

Application

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

April 14, 2010

Amy Kimball Murley, Planning Director
City of Key West
PO Box 1409
Key West, FL 33041-1409



Re: Variance Request / 512-524 Eaton Street
RE#00006500-000000 and 00006500-000100

Dear Mrs. Kimball Murley:

Please accept this letter as a request for variance to Section 18-28(a) of the Code of Ordinances which prohibits the sale of alcoholic beverages within 300 feet of churches, funeral homes, cemeteries, and schools. The variance is requested for the property located at 512-524 Eaton Street owned by Lynn Kephart.

The property owner is the recipient of a Conditional Use Approval in 2007 which allows the conversion of a former church/theatre into a restaurant with stage and screen entertainment and an accessory bar area (Planning Board Resolution 2007-042). The sale of alcohol permitted under the conditional use is as an accessory use to the primary restaurant/entertainment use and does not authorize a stand alone bar or lounge.

The property owner is requesting relief from the provisions of Section 18-28(a) as a party "aggrieved" by the provision of this code section, as specifically authorized by Section 18-28(b), as the ordinance deprives the property owners of the use approved as part of the 2007 conditional use for his property. There are currently eight (8) establishments within 300 feet of St. Paul's, First United Methodist Church, and Dean Lopez Funeral Home which serve or sell alcoholic beverages.

Please place this variance request on the next available City Commission agenda.

Thank you for your attention to this request.

Sincerely,

A handwritten signature in cursive script that reads "Adele V. Stones".

Adele V. Stones
AVS/cms
Enclosure
c: client

STONES & CARDENAS
ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

December 1, 2009

Cheri Smith, City Clerk
City of Key West
PO Box 1409
Key West, FL 33040

Re: December 3, 2009 City Commission Meeting
Variance Request for Alcohol Sales / 512-524 Eaton Street, Key West, Florida

Dear Mrs. Smith:

Please accept this letter as the property owner's notification that the variance request scheduled for December 3, 2009 has been withdrawn by the applicant.

A new application will be submitted next year if the property owner is able to adequately address the reasonable concerns of the affected interests located within three hundred feet (300') of his business.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact this office.

Sincerely,



Adele V. Stones

AVS/cms

c: Father Hooper, Saint Paul's Episcopal Church
Reverend Velasco, United Methodist Church
W. Carlough & S. Merrill
M. Deasy
A. Kimball Murley
client

DEC - 1 2009

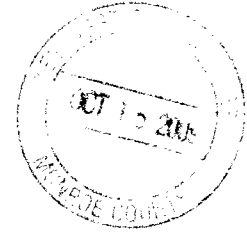
STONES & CARDENAS
ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

October 15, 2009



Amy Kimball Murley, Planning Director
City of Key West
PO Box 1409
Key West, FL 33041


Re: 512-526 Eaton Street, Major Development Plan

Dear Mrs. Kimball Murley:

Enclosed please find the variance application for the above-referenced property to allow alcoholic beverage sales, revised to remove the request for height variance.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

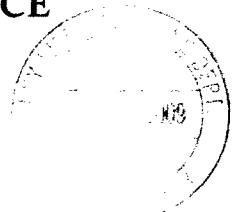

Adele V. Stones

AVS/cms

c: client

B. Cunningham

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 THE HEARING



Variance Application

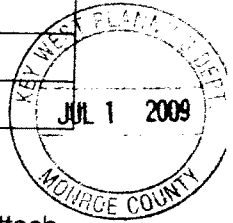
**City of Key West
Planning Department**

Please print or type a response to the following:

