

# **Application**

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



**Please read carefully before submitting applications**

**Easement Application**

Please print or type a response to the following:

1. Name of Applicant DEP/ DSL on behalf of the BOT
2. Site Address 600 White Street
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization Form must be completed)
4. Address of Applicant 3900 Commonwealth Blvd. Tallahassee, FL 32399 MS 130  
\_\_\_\_\_
5. Phone # of Applicant 850-245-2625 Mobile# \_\_\_\_\_  
Email jay.sircy@dep.state.fl.us
6. Name of Owner, if different than above Board of Trustees of the Internal Improvement Trust Fund
7. Address of Owner \_\_\_\_\_  
Same
8. Phone Number of Owner \_\_\_\_\_ Email \_\_\_\_\_
9. Zoning District of Parcel \_\_\_\_\_ RE# \_\_\_\_\_
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested To resolve the encroachment of a state owned building onto key west property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No x If Yes, please describe and attach relevant documents. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following must be included with this application:

1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the easement).
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request with a **legal description of the entire property.**
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures **with a legal description of the easement area requested.**
4. Color photographs from different perspectives showing the proposed easement area.
5. Application Fee by check payable to the City of Key West in the amount of **\$2000.00**, plus **\$400.00** for each additional easement on the same parcel. Please include a **separate** fee of **\$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**.
6. Notarized Verification Form.
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/11/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>Maury, Donnelly &amp; Parr</b> <b>24 Commerce St.</b> <b>Baltimore, MD 21202</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext): (410) 685-4625</b>		<b>FAX (A/C, No): (410) 685-3071</b>
	<b>E-MAIL ADDRESS:</b>		
<b>INSURER(S) AFFORDING COVERAGE</b>			<b>NAIC #</b>
<b>INSURER A : American Casualty Co. of Reading, PA</b>			<b>20427</b>
<b>INSURER B : Continental Casualty Company</b>			<b>20443</b>
<b>INSURER C : Transportation Insurance Services, Inc</b>			<b>20494</b>
<b>INSURER D :</b>			
<b>INSURER E :</b>			
<b>INSURER F :</b>			

**INSURED**

**Historic Florida Keys Foundation**  
**510 Greene Street**  
**Key West, FL 33040**

### COVERAGES

**CERTIFICATE NUMBER:**

**REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			4025933848	07/01/2016	07/01/2017	EACH OCCURRENCE \$ <b>1,000,000</b>
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>300,000</b>
							MED EXP (Any one person) \$ <b>10,000</b>
							PERSONAL & ADV INJURY \$ <b>1,000,000</b>
							GENERAL AGGREGATE \$ <b>2,000,000</b>
							PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
							\$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			4025933882	07/01/2016	07/01/2017	COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
							EACH OCCURRENCE \$ <b>1,000,000</b>
							AGGREGATE \$ <b>1,000,000</b>
							\$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below			4030771541	07/01/2016	07/01/2017	PER STATUTE OTH-ER
							E.L. EACH ACCIDENT \$ <b>100,000</b>
							E.L. DISEASE - EA EMPLOYEE \$ <b>500,000</b>
							E.L. DISEASE - POLICY LIMIT \$ <b>100,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
City of Key West is named as additional insured,

### CERTIFICATE HOLDER

### CANCELLATION

<b>City of Key West</b> <b>1300 White Street</b> <b>Key West, FL 33040</b>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

# **Warranty Deed**

Document Type: AGENCY DEED [ADF Coversheet]

PURSUIT ID # 35099 FL-SOLARIS # A41412 DM ID

Original Agency | ARCHIVES, HISTORY/DEPT OF STATE & SECRETARY OF STATE [452]

