

Application

Variance Information sheet

City of Key West, Florida • Planning Department

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

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the
City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

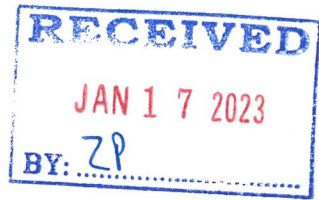
1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance please call the Planning Department at (305) 809-3764.



Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 10 Lowe Lane

Zoning District: HHDR - Historic High Density Residential

Real Estate (RE) #: 00007530-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Richard J. McChesney/Spottswood Law Firm Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-9556 Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Darek Lyzwinski Mailing Address: 10 Lowe Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-4412 Office: _____ Fax: _____

Email: lyzwinskil@aol.com

Description of Proposed Construction, Development, and Use: _____

Renovations to include, open historic front porch, addition will replace non-historic carport which will convert to living space.

The new addition will decrease the encroachment of the front setback.

Dormer enlarged on second floor.

List and describe the specific variance(s) being requested:

Front setback: Required 10'-0", proposal is a vertical increase - No change to the existing 0'-0"

Side setback: Required 5'-0", proposal is to enlarge dormer on second floor - No change to the existing 2'-0"

Rear setback: Required 20'-0", proposal is a vertical increase - No change to the existing 16'-0"

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

If yes, please describe and attach relevant documents: _____

Variance Criteria

10 Lowe Lane

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.
 - a. The Property is located on a small (50' x 50') lot within the city's historic residential neighborhood. The historic nature of the property creates special conditions that make it difficult to adapt a home that was built prior to building and land development codes to today's standards and accommodate family needs.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The Applicant did not create the existing layout of the property. This small, 50' x 50' parcel was legally established by 1967. The Applicant is mindful of their neighbors and the historic context of the surrounding area and making conscientious, minor improvements where possible.
3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.
 - a. Special privileges are not conferred. The granting of the variance requested will not confer any special privileges upon the Applicant. The design and siting of the house is representative of what existed previously as well as being sensitive to the surrounding historic fabric.
4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
 - a. The hardship faced by the Applicant is making modifications sensitive to a non-complying historic structure on a legal nonconforming lot. This lot is below the minimum lot size required by the LDRs, and has non-complying front, side and rear setbacks. Modifications are being made to improve the structure without increasing the building footprint.

5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - a. The variance requested is the minimum variance that will make possible the continued use of the land, building, or structure. The proposed variance would allow the return of an open front porch which will decrease the encroachment into the front setback. The slight enlargement of the dormer and conversion of the carport will allow for adequate living space that was partially lost with the opening of the front porch.

6. Not injurious to the public welfare. That granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
 - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. Modifications will be more consistent with the historic context of the neighborhood. All exterior changes will be HARC approved and designed to be sympathetic and compatible to the surrounding historic neighborhood.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses of neighboring lands, structures, or buildings in the same district and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
 - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

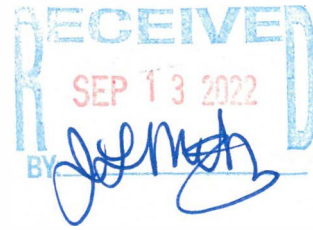
Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	AE6			
Size of Site	2,466 SF			
Height	30'-0"	24' - 0"	24' - 0"	No Change
Front Setback	10 FT	0' - 0"	0' - 0"	vertical increase w/improvement
Side Setback	5 FT	2' - 0"	2' - 0"	vertical increase only
Side Setback	5 FT	11' - 10"	11' - 0"	No Change
Street Side Setback	NA	NA	NA	NA
Rear Setback	20 FT	16' - 0"	16' - 0"	vertical increase only
F.A.R	NA	NA	NA	NA
Building Coverage	50% max	47%	44%	No
Impervious Surface	60% max	53%	53%	No Change
Parking	1	1	No Change	No Change
Handicap Parking	NA	NA	NA	NA
Bicycle Parking	NA	NA	NA	NA
Open Space/ Landscaping	35% min	29.64%	32.15%	No/Improvement
Number and type of units	1 Residential	1 Residential	1 Residential	No Change
Consumption Area or Number of seats	NA	NA	NA	NA

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**



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Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 10 Lowe Ln, Key West, FL 33040

Zoning District: HHDR

Real Estate (RE) #: 00007530-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative
Name: Serge Mashtakov, PE Mailing Address: 3710 N Roosevelt Blvd
City: Key West State: FL Zip: 33040 Home/Mobile Phone:
(305) 304-3512 Office: _____ Fax: _____
Email: serge@artibusdesign.com

PROPERTY OWNER: (if different than above)
Name: Darek Lyzwinski Mailing Address: 10 Lowes Ln
City: Key West State: FL Zip: 33040 Home/Mobile Phone:
(305) 304-4412 Office: _____ Fax: _____
lyzwinski@aol.com

Description of Proposed Construction, Development, and Use: _____
Remodeling of 2 story house with 1 story side addition and dormer addition.

List and describe the specific variance(s) being requested:
Front Setback: Req. 10'-0"; Ex. 0"; Prop. 0". Rear Setback: Req. 20'-0"; Ex. 16'-4"; Prop. 16'-4"
Left Side: Req. 5'-0"; Ex. 2'-0"; Prop. 2'-0" (Vertical Increase of nonconformity for all variances).

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No
If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	AE6			
Size of Site	2,466 SQ.FT.			
Height	30'-0"	24'-00"	NO CHANGE	NO
Front Setback	10'	0'-0'	Vertical Increase	YES
Side Setback	5'	2'-0"	Vertical Increase	YES
Side Setback	5'	11'-10"	NO CHANGE	NO
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	20'	16'-4"	Vertical Increase	YES
F.A.R	N/A	N/A	NO CHANGE	NO
Building Coverage	50%	47.54%	44.34%	NO
Impervious Surface	60%	53.12%	53.16%	NO
Parking	1	1	NO CHANGE	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	29.64%	32.15%	YES
Number and type of units	1	1	1	NO
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Existing building was constructed within 3 setbacks on a very small plot of land. Later the front porch was enclosed

And a carport shed roof was added also partially within a front and rear setbacks. Now require improvements.

Special conditions exist since it is a historic property and was build without observing the setback requirements non existent at the time of construction.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Building was constructed in 1933 with later alterations and modifications.

Current owner purchased the property in 2022 and have not caused current conditions. Special condition and circumstances do not result from the action or negligence of the applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Granting of the requested variances will not confer any special privileges to the applicant. Similar conditions are found within the neighborhood and very few(if any) properties comply with existing applicable zoning code due to historic nature of the development.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The current property does not comply with existing applicable zoning code requirements.

Hardship exists since the owner is trying to improve and preserve the historic property otherwise is in state of neglect and reopen and front porch, remove inappropriate shed style carport and add a proportionally sized side addition.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only minimum variances are being requested. Existing setbacks remain same with improvements the variance is triggered by the vertical increase of nonconformity within the existing structure footprint for appropriate shape roof structure. Building coverage, Impervious Area and open space are all improving together with a total reduction of the roof footprint.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

There are no apparent injurious to the public welfare. In contrast, the variances are consistent with the intended land use and improve the owner's quality of life. Properties around the area reside under similar conditions

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing non-conforming uses of the property (if any) do not present any effects on this variance application.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Derek Lyzwinski authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard McChesney - Spottswood Law Firm
Please Print Name of Representative

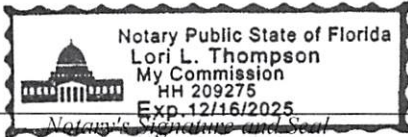
to be the representative for this application and act on my/our behalf before the City of Key West.

Derek Lyzwinski *Signature of Owner* *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 11/30/22
Date

by Derek Lyzwinski
Name of Owner

He/She is personally known to me or has presented FL Drivers License as identification.