1. Site Address 512-526 Eaton Street
2. Name of Applicant Adele V. Stones
3. Applicant is: Owner _____ Authorized Representative x
(attached Authorization Form must be completed)
4. Address of Applicant 221 Simonton Street
Key West, FL 33040
5. Phone # of Applicant (305) 294-0252 Mobile# _____ Fax# (305) 292-5442
6. E-Mail Address ginny@keyslaw.net
7. Name of Owner, if different than above Lynn H. Kephart
8. Address of Owner 414 Simonton Street
Key West, FL 33040
9. Phone Number of Owner (305) 509-1883 Fax# _____
10. Email Address _____
11. Zoning District of Parcel HNC-1 RE# 00006500-000000 & 00006500-000100
12. Description of Proposed Construction, Development, and Use Conversion of former two (2) story professional and general office space to ground floor commercial/offices, including existing approved plans for dinner theatre. Upper levels to be five (5) one (1) bedroom condominiums by granting variances for front setback, rear setback, street side setback, maximum building coverage, impervious surface ratio and building height. All dimensional variances are existing non-conforming conditions. The Board of Adjustment has jurisdiction over height variances and beverage sale variances. The height variance was previously approved in 2004 (Resolution No. 04-361) and extended in 2005. The prior nightclub use included alcoholic beverage sales and service.
13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Maximum Height	35'	46' 11 1/4"	46' 11 1/4"
Alcoholic Beverage Sale	300' from Church Cemetery or Funeral Home	50' from Church Cemetery or Funeral Home	Wavier
Front Setback			
Rear Setback			

Building Coverage			
Street Side Setback			
Impervious Surface			



14. Is Subject Property located within the Historic District? Yes No
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 05/25/09 HARC # H09-03-04-225

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

16. Will the work be within the dripline (canopy) of any tree on or off the property?
 YES NO
 If yes, provide date of landscape approval, and attach a copy of such approval.

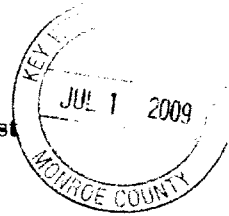
Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
<u>CS</u>	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>CS</u>	_____	Application Fee (to be determined according to fee schedule)
<u>CS</u>	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>CS</u>	_____	Floor Plans of existing and proposed development (8.5 x 11)
<u>CS</u>	_____	Copy of the most recent survey of the subject property
<u>CS</u>	_____	Elevation drawings as measured from crown of road
<u>CS</u>	_____	Stormwater management plan
<u>CS</u>	_____	HARC Approval (if applicable)
<u>CS</u>	_____	Notarized Verification Form
<u>CS</u>	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

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:

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.

At the time the original church and school building was built, it was a legally permitted building. The Land Development Regulations have been revised and the building now violates virtually every dimensional land development regulation. The existing height of the bell tower is subject to BOA review for approval.

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

The existing building and footprint which creates the need for variances have existed for many years predating applicant's ownership. The variance is required due to the addition of a third floor (one half story) which creates an "enlargement" of existing nonconformities). The new construction complies with the City's Land Development Regulations for height.

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.

The building owner receives no new rights as a result of the variances requested. The bell tower height has existed for more than thirty (30) years and the prior night club use included the sale of alcoholic beverages.

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 building has been nonconforming since the 1950s when the building was the First Baptist Church. In order to have the structure conform to the City's Land Development Regulations, the existing building would have to be demolished. Prior use of this structure included the "Club Chameleon" nightclub which served/sold alcoholic beverages without complaint or incident. The method of measurement of the 300' separation between establishments selling alcoholic beverages was amended between the previous and newly approved use of the building.

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.

The proposal will not expand the building envelope. The proposed changes are to the interior of the building. The variance is a technicality triggered by the vertical increase and a vertical addition of 1/2 story over the eastern portion of the building.

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 is not public impact caused by "legalizing" the existing non-conforming features of the building or by allowing beverage sales at this location.

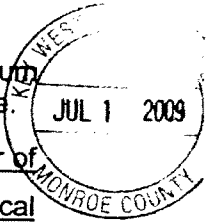
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered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

The applicant is not relying on the existence of surrounding non-conforming structures as the basis of his request.

8. The property has existing development approval for a dinner theatre and desires to sell alcoholic beverages to be enjoyed by theater and dinner patrons. The applicant seeks relief from Key West Code Section 18-28 requiring a 300 ft. separation between establishments selling alcoholic beverages and Churches, Funeral Homes, Cemeteries, and Schools

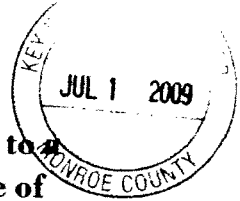
The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) 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.