Instrument Desc. | DEED

BLA Review # | 327386

Facility Name | KEY WEST HISTORIC ARMORY BUILDING

Consideration |

Document Date | 8/6/903

Reservations | No Reverter | No Conservation | Yes

Original County | MONROE

Section(s) | 31 TAKEN FROM CITY OF KEY WEST PLAT

Township(s) | 67S

Range(s) | 25E

Total Area | 0.13 Area Unit | (A) Acreage

County Book / Page / Type | MONROE | B: U | Pg: 523 | B

County Book / Page / Type | | B: | Pg: |

County/Instrument # |

Shared Ownership | No Shared Owner's Name |

Cost (LUS) | \$10,011.30

Grantor's Name | MONROE COUNTY

Comments: |

Date prepped:  
3/14/2014

Tax ID # entered:  
✓

Land Use Summary #  
440010

MAA'd for Rescan &/or Additional pgs. \_\_\_\_\_ Scan Box # 702

## BLA NUMBER REQUEST FORM

**FROM:** Connie Stockwell

**DATE:** 3/13/2014

**PROJECT NAME:** KEY WEST HISTORIC ARMORY BUILDING

**PURCHASE PRICE:** \$10,011.30

**ACREAGE:** .13

**CASE NO. (If Applicable):**

**TAX ID/PARCEL NO:**

540101 01(00010290000000) TAX ID  
ALT. KEY 1010570

**NAME OF SELLER:**

MONROE COUNTY

**BLA NUMBER:** 327386

**ASSIGNED BY:** Daphne Thomas

**DATE ASSIGNED:** 3/13/2014

PI ID: IMU0440010.0  
PI NAME: HISTORIC KEY WEST "OLD ARMORY BLDG"  
ACTIVE YN: Y  
ACREAGE: 0.13  
COST: \$10,011  
COUNTY NAME: MONROE  
CURRENT AGENCY: ARCHIVES, HISTORY - DEPARTMENT OF STATE AND SECRETARY OF STATE  
ORIGINAL AGENCY: ARCHIVES, HISTORY - DEPARTMENT OF STATE AND SECRETARY OF STATE  
INTEREST TYPE DESC: DEED - (WARRANTY, QUITCLAIM, COUNTY, ETC.)  
LD REMARK: IN LOT 2 SQUARE (BLOCK) 55 CITY OF KEY WEST, PLAT BK "I" PG 36-37 (PART OF LOT 19 OF SQUARE 55) BEGIN AT COR OF WHITE & SOUTHARD STS & RUN THE ALG SOUTHARD ST SWLY 90.5 FT, TH AT RT ANGLES SELY 62 FT, TH AT RT ANGLE NELY PARALLEL TO SOUTHARD ST 90.5 FT TO WHITE ST. DB "U" PG 523. (SEE DEED IN DEPT OF STATE / OLD ARMORY BUILDING) (LEASE 3893 TO DEPT OF STATE WITH SUBLEASE TO HISTORIC KEYS FOUNDATION, INC., A NON-PROFIT ORGANIZATION) SUBSUB LEASED TO THE STUDIOS OF KEY WEST INC 3893-01-01 AMEND #2

VALUE ASSESSED: \$233,377  
VALUE JUST: \$233,377  
VALUE LAND: \$22,041  
UPDATED UID: STOCKWELL\_C  
UPDATED DATE: 03/13/2014  
SPECIAL NOTE DESC: ENCUMBERED PARCEL  
SPECIAL NOTE DESC: CONSERVATION LAND

LD ID: LD000081048  
METES BOUNDS YN: Y  
SUBDIVISION NAME: CITY OF KEY WEST  
STR: 31 67S 25E  
32 67S 25E  
6 68S 25E  
COUNTY NAME: MONROE  
COMPLETE DESC: N  
LOT: 2  
PI ID: IMU0440010.0  
00440011.5  
00440011.6

LD ID: LD000338930  
STR: 31 67S 25E  
COUNTY NAME: MONROE  
PI ID: IMU0440010.0

LD ID: LD000631085  
METES BOUNDS YN: Y  
SUBDIVISION NAME: WILLIAM A WHITEHEADS MAP  
STR: 31 67S 25E  
COUNTY NAME: MONROE  
PI ID: IMU0440010.0

LD ID: LD000784283  
METES BOUNDS YN: Y  
LD REMARK: AMENDMENT #2 TO SUB-SUBLEASE 3893-01-01.  
STR: 31 67S 25E  
COUNTY NAME: MONROE  
PI ID: IMU0440010.0

Inherited IMU Data

MANAGEMENT REC: LEASE 3893 TO DOS 1990 - 50 YRS  
MARK HURD NUMBER: 585

DOR TAX NBR: 540101 01 00010290000000  
COUNTY NAME: MONROE



J. T. C. Phipps, a Notary Public in & for said County, hereby certify that Emily Jane Clarke, to and well known to be the person who executed the foregoing deed, by her sealed & subscribed and the said Emily Jane Clarke acknowledged the execution thereof to be her own act & deed & for the uses & purposes herein mentioned. Witness my hand & seal this 22<sup>nd</sup> day of September, 1903.

*Em Clarke*

Truly recorded Oct. 23<sup>rd</sup> 1903.  
 Chas. W. Reynolds, Clerk  
 By A. J. Giles, D.C.

\* Whereas an Act of the Legislature of the State of Florida entitled "An Act to authorize the purchase by the State of Florida from the County of Monroe certain premises for an armory or for other purposes at Bay West, Florida," was approved and became a law May 14<sup>th</sup> 1903, the first section of which Act is as follows:

Be it enacted by the Legislature of the State of Florida: Section 1, that the sum of \$40,011.30 be paid to the County of Monroe for the following described premises: All that certain piece, parcel or lot of land in Square No. 55, in the City of Bay West, County of Monroe, State of Florida, beginning at the corner of White & Southard Streets, & running thence along Southard Street in a southerly direction ninety feet & six inches; thence at right angles in a southeasterly direction fifty seven feet; thence at right angles in a northeasterly direction parallel to Southard Street, ninety feet & six inches to White Street; thence along White Street in a northerly direction to the point of beginning at the corner of Southard & White Street together with all & singular the rights, tenements, hereditaments & appurtenances thereto belonging or in anywise appertaining.