Lori L. Thompson
Name of Acknowledger typed, printed or stamped

12/16/25
Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Davek Lyzwinski by Richard McChesney as attorney in fact authorize
Please Print Name(s) of Owner(s) as appears on the deed

Serge Mashakov - Artibus Design
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Davek Lyzwinski by Richard McChesney attorney in fact
Signature of Owner *Signature of Joint/Co-owner if applicable*

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

by Davek Lyzwinski by Richard McChesney attorney in fact
Name of Owner

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

[Signature]
Notary's Signature and Seal

Julie Betz
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Verification Form



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

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

10 Lowes Lane

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8/29/22 by
date

Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Julie Betz
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Property Record Card

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00007530-000000
 Account# 1007803
 Property ID 1007803
 Millage Group 10KW
 Location 10 LOWE Ln, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 45 OR260-432/33 OR862-1909 OR1464-1346/47
 Description OR1550-72/73 OR1828-2132/37 OR2201-48/53 OR2748-1831/32 OR3184-0369
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

LYZWINSKI DAREK
 10 Lowes Ln
 Key West FL 33040

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$157,582	\$142,244	\$145,713	\$130,051
+ Market Misc Value	\$17,025	\$17,437	\$17,849	\$18,260
+ Market Land Value	\$654,258	\$489,726	\$461,981	\$419,396
= Just Market Value	\$828,865	\$649,407	\$625,543	\$567,707
= Total Assessed Value	\$714,348	\$649,407	\$624,478	\$567,707
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$828,865	\$649,407	\$625,543	\$567,707

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,458.00	Square Foot	49.02	50

Buildings

Building ID 516
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1734
 Finished Sq Ft 680
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 108
 Functional Obs 0
 Economic Obs 0
 Depreciation % 22
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1933
 EffectiveYearBuilt 2005
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR NON-DC with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	680	0	0
FLA	FLOOR LIV AREA	680	680	0
OPF	OP PRCH FIN LL	374	0	0
TOTAL		1,734	680	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1983	1984	1	108 SF	2
LC UTIL BLDG	1983	1984	1	36 SF	1
FENCES	1983	1984	1	72 SF	2
WOOD DECK	2017	2018	0	261 SF	2
FENCES	2017	2018	0	288 SF	2
RES POOL	2017	2018	0	171 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/7/2022	\$1,375,000	Warranty Deed	2383499	3184	0369
6/30/2015	\$1,900,000	Warranty Deed		2748	1831
9/1/1982	\$62,500	Warranty Deed		862	1909

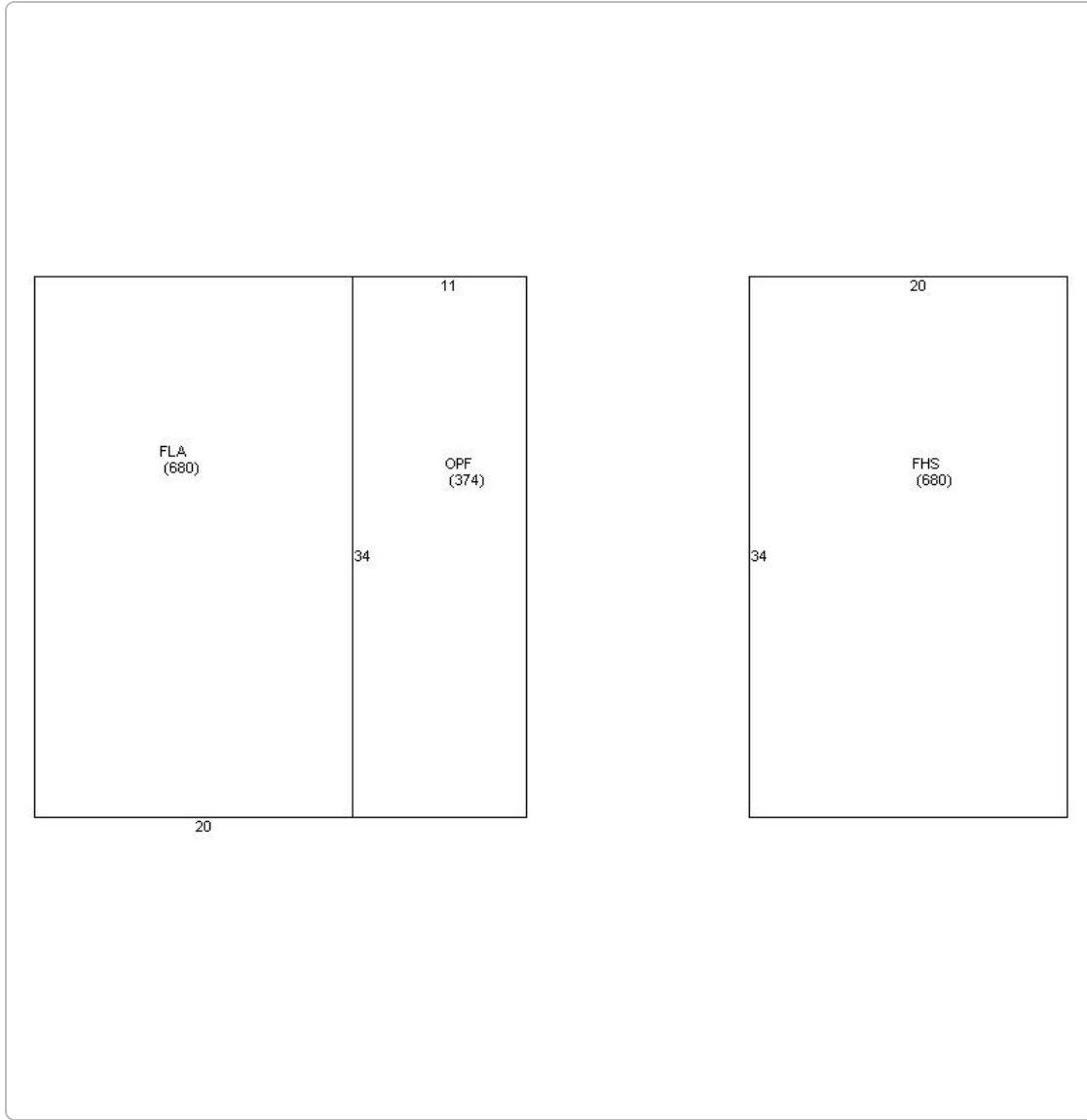
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
17-345	2/27/2017	7/3/2017	\$3,800	Residential
16-4466	11/18/2016	4/21/2017	\$2,800	
16-522	5/16/2016	5/12/2017	\$19,000	
15-1829	5/11/2015	5/11/2015	\$100	
12-1146	4/3/2012	3/24/2014	\$1,600	
10-4228	12/16/2010	2/22/2001	\$4,800	
10-0020	1/11/2010	2/22/2011	\$600	
10-0032	1/7/2010	2/22/2011	\$1,577	
06-2298	4/12/2006	12/11/2006	\$5,200	
06-1899	3/24/2006	12/11/2006	\$9,200	Residential
01-3271	9/28/2001	12/4/2001	\$2,000	Residential

View Tax Info

[View Taxes for this Parcel](#)

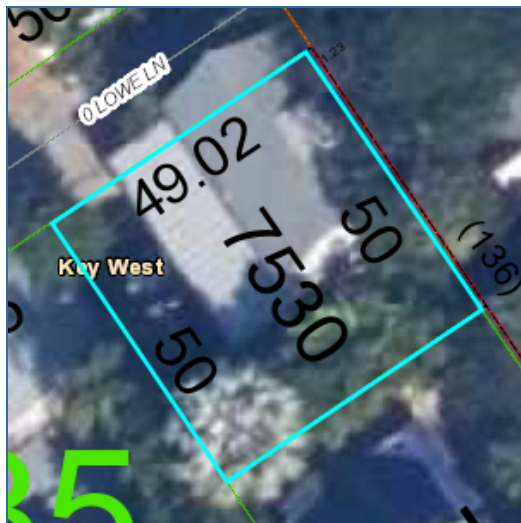
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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