Verification

Verification Form



Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Adele V. Stones (FBN 331880), being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner x Owner's Legal Representative
for the property identified as the subject matter of this application:

512 - 526 Eaton Street, Key West, Florida
Street Address and Commonly Used Name (if any)

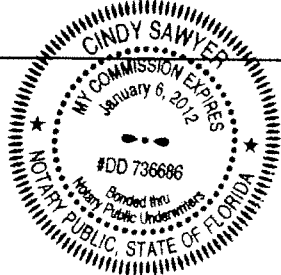
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Adele V. Stones
Signature of Owner/Legal Representative
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 7/1/09 (date) by
Adele V. Stones (name). He/She is personally known to me or has
presented personally known as identification.

Cindy Sawyer
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped
Title or Rank Commission Number (if any)



Deed

WARRANTY DEED

THIS INDENTURE,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

RECEIVED

MAR 18 2004
CITY OF KEY WEST
PLANNING DEPT.

THIS INDENTURE,

Made this 6th day of June, A.D. 1991

Between, **FIRST BAPTIST CHURCH OF KEY WEST INCORPORATED, A FLORIDA NOT FOR PROFIT CORPORATION a/k/a FIRST BAPTIST CHURCH OF KEY WEST, INC., a/k/a THE FIRST BAPTIST CHURCH OF KEY WEST, INC.,** which corporation is successor to **FIRST BAPTIST CHURCH OF KEY WEST,** party of the first part, and **LYNN H. KEPHART, A SINGLE MAN,** whose address is 414 Simonton Street, Key West, Monroe County, Florida, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey, and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Property Appraiser's Parcel I.D. Number: A Portion of: 0000650-000000; 00006390-00200; and 00006520-000000

Together with all the tenements, hereditaments and appurtenances, with every privileges, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Director and its corporate seal to be affixed, the date and year above written.

Signed, Sealed and Delivered
In Our Presence:

FIRST BAPTIST CHURCH OF KEY WEST INCORPORATED, A FLORIDA NOT-FOR-PROFIT CORPORATION, a/k/a FIRST BAPTIST CHURCH OF KEY WEST, INC., a/k/a THE FIRST BAPTIST CHURCH OF KEY WEST, INC., WHICH CORPORATION IS SUCCESSOR TO FIRST BAPTIST CHURCH OF KEY WEST.

Sing R. Roberts
Phonix

BY: William J. Sikes
WILLIAM J. SIKES, Director

DR Paid 1/50000 Date 7-24-91
MONROE COUNTY
PLANNING DEPT.

WEST PLANNING
APR 15 2010
MONROE COUNTY

695231

MAR 11 10 2020

KEY WEST PLANNING

JUL 1 2000

STATE OF FLORIDA :
COUNTY OF DUVAL :

I hereby Certify that on this 6th day of June A.D. 1991, before me personally appeared WILLIAM J. SIXES, Director of FIRST BAPTIST CHURCH OF KEY WEST INCORPORATED, A FLORIDA NOT-FOR-CORPORATION existing under the laws of the State of Florida, to me known to be the person described in and who executed the foregoing conveyance to LYNN H. KEPHART, A SINGLE MAN and severally acknowledged the execution thereof to be the free act and deed as such officer, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Jacksonville in the County Duval and State of Florida, the day and year last aforesaid.

[Handwritten Signature]
NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Aug. 8, 1991

RECEIVED

MAR 18 2004

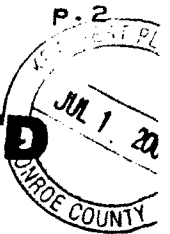
CITY OF KEY WEST
PLANNING DEPT

KEY WEST PLANNING DEPT
APR 15 2010
DUVAL COUNTY

Vertical stamp on the right margin.