And whereas on the 6<sup>th</sup> day of August A.D. 1903 the following resolution was adopted by the Board of County Commissioners of Monroe County, to-wit:

"Whereas an Act of the Legislature of the State of Florida entitled, An Act to authorize the purchase by the State of Florida from the County of Monroe certain premises for and

primary and for other purposes all legislation heretofore passed and approved and hereinafter to be passed by the Legislature of the State of Florida is as follows:

Be it enacted by the Legislature of the State of Florida,

Section 1. That the sum of \$10,011.30 be paid to the County of Monroe for the following described premises: All that certain piece, parcel or lot of land situate in and to the City of Bayport, County of Monroe, State of Florida beginning at the corner of White and Southard Streets and running thence along Southard Street in a southerly direction ninety feet and six inches; thence at right angles in a southeasterly direction fifty seven feet; thence at right angles in a northeasterly direction parallel to Southard Street ninety feet and six inches to White Street; thence along White Street in a southerly direction to the point of beginning at the corner of Southard and White Street, together with all the singular the rights, tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining.

Now therefore Be it Resolved by the Board of County Commissioners of Monroe County in regular meeting assembled, that the County of Monroe do sell and convey by warranty deed to the State of Florida the above described premises for the sum of Ten thousand and Eleven and 30/100 Dollars (\$10,011.30) and guaranteed said title to be free from all liens and incumbrances.

And Be it further Resolved that the members of the Board of County Commissioners in and for Monroe County do and they are hereby authorized to execute a warranty deed conveying in fee simple the said premises to the Governor of the State of Florida and his successors in office, for and in consideration of the payment by the State of Florida to the County of Monroe of the sum of Ten thousand and Eleven and 30/100 Dollars (\$10,011.30) and to guarantee said title to be free from all liens and incumbrances.

Now therefore Know all men by these Presents, that the County of Monroe in the State of Florida, for and in consideration of the sum of Ten thousand and Eleven and 30/100 Dollars (\$10,011.30), to it paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed by these presents to the State of Florida, to its successors in office, all the above described premises, together with all the rights, tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, to the State of Florida.

Jennings, Governor of the State of Florida & his successors  
his office in fee simple absolute the following described  
premises to-wit:

All that certain piece parcel or lot of land in Square  
No. 55, in the City of Key West County of Monroe State of Florida  
beginning at the corner of White & Southard Streets & running  
thence along Southard Street in a southerly direction ninety  
feet & six inches; thence at right angles in a southeasterly  
direction sixty seven feet; thence at right angles in a North-  
easterly direction parallel to Southard Street, ninety feet & six  
inches to White Street; thence along White Street in a North-  
westerly direction, to the point of beginning at the corner  
of Southard & White Street, together with all & singular the  
rights, tenements, hereditaments & appurtenances thereunto  
belonging, or in anywise appertaining.

To Have & To Hold the same unto the said  
William S. Jennings Governor of the State of Florida &  
his successors in office in fee simple absolute & the said  
County of Monroe does hereby fully warrant the title to  
said lands & the buildings & improvements thereon & does  
guarantee said title to be free from all liens & incumbrances  
& will defend the same against the lawful claims of all  
persons whomsoever.

In Witness whereof We the County Commissioners  
of the County of Monroe, for said County of Monroe, by  
virtue of authority given for this purpose, do hereunto set our  
hands & seals as such members of the Board of County  
Commissions for the County of Monroe this sixth day  
of August A.D. 1903.

Seal

Witness the seal of the  
Circuit Court for Monroe County  
attested by:  
Geo. W. Reynolds  
Chas. W. Pike  
Signed, sealed & delivered  
in presence of:  
Henry L. Abbott  
Wm. H. Maland

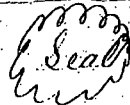
1st James W. Curry, Jr.  
" Chas. O. Forsberg  
" Thomas Shultz  
" Robert J. Duff  
County Commissioners, Monroe  
County, Florida

This is a good conveyance by the County to the State  
see case of Martin & Summers 22d Feb. Report page 318.

State of Florida }  
County of Monroe }

Before the undersigned personally appeared  
Abner P. Forsberg, Thomas Shultz, James A. Curry, J. R. Robert  
J. Duffy, County Commissioners of Monroe County, Florida,  
to and well known to be the persons & officials as above  
stated who severally acknowledged that he & each & all of them  
did sign, seal & deliver the foregoing deed of conveyance for the  
County of Monroe State of Florida under authority previously  
given & that the said deed was executed & delivered for the  
uses & purposes therein mentioned.