Last Data Upload: 8/23/2022, 3:55:11 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.214

Boundary Survey

MAP OF BOUNDARY SURVEY

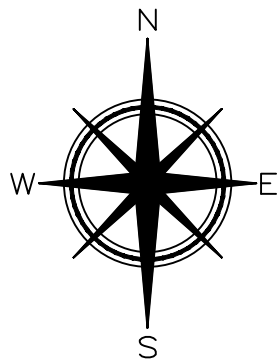
BEARING BASE:
ALL BEARINGS ARE BASED
ON N60°00'00"E ASSUMED
ALONG THE NWLY R/W LINE
OF SOUTHARD STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

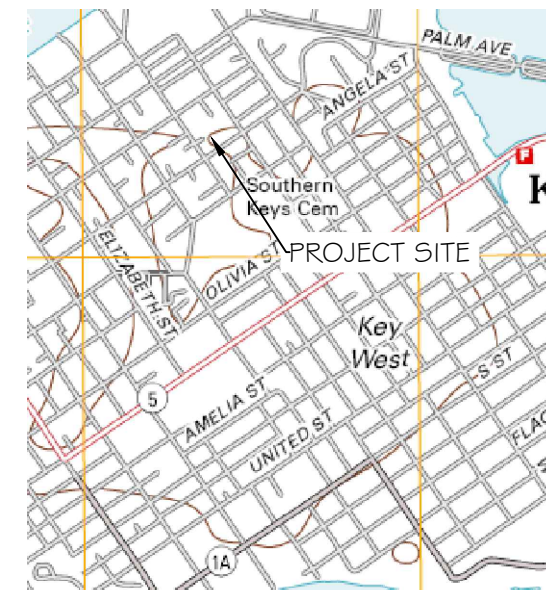
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
10 LOWE LANE
KEY WEST, FL 33040

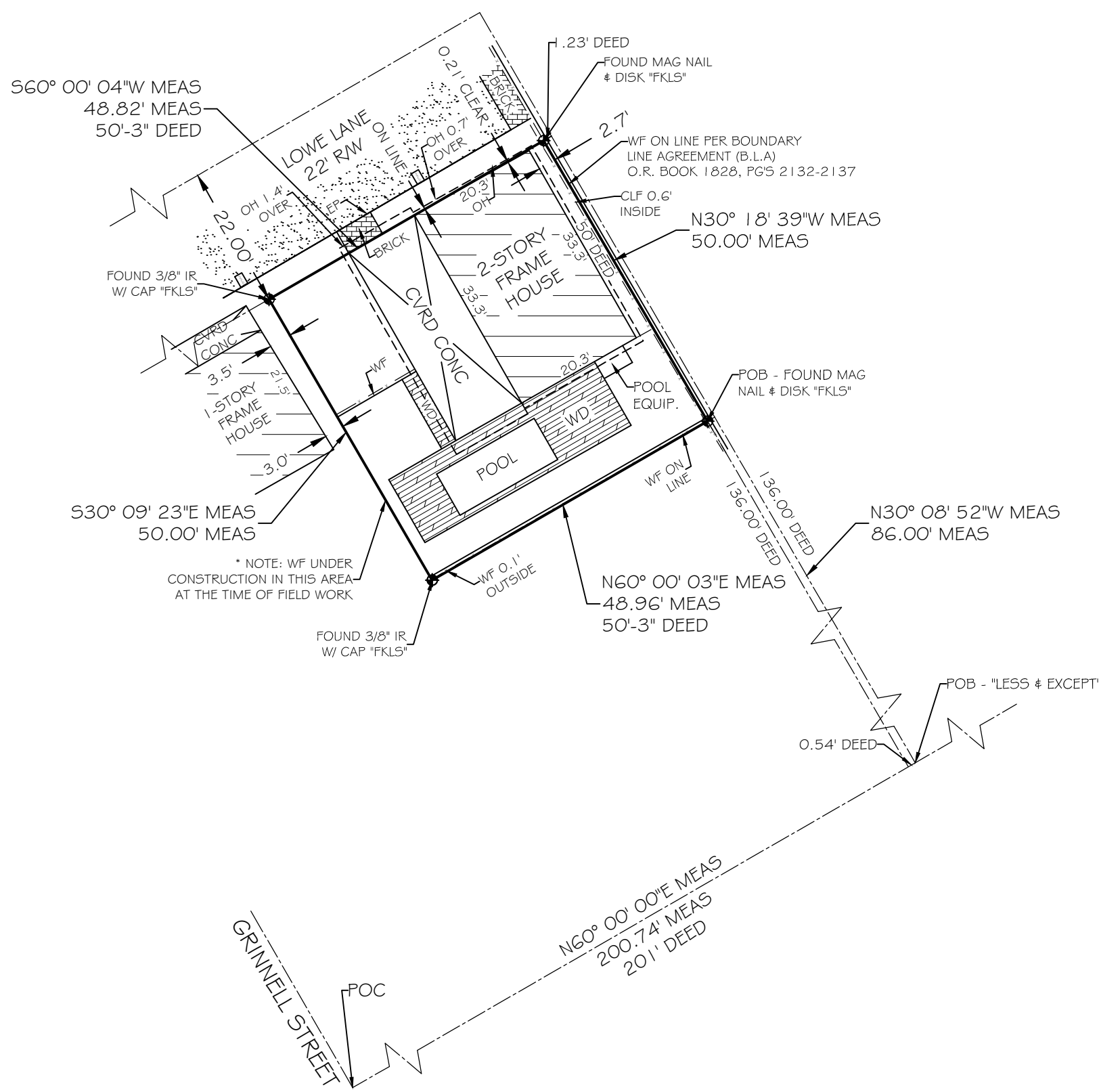
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6



ASSUMED



LOCATION MAP - NTS
SEC. 06-T685-R25E



REVISION (1) - 06/27/2022 - REVISED LEGAL DESCRIPTION PER TITLE COMMITMENT SUPPLIED TO FKLS

LEGAL DESCRIPTION -

On the Island of Key West and is part of Lot Number Eight (8) of subdivision of Square Forty-five (45) according to the plan of said subdivision of Square Forty-five (45) filed in the Clerk's Office of Monroe County, Florida, and recorded in the records of said County in Book "N", Page 235, on the 10th day of August, A.D. 1885, described by metes and bounds as follows:
Commencing two hundred one (201) feet from the corner of Southard and Grinnell Streets and run thence at right angles to Southard Street and in a Northwesterly direction eighty-six (86) feet and establish a point of beginning for the land herein described. From said point of beginning run Northwesterly and parallel with Grinnell Street a distance of fifty (50) feet to an alley; thence run at right angles and along said alley in a Southwesterly direction and parallel with Southard Street a distance of fifty (50) feet and three (3) inches; thence run at right angles in a Southeasterly direction and parallel with Grinnell Street a distance of fifty (50) feet; thence run at right angles in a Northeasterly direction and parallel with Southard Street a distance of fifty (50) feet and three (3) inches back to the point of beginning.
LESS AND EXCEPT the Northwesterly fifty (50) feet of the following described parcel of land to wit:
A parcel of land on the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot Four (4), in Square Forty-Five (45), said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the SWly right of way line of Frances Street and the NWly right of way line of Southard Street and run thence SWly along the NWly right of way line of the said Southard Street for a distance of 201.00 feet to the Point of Beginning; thence NWly and at right angles for a distance of 136.00 feet to the SEly right of way line of Lowe Lane; thence SWly and at right angles and along the SEly right of way line of the said Lowe Lane for a distance of 1.23 feet; thence SEly with a deflection angle of 90°17'29" to the left and along the centerline of an existing wood fence, and extension thereof, for a distance of 136.00 feet to the NWly right of way line of the said Southard Street; thence NEly and along the NWly right of way line of the said Southard Street for a distance of 0.54 feet back to the Point of Beginning.

