



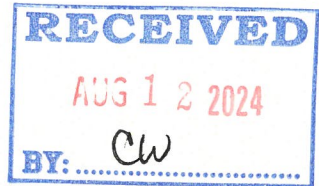
EASEMENT APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Easement Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 3,015.88

For each additional easement on the same parcel there is an additional fee of \$607.75

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: 920 Caroline St.

Zoning District: HRCC-2 Real Estate (RE) #: 00002790-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Smith Hawks, PL Mailing

Address: 138 Simonton St. Key West City:

State: FL Zip: 33040 Home/Mobile Phone: 305-296-7727 Office:

Fax: _____

Email: aj@smithhawks.com

PROPERTY OWNER: (if different than above)

Name: 920 CAROLINE ST LLC Mailing

Address: 22658 Overseas Hwy. Cudjoe Key City:

State: FL Zip: 33042 Home/Mobile Phone: c/o Agent Office:

Fax: _____

Email: squaregrouperbarandgrill.com

Description of requested easement and use: _____

The immediate intended use is to build a fence for security, aesthetic and privacy reasons. The plans for proposed fence are included with this application. The Owner may in the future seek to use the area for restaurant seating, and acknowledges that seating in the area would require development plan approval.

The requested easement area is space in between the Park and Ride Garage at 300 Grinnell and the Owner's existing restaurant building, formerly housing "Off the Hook" and hopefully by Christmas 2024 the home of "Square Grouper Key West."

The proposed easement area is approximately 1,837 square feet. A survey and legal description of the area are provided with application.

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

If yes, please describe and attach relevant documents: _____

The property is owned by the Utility Board of the City of Key West and leased to the City of Key West for 20 years pursuant to the Park and Ride

300 Grinnell St. Lease Agreement. The easement applied for will remain subject to said lease.

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 along with one (1) electronic copy of materials on a flash drive.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the 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 Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- Photographs showing the proposed area
- Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

Will provide once coverage specifications provided to applicant.

**Verification and Authorization
Form**



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Lynn Bell _____ as
Please Print Name of person with authority to execute documents on behalf of entity

Manager _____ of 920 Caroline St LLC _____
Name of office (President, Managing Member) Name of owner from deed

authorize Smith Hawks, PL _____
Please Print Name of Representative

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

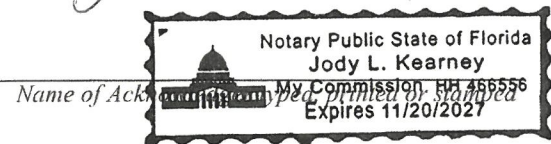
Lynn Bell _____
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 8-7-24 _____
Date

by Lynn Bell, Manager _____
Name of person with authority to execute documents on behalf of entity owner

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

Jody L. Kearney _____
Notary's Signature and Seal



Name of Acknowledged Party _____
Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Anthony Davila, in my capacity as Attorney
(print name) *(print position; president, managing member)*

of Smith Hawks, PL
(print name of entity)

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:

920 Caroline St., Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.

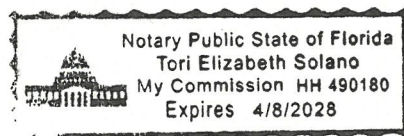
Anthony Davila
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 8/12/2024 by
date

Anthony Davila
Name of Applicant

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

Tori Elizabeth Solano
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Property Card

Monroe County, FL

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 00002790-000000
 Account# 1002895
 Property ID 1002895
 Millage Group 12KW
 Location Address 920 CAROLINE St, KEY WEST
 Legal Description KW PT LT 2 SQR 20 G65-207/08 OR496-883 OR945-1272/73 OR1049-2261/62 OR2515-1830/33 OR2687-842/43
 (Note: Not to be used on legal documents.)
 Neighborhood 32120
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

PENSCO TR COMPANY FBO DREW MACKENZIE IRA 2038 CASA MARCIA Victoria BC V8N 2X3 CA
 PENSCO TR COMPANY FBO CAROL MACKENZIE IRA 2038 CASA MARCIA VICTORIA V8N 2X3 BC

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$357,316	\$373,315	\$373,315	\$394,647
+ Market Misc Value	\$790	\$815	\$839	\$864
+ Market Land Value	\$730,000	\$730,000	\$730,000	\$730,000
= Just Market Value	\$1,088,106	\$1,104,130	\$1,104,154	\$1,125,511
= Total Assessed Value	\$1,088,106	\$1,104,130	\$1,104,154	\$1,037,339
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,088,106	\$1,104,130	\$1,104,154	\$1,125,511