Witness my hand & seal of office this 6<sup>th</sup> day  
of August A.D. 1908.

  
Seal

Wm. W. Reynolds  
Clerk Circuit Court Monroe Florida

Justly recorded Feb. 27, 1909.  
Wm. W. Reynolds, Clerk  
By D. G. Files, J. C.

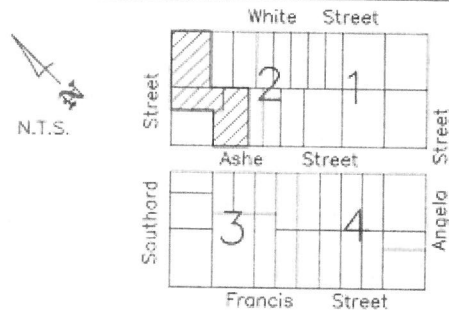
This Warranty Deed of Conveyance, executed this 1<sup>st</sup> day  
of Sept. in the year of our Lord one thousand nine hundred &  
two. By W. Bettersworth, Wm. C. Under & his wife Ouphemias Under  
of the first part & Charles W. Curry of the second part.

Witnesseth that the said parties of the first part for  
& in consideration of the sum of Eight Hundred Dollars lawful  
money of the United States of America to them in hand paid by  
the said party of the second part at as before the executing &  
delivery of these presents the receipt whereof is hereby acknowledged  
by these presents do give, grant, bargain, sell, alien, except, reserve,  
release, confirm & confirm unto the said party of the second part  
& his heirs that certain property in the County of Monroe  
& State of Florida described as follows:

Lot the City of Reynolds & is part of lot Four in  
Square Forty Five (45) as delineated by Williams at Whitehead in  
February 1829 & now better known & described as lot number  
One according to the plan of subdivision of said square Forty  
Five (45) commencing at a point in an alley way (27) County

# **Authorization Form**

# Survey



**LOCATION MAP**  
Square 55, City of Key West

**LEGAL DESCRIPTION:**  
**607 & 609 Ashe Street**

A parcel of land in a part of Lot 2, Square 55, in the City of Key West, Florida, according to Wm. A. Whitehead's Map of the Island of Key West and being more particularly described by metes and bounds as follows:

**Parcel A:**  
Commencing at the intersection of the Southeastery property line of Southard Street and the Northeastery property line of Ashe Street, bear Southeastery along the Northeastery property line of Ashe Street for a distance of 67.00 feet to the point of beginning of the land hereinafter described from said point of beginning, continue bearing Southeastery along the Northeastery property line of Ashe Street for a distance of 56.18 feet to a point; thence at right angles and Northeastery for a distance of 90.00 feet to a point; thence at right angles and Southwestery for a distance of 41.18 feet to a point; thence at right angles and Southwestery for a distance of 34.83 feet to a point; thence at right angles and Northwestery for a distance of 17.25 feet to a point; thence at right angles and Southwestery for a distance of 5.61 feet to a point; thence at right angles and Southwestery for a distance of 2.25 feet to a point; thence at right angles and Southwestery for a distance of 45.56 feet, back to the point of beginning.

**Parcel B:**  
Commencing at the intersection of the Southeastery property line of Southard Street and the Northeastery property line of Ashe Street, bear Southeastery along the Northeastery property line of Ashe Street for a distance of 123.18 feet to the point of beginning of the land hereinafter described; from said point of beginning, continue bearing Southeastery along the Northeastery property line of Ashe Street for a distance of 21.82 feet to a point; thence at right angles and Northeastery for a distance of 90.00 feet to a point; thence at right angles and Northwestery for a distance of 21.82 feet to a point; thence at right angles and Southwestery for a distance of 90.00 feet, back to the point of beginning.

**1122 Southard Street:**

A part of Lot 2 in Square 55, particularly described as being a part of subdivisions 18 and 17 of a diagram of subdivision of said Lot 2 of Square 55 according to said Whitehead's map made by James G. James, Sheriff, which diagram of subdivision is duly recorded in Book "T" of deeds, Page 36, of Monroe County Records.

Commencing at a point 90 feet from the corner of White and Southard Streets, and running thence along Southard Street in a Southwestery direction 40 feet; thence at right angles in a Southwestery direction 84 feet and 9 inches; thence at right angles in a Northeastery direction 9 feet, 2 inches; thence at right angles in a Southwestery direction 17 feet and 3 inches; thence at right angles in a Northeastery direction 30 feet and 10 inches and thence at right angles in a Northwestery direction 92 feet to the place of beginning.