CERTIFIED TO -

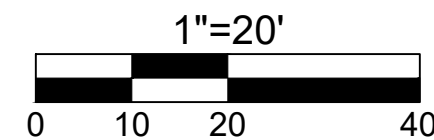
Darek Lyzwinsky;
Keys Federal Credit Union, ISAQA;
Spottswood, Spottswood, Spottswood & Sterling PLLC
Chicago Title Insurance Company;
Fidelity National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELT = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHV = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	OP = OPENING	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METER	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WL = WOOD LANDING
FI = FIRE HYDRANT	PCC = POINT OF COMMENCEMENT CURVE	WM = WATER METER
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WPP = WOOD POWER POLE
FND = FOUND	PK = PARKER KALON NAIL	WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WV = WATER VALVE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE



NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	06/22/2022
MAP DATE:	06/27/2022
REVISION DATE:	XX/XX/XX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	22-172

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

SIGNED:
ERIC A. ISAACS, P.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

TOTAL AREA = 2,444.54 SQFT ±

Site Plan

CONSTRUCTION PLANS FOR 10 LOWES LN

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
10 LOWES LANE,
KEY WEST, FL 33040

CLIENT:
DAREK LYZWINSKI



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by
Serge Mashtakov,
PE 71480 State of
Florida
Date: 2022.09.05
10:32:58 -04'00'

SEGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

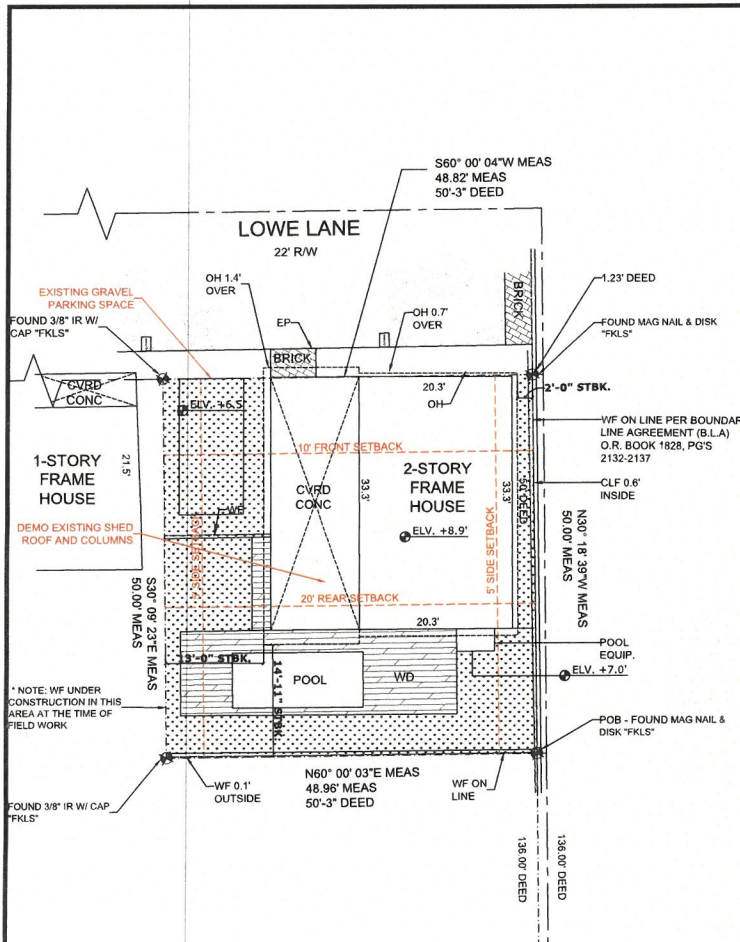
CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

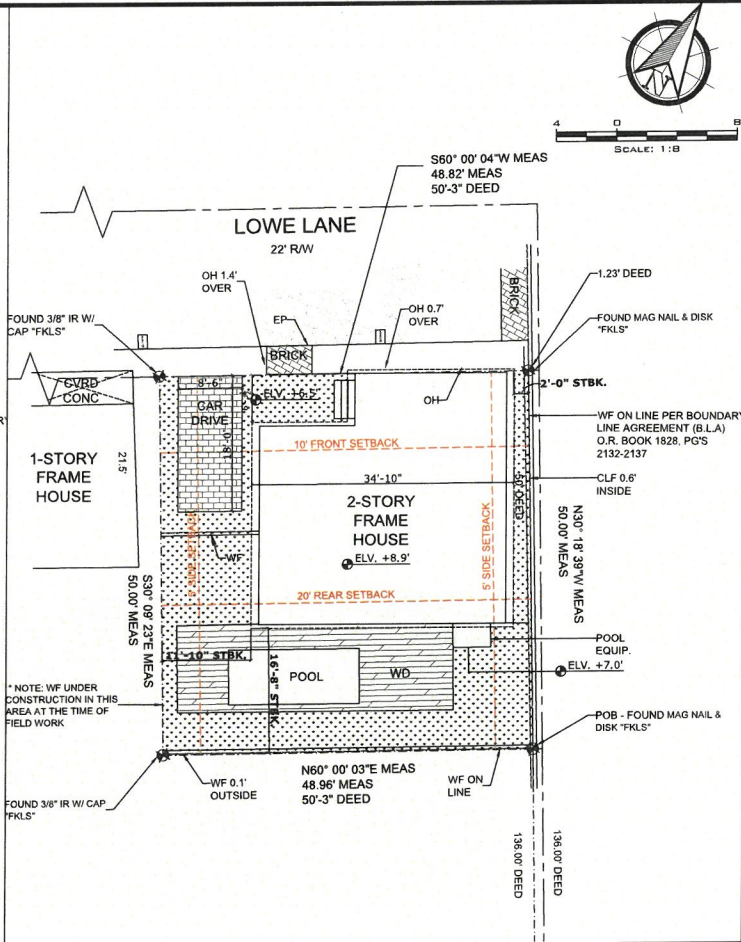
SITE: 10 LOWES LN,
KEY WEST, FL 33040

TITLE: COVER

SCALE AT TEXT:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/27/22	DA	RAM
PROJECT NO:	DRAWING NO:	REVISION:	
2206-04	G-100	1	



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



SITE DEVELOPMENT SUMMARY

SITE DATA:	
TOTAL SITE AREA:	2,466 SQ.FT
LAND USE:	HHDR - HISTORIC HIGH DENSITY RESIDENTIAL ZONE AE6
FLOOD ZONE:	
SETBACKS - TWO STORY RESIDENCE	
FRONT:	
REQUIRED	10'-0"
EXISTING	±0'-0"
PROPOSED	NO CHANGE
LEFT SIDE:	
REQUIRED	5'-0" MIN.
EXISTING	±13'-0"
PROPOSED	±11'-10"
SIDE:	
REQUIRED	5'-0" MIN.
EXISTING	±2'-0"
PROPOSED	NO CHANGE
REAR:	
REQUIRED	20'-0"
EXISTING	±14'-11"
PROPOSED	±16'-8" IMPROVEMENT
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED	80% MAX. (±1,479.6 SQ.FT.)
EXISTING	53.12% (±1,309.83 SQ.FT.)
PROPOSED	53.16% (±1,310.86 SQ.FT.)
BUILDING	±1,093.33 SQ.FT.
POOL	±127.4 SQ.FT.
POOL EQUIPMENT	±13.63 SQ.FT.
CAR DRIVE (W/ PERV. PAVERS)	±153 SQ.FT. @50% = 76.5 SQ.FT.
TOTAL	±1,310.86 SQ.FT.
MAXIMUM BUILDING COVERAGE:	
REQUIRED	50% MAX. (±1,233 SQ.FT.)
EXISTING	47.54% (±1,172.34 SQ.FT.)
PROPOSED	44.34% (±1,093.33 SQ.FT.) IMPROVEMENT
MINIMUM OPEN SPACE:	
REQUIRED	35% MIN. (863.1 SQ.FT.)
EXISTING	29.88% (732 SQ.FT.)
PROPOSED	31.66% (781 SQ.FT.) IMPROVEMENT
MAXIMUM HEIGHT:	
REQUIRED	30 FT MAX.
PROPOSED	NO CHANGE