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$730,000	\$373,315	\$815	\$1,104,130	\$1,104,130	\$0	\$1,104,130	\$0
2021	\$730,000	\$373,315	\$839	\$1,104,154	\$1,104,154	\$0	\$1,104,154	\$0
2020	\$730,000	\$394,647	\$864	\$1,125,511	\$1,037,339	\$0	\$1,125,511	\$0
2019	\$547,500	\$394,647	\$889	\$943,036	\$943,036	\$0	\$943,036	\$0
2018	\$525,000	\$365,405	\$884	\$891,289	\$891,289	\$0	\$891,289	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	5,000.00	Square Foot	50	100

Buildings

Building ID	39248	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1943
Building Type	RESTRNT/CAFETR-B- / 21B	EffectiveYearBuilt	1998
Building Name		Foundation	
Gross Sq Ft	4866	Roof Type	
Finished Sq Ft	3724	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	284	Bedrooms	0

Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	33	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	135	0	0
FLA	FLOOR LIV AREA	3,724	3,724	0
OPU	OP PR UNFIN LL	352	0	0
OPF	OP PRCH FIN LL	191	0	0
SBF	UTIL FIN BLK	464	0	0
TOTAL		4,866	3,724	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
LC UTIL BLDG	2000	2001	6 x 12	1	72 SF	3
WOOD DECK	2005	2006	5 x 12	1	60 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/27/2014	\$0	Quit Claim Deed		2687	842	11 - Unqualified	Improved		
4/28/2011	\$575,000	Warranty Deed		2515	1830	03 - Qualified	Improved		
6/1/1985	\$135,000	Warranty Deed		945	1272	Q - Qualified	Improved		
2/1/1972	\$20,000	Conversion Code		496	883	Q - Qualified	Improved		