RECEIVED

MAR 18 2004



FIRST BAPTIST CHURCH
EXHIBIT "A"

LEGAL DESCRIPTION: PARCEL 1

All that tract or parcel of land lying and being in the City of Key West West, County of Monroe and State of Florida, and more particularly described as follows:

Beginning at a point on the Southerly side of Eaton Street, 84 feet Southwesterly, measured along the Southerly side of Eaton Street and from the Southwest corner of Eaton Street and Simonton Street and:
running thence Southeasterly parallel with Simonton Street 86 feet; thence Southwesterly parallel with Eaton Street 10 feet; thence Southeasterly parallel with Simonton Street 14 feet; thence Southwesterly parallel with Eaton Street 62 feet, 3 inches; thence run Northwesterly parallel with Simonton Street 50 feet, 4 inches; thence run Northeastery parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 2 feet, 4 inches; thence run Southwesterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 10 feet 6 inches; thence run Northeastery parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 2 feet 3 inches; thence run Southwesterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 10 feet 6 inches; thence run Northeastery parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 2 feet 3 inches; thence run Southwesterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 28 feet, 5 inches to the Southeast Right-of-Way of said Eaton Street; thence run Northeastery along the said Right-of-Way 72 feet, 3 inches back to the Point of Beginning.

LEGAL DESCRIPTION: PARCEL 2

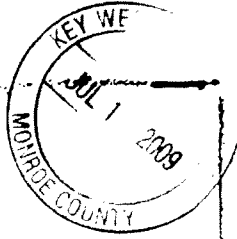
On the Island of Key West, known on William A. Whitehead's map delineated in February, 1829 as a part of Square Thirty Seven.

COMMENCING at a point One Hundred (100) feet from the corner of Eaton and Bahama Streets and running thence in a Southeasterly direction along the line of Bahama Street 50.00 feet; thence at right angles in a Northeastery direction 105 feet; thence at right angles and parallel with Bahama Street in a Northwesterly direction 50.00 feet; thence in a Southwesterly direction 105 feet to the Place of Beginning.

LEGAL DESCRIPTION: Parcel 3

On the Island of Key West, Monroe County, Florida and being a portion of Lot 4 Square 37 according to William A. Whitehead's map of said Island, delineated in February A.D., 1829 but more particularly described as follows:

COMMENCE at the Southeasterly Right-of-Way line of Eaton Street and the Southwesterly Right-of-Way line of Bahama Street; thence Southeasterly along the said Southwesterly Right-of-Way line of Bahama Street for 201.00 feet; thence continue Southeasterly along the said Southwesterly Right-of-Way line of Bahama Street for 51.00 feet; thence at a right angle and in a Southwesterly direction for 94.25 feet; thence at a right angle and in a Northwesterly direction for 10.00 feet; thence at a right angle and in a Southwesterly direction for 22.00 feet; thence at a right angle and in a Northwesterly direction for 41.00 feet; thence at a right angle and in a Northeastery direction 116.25 feet to the said Southwesterly Right-of-Way line of Bahama Street and the Point of Beginning.



695231

REC 177 MAR 2022

RECEIVED


MAR 18 2004

**ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF TRUSTEES OF
THE FIRST BAPTIST CHURCH OF KEY WEST, INCORPORATED**

CITY OF KEY WEST
PLANNING DEPT.

We, the undersigned, being all of the trustees of The First Baptist Church of Key West, Incorporated, hereby designate William J. Sikes as the sole Director of The First Baptist Church of Key West, Incorporated, to execute legal documents and act on behalf of The First Baptist Church of Key West, Incorporated, and to do all other acts necessary for the purposes of consummating the sale of church property in accordance with a written agreement between the church and Lynn Kephart.

Dated this 25 day of November, 1990.