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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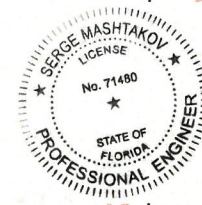
PROJECT: 10 LOWES LANE

SITE: 10 LOWES LN.
KEY WEST, FL 33040

TITLE: SITE PLAN

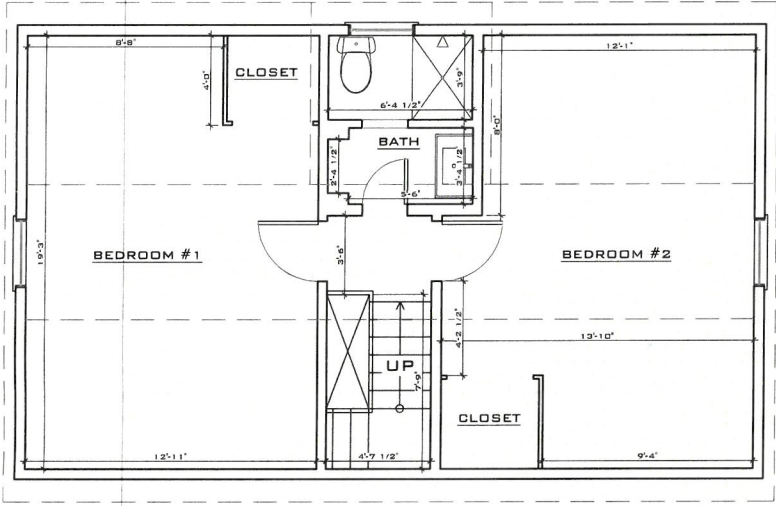
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AS SHOWN	06/30/22	DA	SAM
PROJECT NO:	2206-04	DRAWING NO:	C-101
		REVISION:	1

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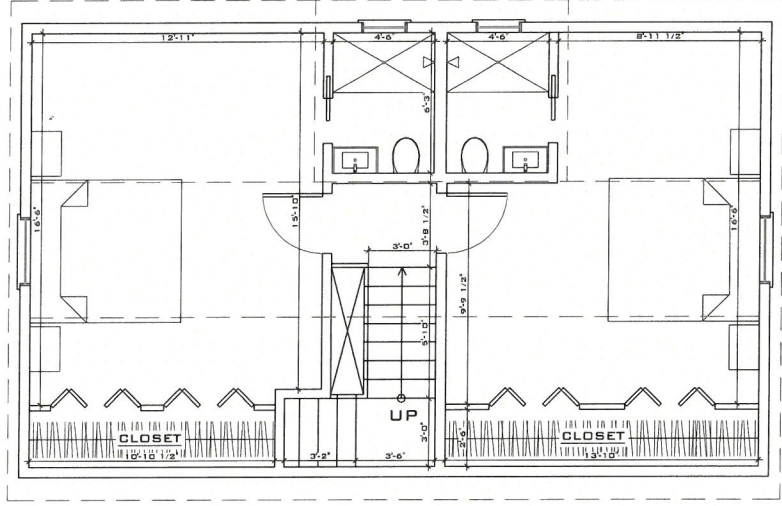


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Date: 2022.09.05 10:33:13 -04'00'

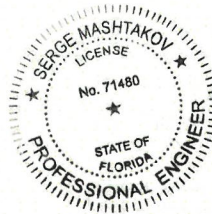
DATE:	SERGE MASHTAKOV
	PROFESSIONAL ENGINEER
	STATE OF FLORIDA
	LICENSE NO. 71480



EXISTING 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

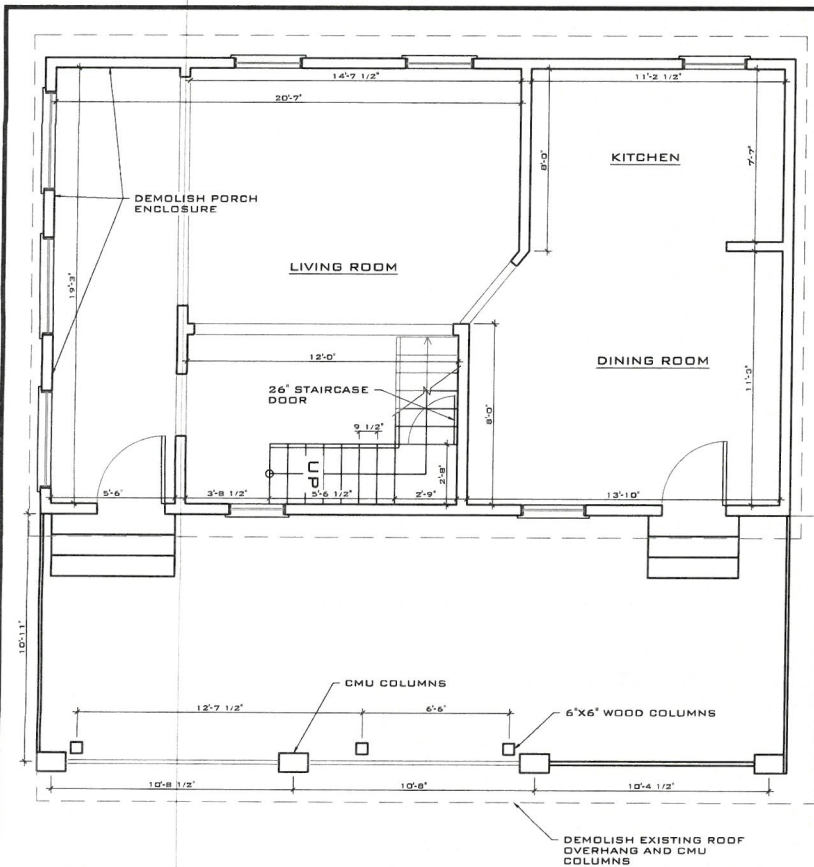


THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

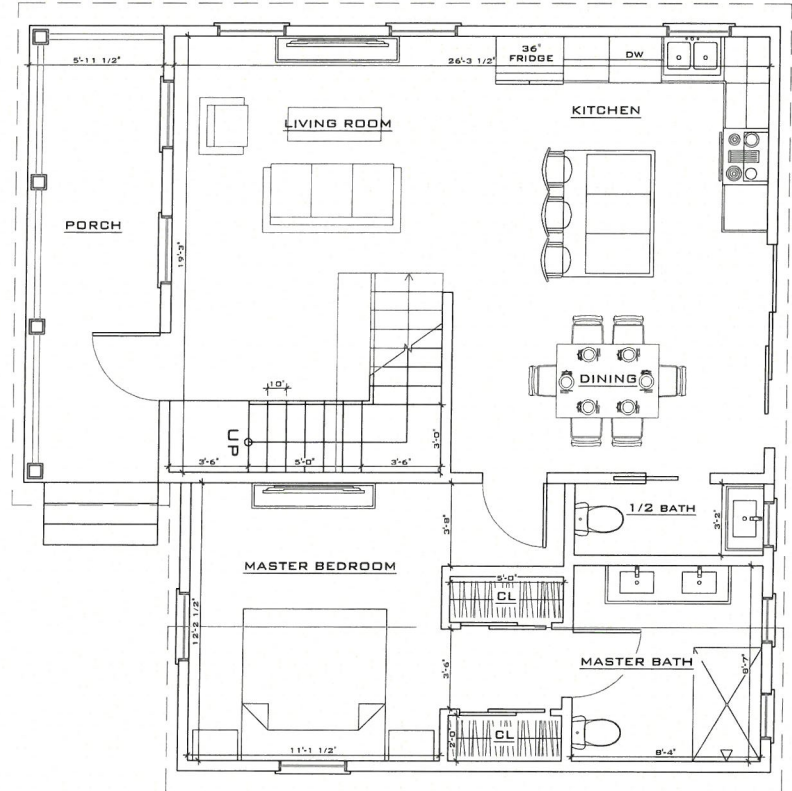
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Date: 2022.09.05
10:33:40 -04'00'