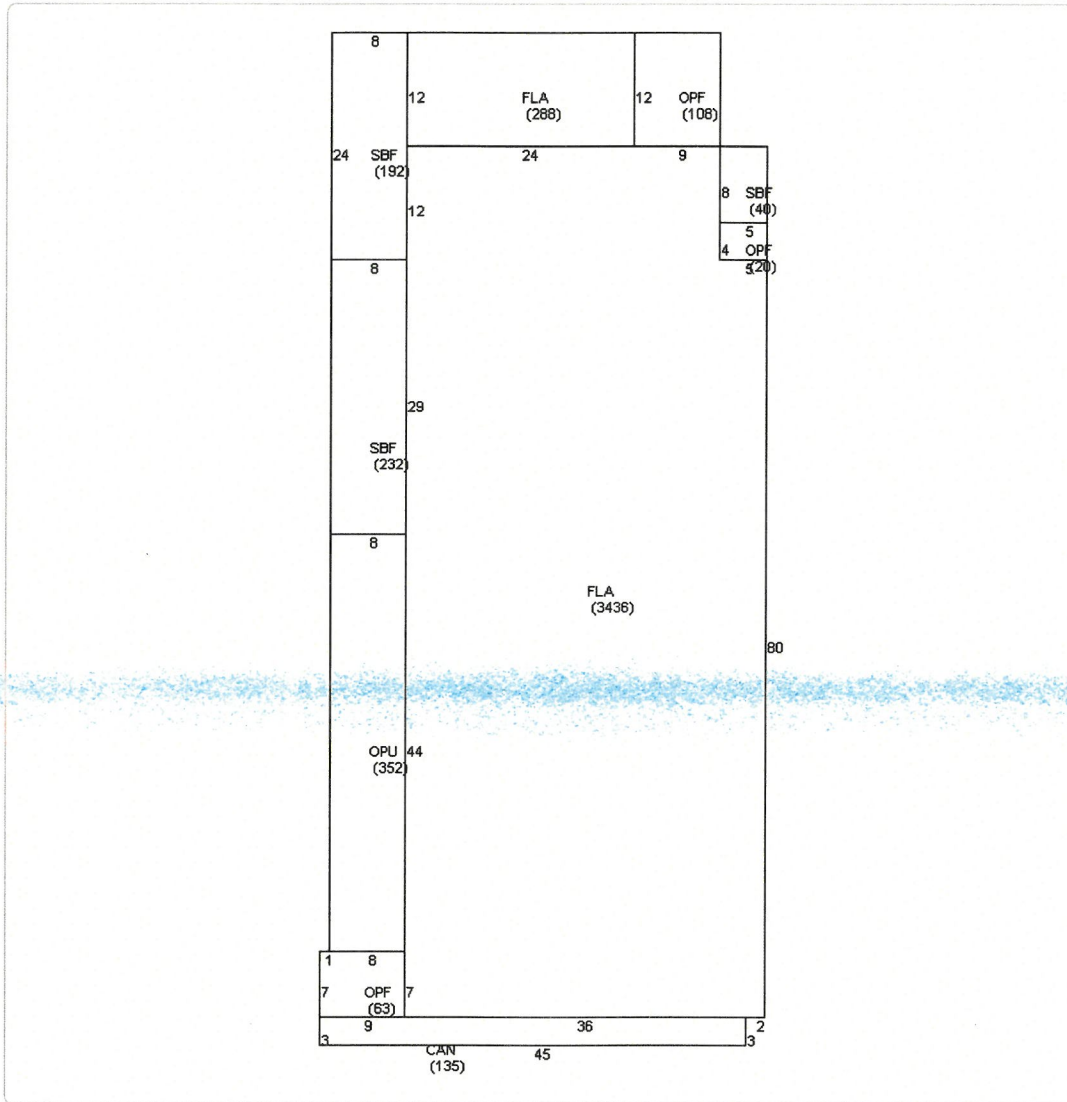
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-1760	5/26/2015		\$800	Commercial	HANGING SIGN
15-1760	5/26/2015	6/1/2015	\$800	Commercial	HANGING SIGN 20" X 34" (4.7 SF) DIGITAL PRINT ON SIGN BOARD. WALL SIGN ALUM. "JOE'S PLACE"
12-0401	2/2/2012		\$4,000	Commercial	INSTALL 6" NOVELTY SIDING AND FALSE POSTS FOR WALL SCONES. EXISTING ELECTRIC COVER EXISTING PLUMBING W/REMOVABLE PANELS. INSTALL REAR EXISTING DOOR W/BEAD BOARD PLYWOOD.
11-4731	1/27/2012		\$3,800	Commercial	INTERIOR ONLY NEW UL300 PREENGINEERED FIRE SUPPRESSION SYSTEM FOR EXHAUST HOOD AND APPLIANCES.
12-0092	1/11/2012		\$850	Commercial	RUN NEW CIRCUIT FOR EXISTING WALK-IN COOLERS. RUN NEW CIRCUIT FOR TWO CONDENSING UNITS FOR EXISTING WALK-IN COOLERS.
11-3596	1/5/2012		\$4,000	Commercial	DEMO INTERIOR PARTITIONS AND FLOORING. ISSUANCE OF DEMO PERMIT DOES NOT GUARANTEE BUILD BACK OF STRUCTURE.
11-4474	1/5/2012		\$14,500	Commercial	INSTALLATION OF COMMERCIAL HOOD SYSTEM.
11-4648	12/27/2011		\$1,800	Commercial	INSTALL 2 BATHROOMS EXHAUST FANS
11-4605	12/19/2011		\$10,800	Commercial	ROUGH DRAIN VENT AND WATER LINES FOR: 1 DISHWASHER, 1 RE-RINSE, 4 HANDSINKS, 1 4-COMPARTMENT SINK, 2 3-COMPARTMENT SINKS, 5 FLOOR DRAINS, 1 ICE MACHINE, 1 MOP SINK, 5 IN-DIRECT WASTE, 1 WATER HEATER, 1 GREASE TRAP.
11-4588	12/16/2011		\$22,000	Commercial	BUILD OUT OF BAR AND RESTAURANT PER PLANS. INSTALL APPROX. 1000SF VINYL FLOORING. POUR PROPANE AND SLAB. NEW BATH AND ENTRY DOORS. INSTALL NEW MODULAR BAR SYSTEM. BATHROOM PARTITIONS. KITCHEN EQUIPMENT. EXTERIOR LAP SIDING. KITCHEN DRYWALL. ALL IMPROVEMENTS EXCLUDING PLUMBING AND ELECTRIC.
11-4524	12/13/2011		\$43,790	Commercial	REWIRE RESTAURANT AS PER PLANS. DISCONNECT ALL WIRING INSIDE BUILDING. RELOCATE TWO 200 AMP 42 CIRCUITS INDOOR PANELS FROM EAST WALL TO WEST WALL. RUN POWER FOR SIX SMOKE DETECTORS INSIDE BATHROOMS AND MAIN FLOOR.
11-4418	12/8/2011		\$2,000	Commercial	HANGING SIGN 22" X 31" = 5/SF SIGN: JDL'S BIG TEN PUB KEY WEST.
11-4392	12/5/2011		\$7,400	Commercial	MODIFIED BITUMEN ROLL ROOFING WHITE 12 SQUARES.
11-4325	11/29/2011		\$10,000	Commercial	DIG AT CONCRETE FLOOR. RELOCATE DRAIN FOR TOILET AT HANDICAP BATHROOM. RELOCATE DRAIN FOR URINAL AND TWO SINKS IN LADIES ROOM. REPLACE WATER METER TO BUILDING.
11-3971	11/16/2011		\$20,000	Commercial	REVISION: REMOVE AND REPLACE 50 X 12 NON COMPLIANT CONCRETE WALKWAY WITH NEW RE-ENFORCED 4" CONCRETE WALKWAY TO CODE COMPLIANCE.
07-5231	11/30/2007	2/26/2008	\$1,200	Commercial	INSTALL 7 SMOKE DETECTORS, 1 EMERGENCY LIGHT, 1 HORN STROBE DETECTOR AND WIRING FOR STORE AND HANDICAP BATHROOM
07-5171	11/28/2007	2/26/2008	\$2,000	Commercial	DEMO EXISTING NON-ESSENTIAL PLUMBING., PROVIDE 1 ADA COMPLIANT RESTROOM CONSISTING OF ONE WATER CLOSET & LAV
06-4922	8/24/2006	9/28/2006	\$900	Commercial	INSTALL 2 HARC EXTERIOR FIXURES
03-3681	10/22/2003	11/14/2003	\$3,000	Commercial	CHANGE A/C UNIT TO 5 TONS
03-3633	10/17/2003	11/14/2003	\$1,500	Commercial	REPAIR WALKWAY TO PT'S
03-0534	2/21/2003	7/21/2003	\$22,000	Commercial	REROOF
99-1434	5/6/1999	8/16/1999	\$50	Commercial	CEMENT PAD FOR PHONE
99-1023	4/16/1999	8/16/1999	\$6,000	Commercial	BUILD ADDITION AT REAR
9803869	12/8/1998	12/16/1998	\$5,300	Commercial	ELECTRICAL
97-2582	8/1/1997	10/1/1997	\$4,800	Commercial	ROOF OVER FLAT ROOF
E953217	9/1/1995	12/1/1995	\$285	Commercial	ELECTRICAL
A952874	8/1/1995	11/1/1995	\$600	Commercial	3 SQS ROOFING