William J. Sikes, Director
and Trustee



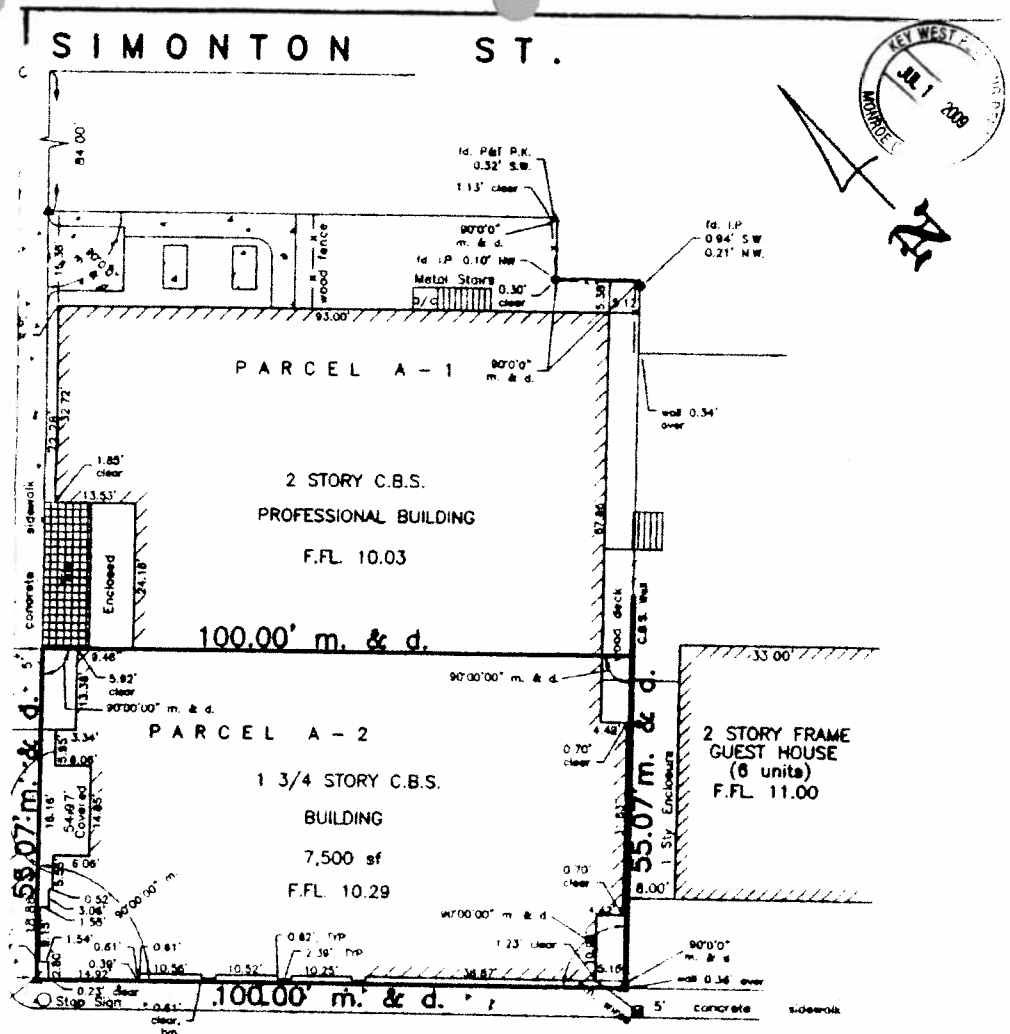
Joan S. Sikes, Trustee



Hastings G. Joyner, Trustee

Recorded in...
In...
Record...
I. KOLHAGE

Survey



BAHAMA ST. (30.25' R/W)

SURVEYOR'S NOTES:

North arrow based on assumed median
 Elevation based on N.G.V.D. 1929 Datum
 B.M. No. Basic; Elev 11.124

- ▲ = set P.K. Nail, P.L.S. No. 2749
- Sty. = Story
- F.F.L. = Finish Floor Elevation
- B.M. = Bench Mark
- N.T.S. = Not to Scale
- C.B.S. = Concrete Block Stucco
- R/W = Right of Way

Curve number 1

- Radius = 10.50'
- Delta = 119°45'20"
- Arc = 21.95'
- Tangent = 18.10'
- Chord = 18.16'

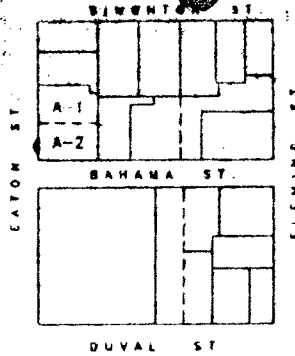
Field work performed on 4/13/06

Lynn Kephart 512-524 Epton St 32

Eaton Street Two 512 Eaton Street, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 06-242	
Scale 1" = 20'	Ref. 70-80 FILE	Flood panel No. J216.H	Dwn. By: F.H.H.
Date: 6/11/04		Flood Zone X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/13/06: updated, split in half, cert.			
s:/dwg/kw/block32/512Eaton			