**600 White Street:**

On the island of Key West, known as William A. Whitehead's map, delineated in February, A.D. 1820, as a part of Lot Two (2) in Square Fifty-five (55), but more particularly described as part of Lot Nineteen (19) in Subdivision of Square Fifty-five (55), City of Key West, according to plan of said subdivision duly recorded in Monroe County, Florida, Public Records in Book "T", pages 36 and 37, described by metes and bounds as follows:

Beginning at the corner of White and Southard Streets, and running thence along Southard Street in a Southwestery direction Ninety (90) feet; thence at right angles in a Southwestery direction Sixty-two (62) feet; thence at right angles in a Northeastery direction parallel to Southard Street, Ninety (90) feet to White Street; thence along White Street in a Northwestery direction Sixty-two (62) feet to the point of beginning of the corner of Southard and White Streets.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **BOUNDARY 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 50-17, Florida Statute Section 472.007, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

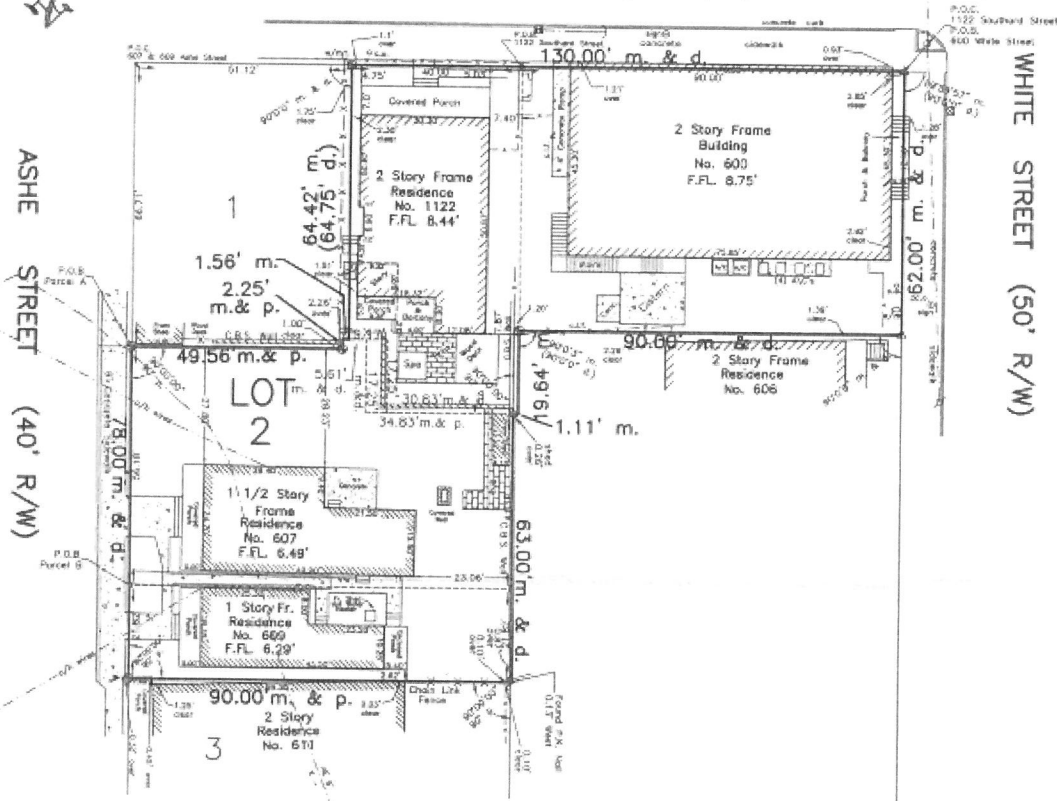
**FREDERICK H. HILFEBRANDT**  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

ASHE STREET (40' R/W)

SOUTHARD STREET (50' R/W)

WHITE STREET (50' R/W)



**SURVEYOR'S NOTES:**

North arrow based on assumed median  
3.d illustrates existing elevation  
Elevations based on N.G.M.D. 1959 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- M. = Measured
- N.T.S. = Not to Scale
- ⊕ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- A/C = Air Conditioner
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- cov. d. = Covered
- w. = Wood
- B.M. = Balcony
- w.m. = Water Meter
- c.d. = Chain Link Fence

