEL
 - GW = GUY WIRE
 - HB = HYDRO BOLT
 - IP = IRON PIPE
 - IR = IRON ROD
 - L = ARC LENGTH
 - LE = LOWER ENCLOSURE
 - LC = LAND CLEARING
 - M = MEASURED
 - MB = MAILBOX
 - MHWL = MEAN HIGH WATER LINE
 - MFL = METAL FENCE
 - NA = NORTH AMERICAN
 - ND = NATIONAL DATUM (ICRP)
 - NGD = NATIONAL GEODETIC DATUM (1928)
 - NTS = NOT TO SCALE
 - PC = POINT OF CURVE
 - PCD = POINT OF COMPOUND CURVE
 - PCP = PERMANENT CONTROL POINT
 - PI = POINT OF INTERSECTION
 - PK = PARKER KALLIN NAIL
 - PM = PARKING METER
 - PE = POINT OF BEGINNING
 - POB = POINT OF COMMENCEMENT
 - PR = POINT OF REVERSE CURVE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENT
 - R = RADIUS
 - ROL = ROOF OVERHANG LINE
 - ROW = RIGHT OF WAY LINE
 - R/W = RIGHT OF WAY
 - SCU = SANITARY CLEAN-OUT
 - SHD = SET NAIL & DISK LB
 - SH = SET IN JON ROD LB 7546
 - SMH = SANITARY MANHOLE
 - SP = SPRINKLER CONTROL VALVE
 - SV = SERVICE
 - TE = TELEPHONE BOX
 - TBM = TRAIL BENCHMARK
 - TMH = TELEPHONE MANHOLE
 - T/S = TOP OF BANK
 - TL = TOP OF SLOPE
 - TS = TRIPIC SIGN
 - UC = UTILITY ELEMENT
 - UPC = UTILITY POLE
 - UPM = METAL UTILITY POLE
 - UPW = WOOD UTILITY POLE
 - WB = WOOD BOX
 - WDL = WOOD LANDING
 - WM = WATER METER ON SHORE
 - WV = WATER VALVE

SCALE: 1"=20'
 FIELD WORK: 08/23/13
 DATE: 08/23/13
 SHEET: 1 OF 1
 DRAWN BY: KB
 CHECKED BY: RW
 IN CHARGE: 13081201

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 65-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE REQUIREMENTS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 10(A) (CORRECTIONS), 11 (B) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
 ROBERT WHITE, LS 6588, PROFESSIONAL SURVEYOR AND MAPPER

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



Point One
On the Island of Key West, Monroe County, Florida and known on White A. Whitehead's Map of the said Island delineated in February, A.D. 1829 as a part of lot 4 in Square 21, and being more particularly described as follows:
Commence at the intersection of the northerly right-of-way line of Eaton Street and the northerly right-of-way line of William Street
thence in a northerly direction along the said northerly right-of-way line of Eaton Street for 204.00 feet;
thence at a right angle and in a northerly direction for 150.00 feet;
thence at a right angle and in a northerly direction for 54.86 feet to the Point of Beginning;
thence in a northerly direction for 41.77 feet;
thence at a right angle and in a southerly direction for 53.86 feet;
thence in an angle deflected 82°58' 07" to the left and in a southerly direction 41.81 feet;
thence in an angle deflected 80°53' 07" to the left and in a northerly direction 53.87 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

I have examined the following warranty deeds in the City of Key West:

Address	OR Book Page	Owner
813 Eaton Street, Rear		
818 Eaton Street	21C/1428	Spence
Vacant Lot 4th Parcel C & D	33282378	Spence
813 Eaton Street, Rear	23282380	Spence
Vacant Lot 4th Parcel C & D	1038584	817 Eaton Street Condo, Multiple owners
817 Eaton Street	06871886	Spence
4 Gable Lane	19021428	Kurt
4 Gable Lane	18284881	Whelan / Driscoll
209 Cordoba Lane	2622218	

The legal descriptions recorded in 2107428 cross the following notes:

- 1. East line of Vacant Lot 4th Parcel C & D and West line of 4 Gable Lane and 2 Gable Lane, 4.3' each.
- 2. East line of 818 Eaton Street and 813 Eaton Street with the West line of 817 Eaton Street, 3.0' each.

*Corrected by Court Order in May of 1882.
The survey by H. H. Spence, attempted to correct the errors given by the legal descriptions recorded in 2107428. Numerous errors appeared in the legal descriptions and were corrected in 23282378 and 23282380 and shown on its plat survey, accurately locate the property; do not allow for metes and bounds closed figures and additional other boundaries (such as easements) on the adjoining properties.