DATE: 07/27/22
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

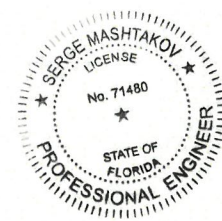
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STATUS:	FINAL	
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835		
CLIENT:	DAREK LYZWINSKI	
PROJECT:	10 LOWES LANE	
SITE:	10 LOWES LN KEY WEST, FL 33040	
TITLE:	EXISTING/PROPOSED SECOND FLOOR PLANS	
SCALE AT TITLE:	DATE:	CHECKED:
AS SHOWN	07/27/22	SAM
PROJECT NO:	DRAWING NO:	REVISION:
2206-04	A-102	1



EXISTING 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

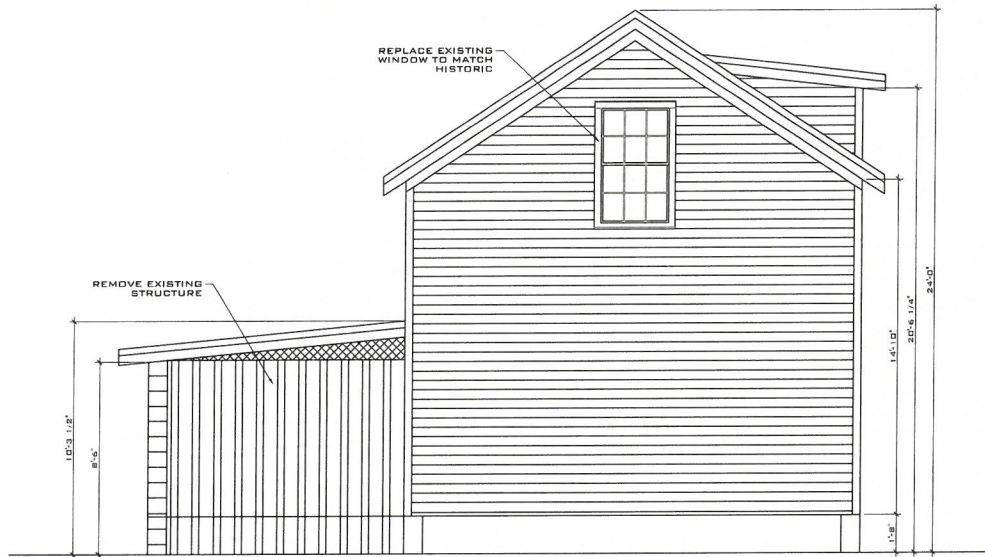
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Date: 2022.09.05 10:33:26 -04'00'

SIGNATURE: [Digital Signature]

DATE: 09/05/2022

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
	FINAL		
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CLIENT:	DAREK LYZWINSKI		
PROJECT:	10 LOWES LANE		
SITE:	10 LOWES LN KEY WEST, FL 33040		
TITLE:	EXISTING/PROPOSED FIRST FLOOR PLANS		
SCALE AT 1/16"	DATE	DRAWN	CHECKED
AS SHOWN	07/27/22	GU	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2206-04	A-101	1	



EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

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Digitally signed by Serge Mashtakov, PE
 71480 State of Florida
 Date: 2022.09.05 10:34:20 -04'00'

SIGNATURE: SERGE MASHTAKOV
 DATE: 09/05/22

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480



REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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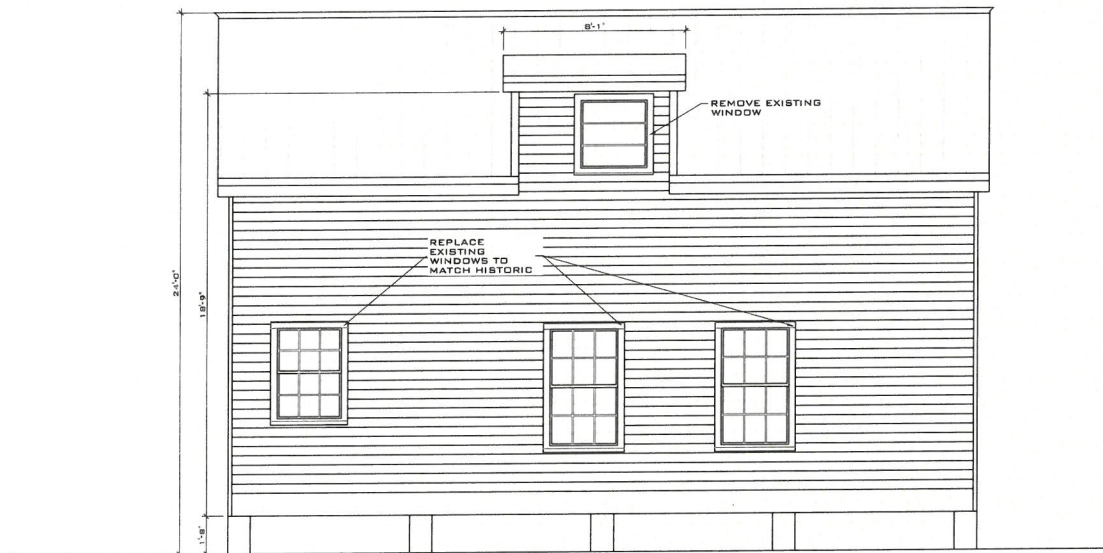
CLIENT: DAREK LYZWIŃSKI

PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE, KEY WEST, FL 33040

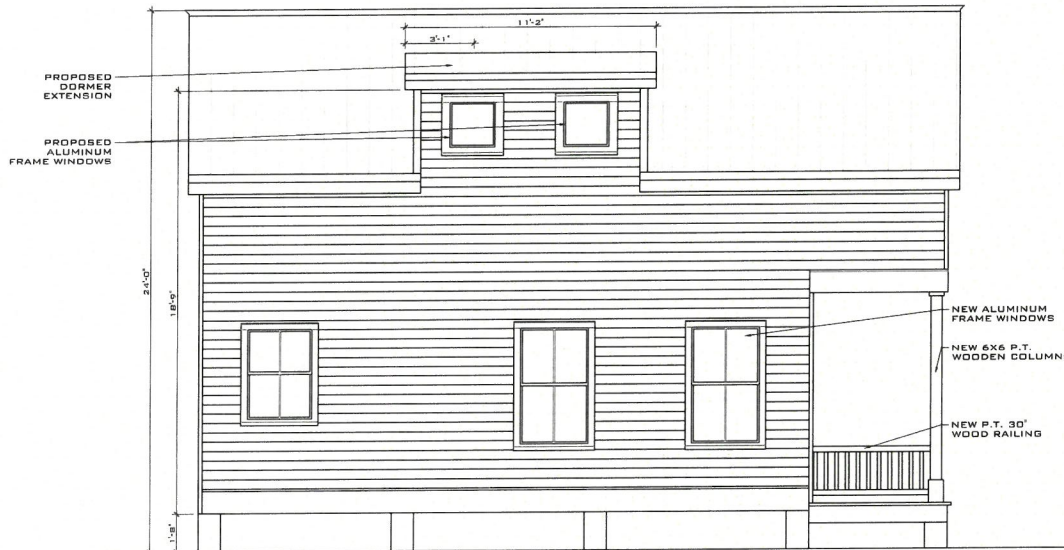
TITLE: REAR ELEVATIONS

SCALE AT TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/05/22	GU	BAM
PROJECT NO:	2206-04	DRAWING NO:	A-105
			1