Field Work performed on: 5/24/06

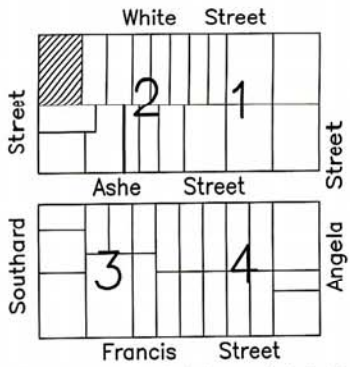
The Studio of Key West 607 & 609 Ashe Street, 1122 Southard Street, 600 White Street Key West, Florida 33040			
<b>BOUNDARY SURVEY</b>		Ded. No.: 18-383	
Scale: 1"=20'	Plat. 184-61 193-14 188	Filed Plat. No.: 1610 &	Gen. By. Class.
Date: 9/15/06	File No. 2-48	Filed Date: 2-48	Flood Elev. 0'-0"
REVISIONS AND/OR ADDITIONS			
8/22/12, Reg. line of Army Only			
2/20/06 key.west/black 48,607,609 ashe, 1122 southard, army			

Block 48

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northcut Drive  
Suite 201  
Key West, FL 33040

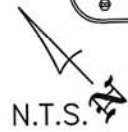
(305) 293-0456  
Fax: (305) 293-0237  
Email: info@islandsurveying.net  
I.S. No. 2720



**LOCATION MAP**

Square 55, City of Key West

LEGEND			
A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CONC	Concrete	OH	Over Head
C.P.S.	Concrete Block Structure	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COVD	Covered	R/W	Right Of Way
F.F.L.	Finished Floor Elevation	STY	Story
		UP	Utility Pole
		WM	Water Meter
		WV	Water Valve
SYMBOLS			
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



**SURVEYOR'S NOTES:**  
 North arrow based on Plat  
 Reference Bearing: R/W White Street  
 Field Work performed on: 10/25/16

**Description, Easement along White Street:**  
 On the Island of Key West, Monroe County, Florida and being a portion of White Street, located adjacent to Lot 2, Square 55, according to a map or plan of the City of Key West, as shown on William A. Whitehead's Map, delineated in February, A.D. 1829 and being more particularly described as follows:  
 Commence at the intersection of the Southeasterly Right-of-Way Line of Southard Street and the Southwesterly Right-of-Way Line of White Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of White Street for a distance of 10.60 feet to the Point of Beginning; thence at a right angle and in a Northeasterly direction along the edge of a stair for a distance of 1.28 feet; thence at a right angle and in a Southeasterly direction and along the stairs for a distance of 1.80 feet; thence at a right angle and in a Northeasterly direction and along the edge of an overhead balcony for a distance of 1.50 feet; thence at a right angle and in a Southeasterly direction along the said overhead balcony for a distance of 15.70 feet; thence at a right angle and in a Southwesterly direction and along the said balcony for a distance of 1.50 feet to the edge of a stair; thence at a right angle and in a Southwesterly direction for a distance of 1.80 feet; thence at a right angle and in a Southwesterly direction for a distance of 1.28 feet to the said Southwesterly Right-of-Way Line of White Street; thence at a right angle and in a Northwesterly direction and along the said Southwesterly Right-of-Way Line of White Street for a distance of 19.30 feet to the Point of Beginning. Containing 47.50 square feet, more or less.

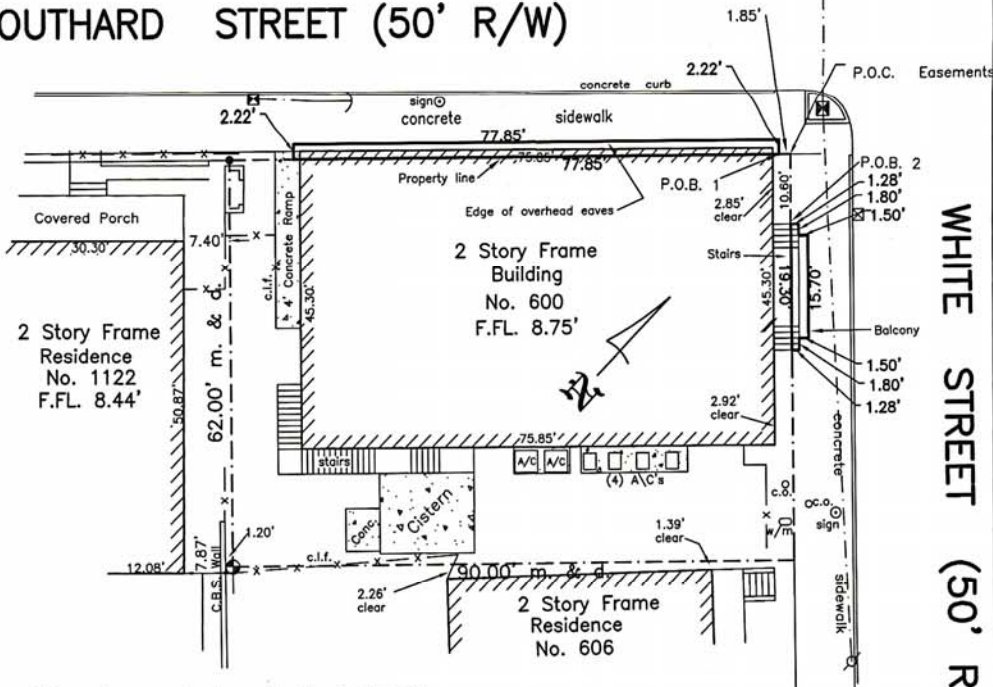
BSM APPROVED  
 By: J.A. Date: 12/21/16

**CERTIFICATION:**  
 I HEREBY CERTIFY that the attached Sketch to accompany legal description 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 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