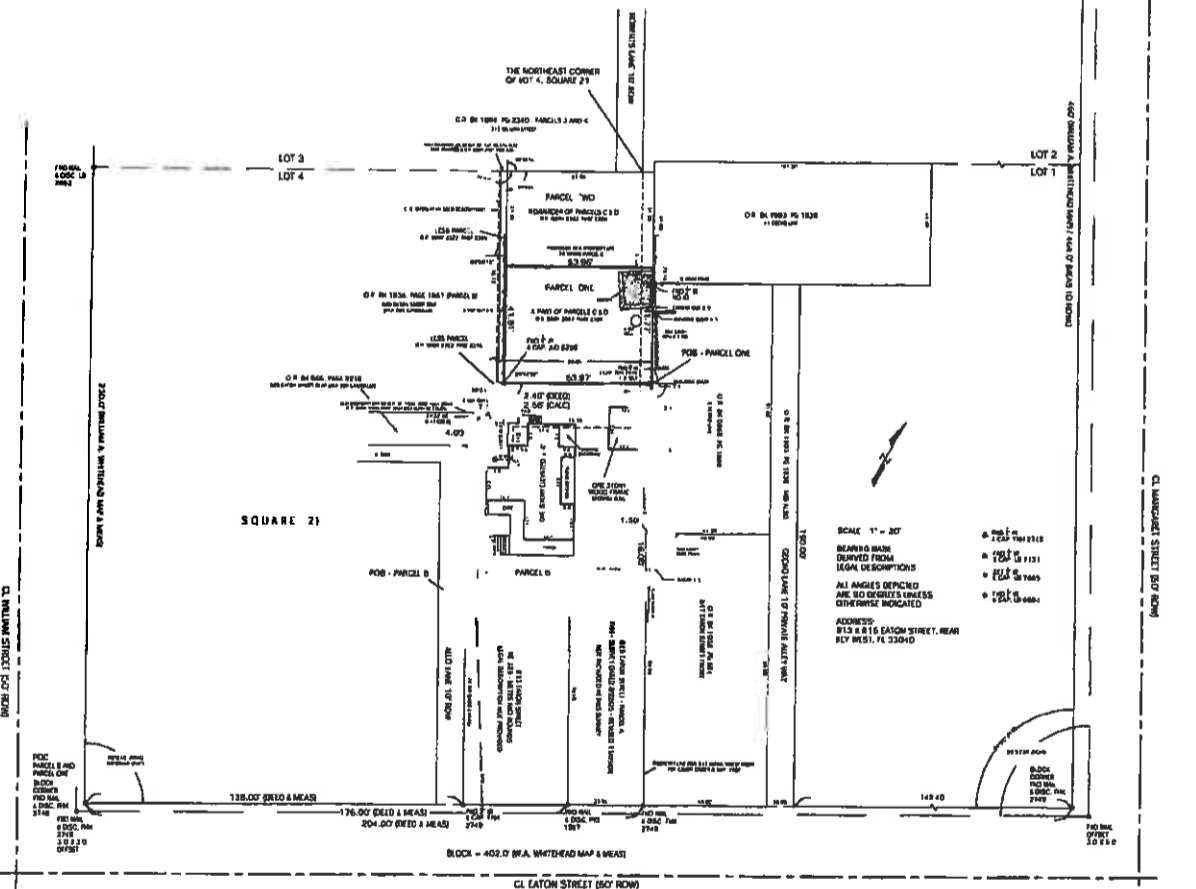
I have conducted a field survey of the properties at 813 Eaton Street and Vacant Lot Parcel C and 4 Gable Lane as shown herein.

All surveyed lines within the indicated areas represent terminated occupation as shown.

I have therefore written the above legal descriptions to correct the errors given by the legal descriptions recorded in 23282378 and 23282380, to reflect the occupation indicated with 813 Eaton Street and the Vacant Lot Parcel C and 4 Gable Lane. In the event requests, to be submitted to the Vacant Lot Parcel C & D. Discrepancies given by Lines 1 & 2 above are recorded in said deeds for the West line of 813 Eaton Street and the Vacant Lot Parcel C and 4 Gable Lane. The drawing as shown herein represents the remainder of the perimeter of the parcel. Property corners established by said descriptions that have not been set at the time.

I have also examined the following surveys:

Address	Surveyor	Date
813 Eaton Street, Rear		
818 Eaton Street		
Vacant Lot 4th Parcel C & D	Hughes	08/25/05, rev. 11/05/05
813 Eaton Street, Rear	D'Elm	08/15/07



REVISION 12-15-08: REVISE DESCRIPTION OF PARCEL ONE AT THE CLIENT'S REQUEST.

PROPERTY DESCRIPTION - SEE ABOVE

CERTIFIED TO - MARY SPARACO

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HER/His REPRESENTATIVE(S). RECORDING HAS BEEN MADE BY THE SURVEYOR TO SUPPORT THE ACCURACY OF THESE DESCRIPTIONS. FOR MORE ACCURATE INFORMATION, PLEASE REFER TO THE ORIGINAL SURVEY OR PLAT.

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
30844 S.W. 11th St., Suite 100, Ft. Lauderdale, FL 33309
OFFICE: (954) 877-1240
FAX: (954) 877-8622

MAP OF BOUNDARY SURVEY
PART OF LOTS 1 & 4
SQUARE 21
WILLIAM A. WHITEHEAD'S MAP
OF THE ISLAND OF KEY WEST

MONROE COUNTY
OFFICIAL RECORDS