EXISTING LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by Serge Mashtakov, PE
71480 State of Florida
Date: 2022.09.05 10:34:33 -04'00'

SERGE MASHTAKOV
LICENSE No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: _____
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
	FINAL		



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CA # 30835

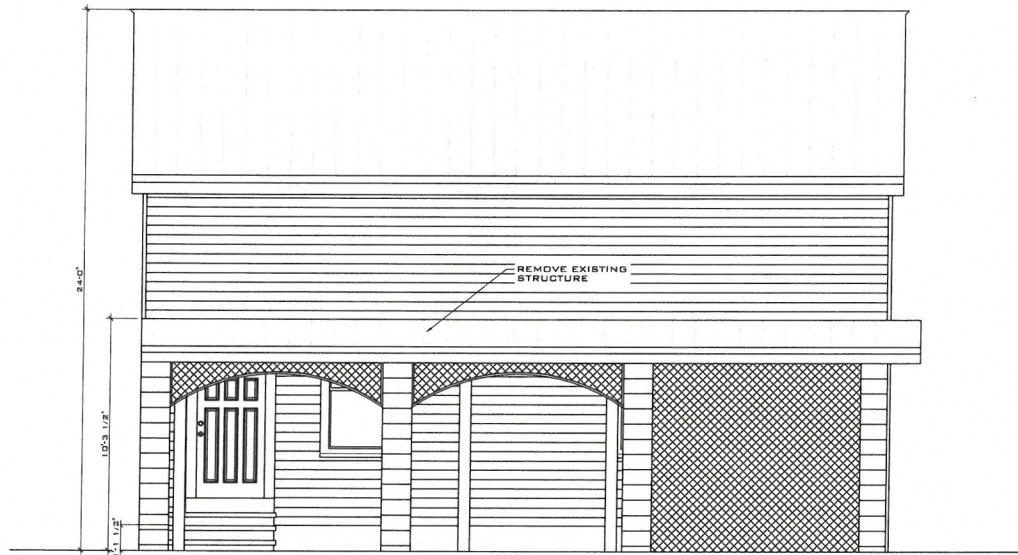
CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE, KEY WEST, FL 33040

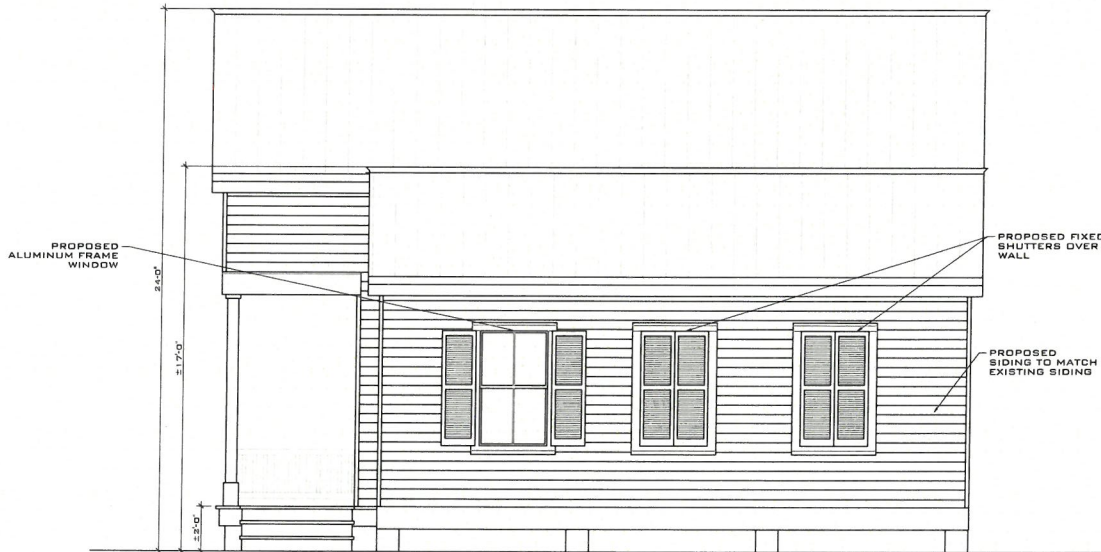
TITLE: SIDE ELEVATIONS

SCALE AS SHOWN	DATE: 07/27/22	DRAWN: GU	CHECKED: SAM
PROJECT NO: 2206-04	DRAWING NO: A-106	REVISION: 1	



EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

REV.	DESCRIPTION	BY	DATE
	FINAL		



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 CA # 30835

CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE,
 KEY WEST, FL 33040
 TITLE: SIDE ELEVATIONS

SCALE AT 1/16" = 1'-0"	DATE	DRAWN	CHECKED
AB SHOWN	07/27/22	GU	SAM
PROJECT NO:	2206-04	DRAWING NO:	A-104
		REVISION:	1

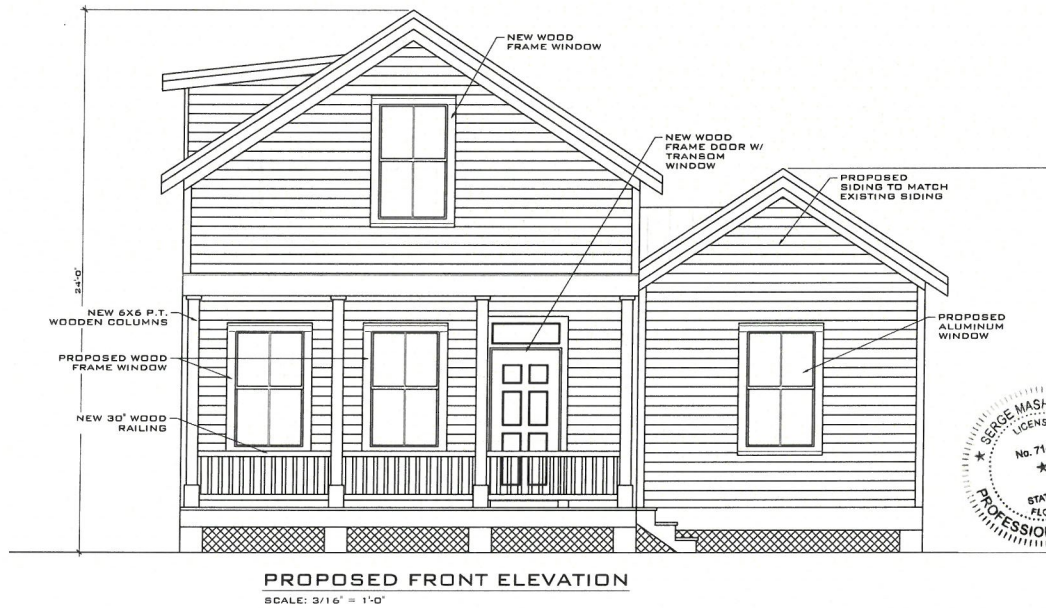
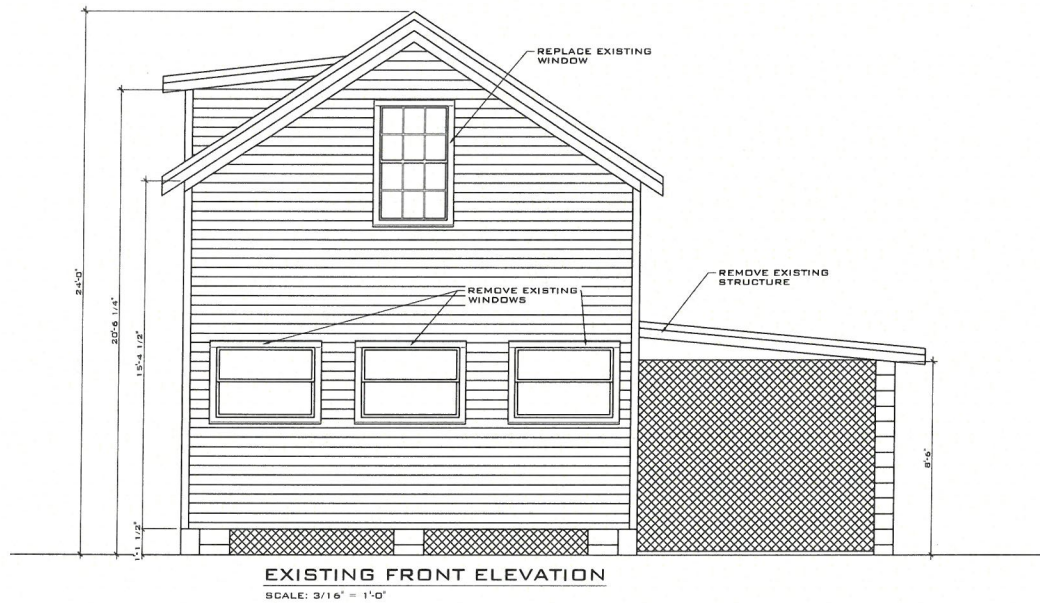
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by Serge Mashtakov, PE
 71480 State of Florida
 Date: 2022.09.05 10:34:07 -04'00'