**SOUTHARD STREET (50' R/W)**



**Description, Easement along Southard Street:**  
 On the Island of Key West, Monroe County, Florida and being a portion of Southard Street, located adjacent to Lot 2, Square 55, according to a map or plan of the City of Key West, as shown on William A. Whitehead's Map, delineated in February, A.D. 1829 and being more particularly described as follows:  
 Commence at the intersection of the Southeasterly Right-of-Way Line of Southard Street and the Southwesterly Right-of-Way Line of White Street; thence in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Southard Street for a distance of 1.85 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Southard Street for a distance of 77.85 feet; thence at a right angle and in a Northwesterly direction and along the edge of the overhead eaves for a distance of 2.22 feet; thence at a right angle and in a Northeasterly direction for a distance of 77.85 feet; thence at a right angle and in a Southeasterly direction and along the eaves for a distance of 2.22 feet to the said Southeasterly Right-of-Way Line of Southard Street and the Point of Beginning. Containing 172.83 square feet, more or less.

The Studios of Key West 600 White Street Key West, Florida 33040			
Sketch to accompany legal description		Dwn No.: 16-363A	
Scale: 1"=20'	Ref. 184-61 189-14 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 9/15/06		Flood Zone: X-AE	Flood Elev. 0'-6"
REVISIONS AND/OR ADDITIONS			
9/22/16: Rear line of Armory Only			
11/10/16: Easements			
f/dwg/fred/keywest/block 48/armory & easement			

Block 48

**ISLAND SURVEYING INC.**

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhldeb1@bellsouth.net  
L.B. No. 7700

WHITE STREET (50' R/W)



# Site Visit





# **Additional Information**



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

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

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1010570 Parcel ID: 00010290-000000**

**Ownership Details**

**Mailing Address:**  
 TIITF/ST OF FL - OLD ARMORY  
 BUILDING (STATE ARMORY)  
 % DNR DOUGLAS BLDG  
 TALLAHASSEE, FL 32399-3000

**Property Details**

PC Code: 87 - STATE OTHER THAN (PC/LIST)  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section-Township-Range: 06-68-25 ? *PLAT SAYS 31 67S 25E*  
 Property Location: 600 WHITE ST KEY WEST  
 Legal Description: KW PT LOT 2 SQR 55 U-523 OR1675-411/414-E(LG)

**Click Map Image to open interactive viewer**



**Exemptions**

Exemption	Amount
16 - STATE LANDS	1,178,475.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	5,655.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 7044  
 Year Built: 1948

### Building 1 Details

Building Type  
 Effective Age 22  
 Year Built 1948  
 Functional Obs 0

Condition A  
 Perimeter 552  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 27  
 Grnd Floor Area 7,044

**Inclusions:**

Roof Type Heat 1  
 Heat Src 1

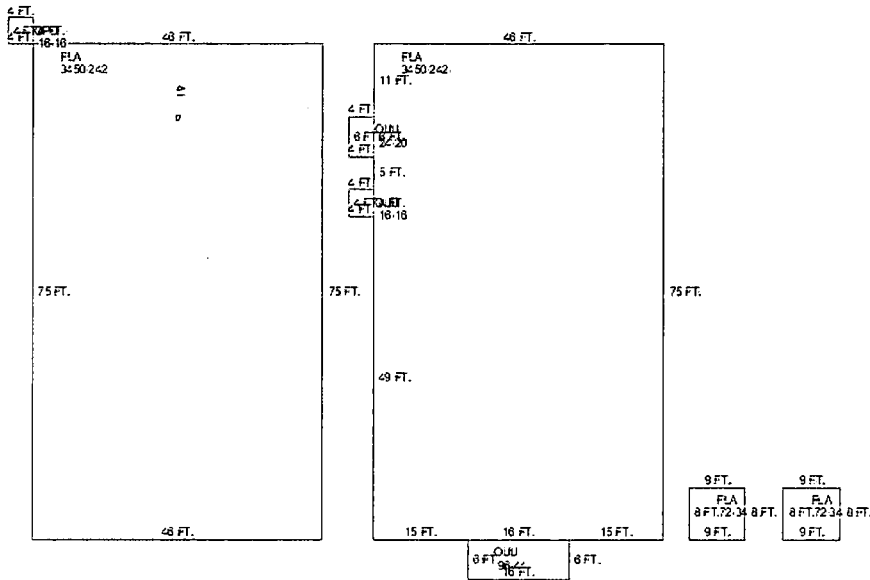
Roof Cover Heat 2  
 Heat Src 2

Foundation Bedrooms 0

**Extra Features:**

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

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					3,450
2	OPU		1	1995					16
3	FLA		1	1995					3,450