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3152 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0466
 Fax: (305) 293-0237



LOCATION MAP

Square 37, City of Key West, FL

LEGAL DESCRIPTION:

PARCEL A-2

On the island of Key West, Monroe County, Florida, and being a portion of Lot 2, Square 37 according to William A. Whitehead's Map of said island delineated in February A.D. 1829, but being more particularly described as follows:

COMMENCE at the Southeastery right of way line of Eaton Street and the southwesterly right of way line of Simonton Street; thence in a Southeastery direction along the said Southeastery right of way line on Eaton Street for 196.18 feet to the Point of Beginning; thence at a right angle and in a Southeastery direction for 100.00 feet; thence at a right angle and in a Southeastery direction for 55.07 feet to the Northeastery right of way line of Bahama Street; thence at right angles and in a Southeastery direction along the said Northeastery right of way line of Bahama Street for 100.00 feet to the said Southeastery right of way line of Eaton Street; thence at a right angle and in a Northeastery direction along the said Southeastery right of way line of Eaton Street for 55.07 feet. Containing 5,507 Square Feet.

PARCEL A-1

On the island of Key West, Monroe County, Florida, and being a portion of Lot 2, Square 37 according to William A. Whitehead's Map of said island delineated in February A.D. 1829, but being more particularly described as follows:

COMMENCE at the Southeastery right of way line of Eaton Street and the Southeastery right of way line of Simonton Street; thence in a Southeastery direction along the said Southeastery right of way line on Eaton Street for 84.00 feet to the Point of Beginning; thence at right angle and in a Southeastery direction for 10 feet; thence at a right angle and in a Southeastery direction for 12 feet; thence at right angle and in a Southeastery direction for 82.18 feet; thence at right angle and in a Northeastery direction for 100.00 feet to the said Southeastery right of way line of Eaton Street; thence at a right angle and in a Northeastery direction along the said Southeastery right of way line of Eaton Street for 72.18 feet back to the Point of Beginning. Containing 7,070 square feet.

LEGAL DESCRIPTION Overhang:

On the island of Key West, Monroe County, Florida, and being a portion of Lot 2, Square 37 according to William A. Whitehead's Map of said island delineated in February A.D. 1829, but being more particularly described as follows:

COMMENCE at the intersection of the Northeastery Right-of-Way Line of Bahama street and the Southeastery Right-of-Way Line of Eaton Street; thence in a Northeastery direction along the said Southeastery Right-of-Way Line of Eaton Street for 18.88 feet to the Point of Beginning; thence continue in a Northeastery direction along the said Southeastery Right-of-Way Line of Eaton Street for 18.18 feet to a point on a curve to the left, having a radius of 10.50 feet, a central angle of 119°45'20", a cord bearing Southeastery along the said Southeastery Right-of-Way Line of Eaton Street, and a cord length of 18.18 feet; thence along the arc of the said curve, an arc length of 21.85 feet to the said Southeastery Right-of-Way Line of Eaton Street and the Point of Beginning. Containing 87 square feet, more or less.

- SURVEYOR'S NOTES:**
 North arrow based on assumed meridian
 Elevation based on M.G.V.D. 1929 Datum
 B.M. No. Basic; Elev. 11.124
- A = set P.K. Nail, P.L.S. No. 2749
 - St. = Story
 - F.F.L. = Finish Floor Elevation
 - B.M. = Bench Mark
 - M.T.S. = Not to Scale
 - C.B.S. = Concrete Block Stucco
 - R/W = Right of Way

Field work performed on 6/12/08

CERTIFICATION:

I HEREBY CERTIFY that the Attached BOUNDARY & TOPOGRAPHICAL SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 47.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HEDERLAND
 Professional Land Surveyor & Mapper No. 2739
 Professional Engineer No. 36818
 State of Florida

NON-VALID UNLESS EMBOSSED WITH IMPRINT SEAL & SIGNATURE

EATON ST. (50.00' R/W)

16903
 16927
 16947
 16917
 16951
 16917

P.O.B.
 Parcel A-2
 16930
 16997

P.O.B.
 Overhang
 P.O.C.
 Overhang
 16922
 16944

2.00
 m ± 0