SIGNATURE: [Redacted]

DATE: 2022.09.05

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by Serge Mashtakov, PE
71480 State of Florida
Date: 2022.09.05 10:33:54 -04'00'

DATE: SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
	FINAL		

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ENGINEERING AND PLANNING

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CA # 30835

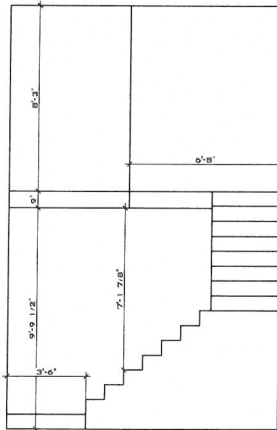
CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

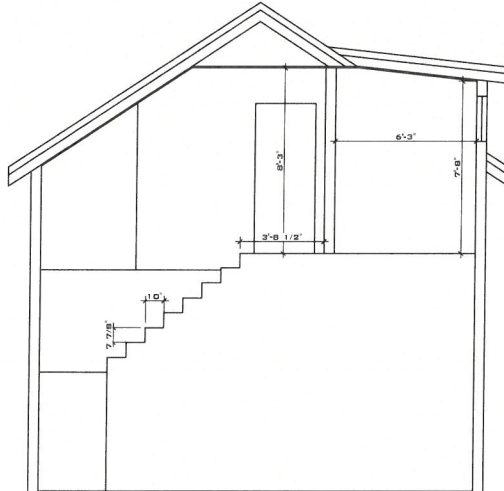
SITE: 10 LOWES LANE,
KEY WEST, FL 33040

TITLE: FRONT ELEVATIONS

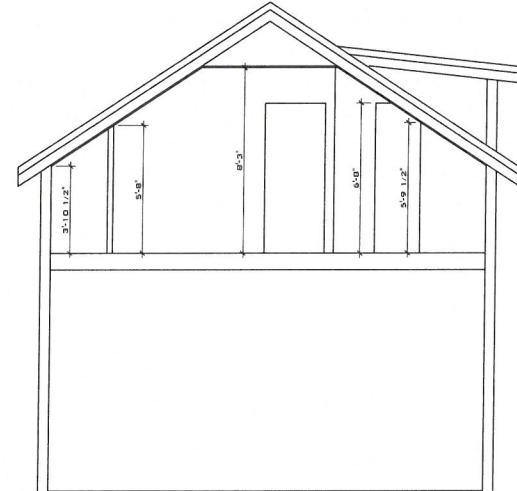
SCALE AT 1/4" = 1'-0"	DATE: 07/27/22	DRAWN: DJJ	CHECKED: SAM
PROJECT NO: 2206-04	DRAWING NO: A-103	REVISION: 1	



SECTION 1-1
SCALE: 3/16" = 1'-0"



SECTION 1-2
SCALE: 3/16" = 1'-0"



SECTION 1-3
SCALE: 3/16" = 1'-0"



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by Serge Mashtakov, PE 71480 State of Florida
 Date: 2022.09.05 10:34:46 -04'00'

DATE: _____

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REV.	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE, KEY WEST, FL 33040

TITLE: SECTIONS

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/27/25	GU	SAM
PROJECT NO: 2206-04	DRAWING NO: A-107	REVISION: 1	

Warranty Deed

Prepared by and return to:
Richard J. McChesney
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 64-22.00279 RM
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of July, 2022 between Jeffrey L. Naftulin and Judith M. Naftulin as Co-Trustees of the Two Sisters Family Trust dated July 1, 2003 whose post office address is 4 Lowes Lane, Key West, FL 33040, grantor, and Darek Lyzwinski, a single man whose post office address is 10 Lowes 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:

On the Island of Key West and is part of Lot Number Eight (8) of subdivision of Square Forty-five (45) according to the plan of said subdivision of Square Forty-five (45) filed in the Clerk's Office of Monroe County, Florida, and recorded in the records of said County in Book "N", Page 235, on the 10th day of August, A.D. 1885, described by metes and bounds as follows:

Commencing two hundred one (201) feet from the corner of Southard and Grinnell Streets and run thence at right angles to Southard Street and in a Northwesterly direction eighty-six (86) feet and establish a point of beginning for the land herein described. From said point of beginning run Northwesterly and parallel with Grinnell Street a distance of fifty (50) feet to an alley; thence run at right angles and along said alley in a Southwesterly direction and parallel with Southard Street a distance of fifty (50) feet and three (3) inches; thence run at right angles in a Southeasterly direction and parallel with Grinnell Street a distance of fifty (50) feet; thence run at right angles in a Northeasterly direction and parallel with Southard Street a distance of fifty (50) feet and three (3) inches back to the point of beginning.

LESS AND EXCEPT the Northwesterly fifty (50) feet of the following described parcel of land to wit:

A parcel of land on the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot Four (4), in Square Forty-Five (45), said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the SW'ly right of way line of Frances Street and the NW'ly right of way line of Southard Street and run thence SW'ly along the NW'ly right of way line of the said Southard Street for a distance of 201.00 feet to the Point of Beginning; thence NW'ly and at right angles for a distance of 136.00 feet to the SE'ly right of way line of Lowe Lane; thence SW'ly and at right angles and along the SE'ly right of way line of the said Lowe Lane for a distance of 1.23 feet; thence SE'ly with a deflection angle of 90°17'29" to the left and along the centerline of an existing wood fence, and extension thereof, for a distance of 136.00 feet to the NW'ly right of way line

of the said Southard Street; thence NE'ly and along the NW'ly right of way line of the said Southard Street for a distance of 0.54 feet back to the Point of Beginning.

Parcel Identification Number: 00007530-000000

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, 2021.

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:

1. [Signature]
Witness Name: ROSE RYLEY

[Signature]
Jeffrey L. Naftulin, Co-Trustee

2. [Signature]
Witness Name: Emilyanne Williston

[Signature]
Judith M. Naftulin, Co-Trustee

State of Massachusetts
County of Dukes

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of July, 2022 by Jeffrey L. Naftulin, Co-Trustee and Judith M. Naftulin, Co-Trustee, of the Two Sisters Family Trust dated July 1, 2003, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Emilyanne Williston

My Commission Expires: October 10, 2025