4	OUU	1	1995	24
5	OUU	1	1995	16
6	OUU	1	1993	96
7	FLA	1	1993	72
8	FLA	1	1993	72

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2264	STATE BLDGS C	100	N	Y
	2265	OPU	100	N	N
	2266	STATE BLDGS C	100	N	Y
	2267	OUU	100	N	N
	2268	OUU	100	N	N
	2269	OUU	100	N	N
	2270	STATE BLDGS C	100	N	N
	2271	STATE BLDGS C	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
575	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	120 SF	20	6	1995	1996	1	60

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-00003842	11/20/2009	07/19/2011	500	Commercial	INSTALL HISTORIC MARKER
11-2013	06/14/2011	07/19/2011	20,000		CHANGE OUT ALL EXSISTING UNITSTHREE 7.5 TON AND TWO 4 TON SPLITS
10-2580	07/30/2010		3,500	Commercial	EMERGENCY REPAIR, SLATES COMING OFF THE ARMORY ROOF.
09-3842	11/20/2009		500	Commercial	INSTALLATION OF STATE OF FL HISTORIC MARKET 30" X 42"
B951561	05/01/1995	07/01/1995	20,000		PAINT EXTERIOR
M951562	05/01/1995	07/01/1995	37,000		2-4 TON/1-7 TON AC W37 DR
B951819	07/01/1995	12/01/1995	3,000		NEW O/S STAIRS & ENTRYWAY
B951819	07/01/1995	12/01/1995	1		2ND FLOOR
9601489	04/01/1996	08/01/1996	1		FENCE
9601752	04/01/1996	08/01/1996	1,000		RENOVATIONS
9601756	04/01/1996	08/01/1996	500		ELECTRIC
9601756	04/01/1996	08/01/1996	500		ELECTRIC

9703154	10/01/1997	10/01/1997	460			SIGN
1 9801728	06/03/1998	01/01/1999	2,000	Commercial		REPAIR 2ND FLOOR BALONY
0002403	08/17/2000	12/12/2000	12,324			ROOF

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	831,504	823	346,171	1,178,498	1,178,498	1,178,498	0
2012	877,066	834	346,171	1,224,071	1,224,071	1,224,071	0
2011	877,066	857	596,568	1,474,491	1,474,491	1,474,491	0
2010	877,066	880	730,909	1,608,855	1,608,855	1,608,855	0
2009	877,066	891	730,909	1,608,866	1,608,866	1,608,866	0
2008	911,238	914	848,250	1,760,402	1,760,402	1,760,402	0
2007	614,905	937	848,250	1,464,092	1,464,092	1,464,092	0
2006	630,278	948	537,225	1,168,451	1,168,451	1,168,451	0
2005	653,337	971	424,125	1,078,433	1,078,433	1,078,433	0
2004	653,325	994	339,300	993,619	993,619	993,619	0
2003	653,325	1,005	113,100	767,430	767,430	767,430	0
2002	653,325	1,028	113,100	767,453	767,453	767,453	0
2001	653,325	1,051	113,100	767,476	767,476	767,476	0
2000	653,325	558	113,100	766,983	766,983	766,983	0
1999	653,325	570	113,100	766,995	766,995	766,995	0
1998	409,929	582	113,100	523,611	523,611	523,611	0
1997	409,929	588	101,790	512,307	512,307	512,307	0
1996	372,664	0	101,790	474,454	474,454	474,454	0
1995	345,663	0	101,790	447,453	447,453	447,453	0
1994	345,663	0	101,790	447,453	447,453	447,453	0
1993	316,019	0	101,790	417,809	417,809	417,809	0
1992	316,019	0	101,790	417,809	417,809	417,809	0
1991	316,019	0	101,790	417,809	417,809	417,809	0
1990	288,671	0	86,239	374,910	374,910	374,910	0
1989	288,671	0	84,825	373,496	373,496	373,496	0
1988	219,280	0	73,515	292,795	292,795	292,795	0
1987	216,072	0	38,737	254,809	254,809	254,809	0
1986	216,635	0	37,323	253,958	253,958	253,958	0
1985	213,227	0	22,041	235,268	235,268	235,268	0
1984	211,336	0	22,041	233,377	233,377	233,377	0
1983	211,336	0	22,041	233,377	233,377	233,377	0
1982	203,837	0	22,041	225,878	225,878	225,878	0



### **Parcel Sales History**

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 252,269 times.

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