View Tax Info

[View Taxes for this Parcel](#)

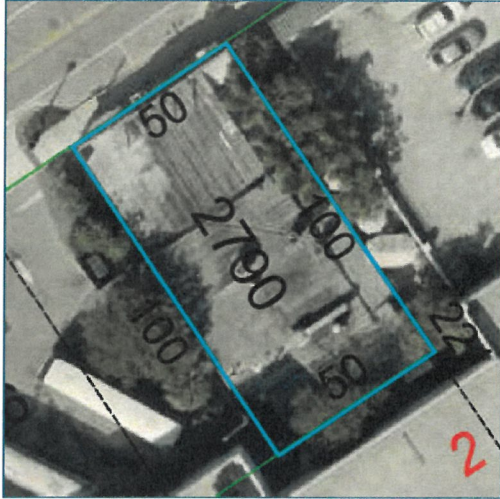
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/19/2024, 6:28:58 AM

[Contact Us](#)

Developed by
 **Schneider**
GEOSPATIAL

Warranty Deed

Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, P.L.L.C.
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-59
Consideration: \$1,475,000.00

Parcel Identification No.: 00002790-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of March, 2024 between Pacific Premier Trust, a division of Pacific Premier Bank, a California state chartered bank, successor by merger with PENSICO Trust Company, FBO Drew MacKenzie IRA as to a 50% interest, and Pacific Premier Trust, a division of Pacific Premier Bank, a California State chartered bank, successor by merger with PENSICO Trust Company, FBO Carol MacKenzie IRA as to a 50% interest, whose post office address is 2038 Casa Marcia Crescent, Victoria, British Columbia V8N 2X3 CANADA grantor*, and 920 CAROLINE ST LLC, a Florida limited liability company whose post office address is 22658 Overseas Highway, Cudjoe Key, FL 33042 of the County of Monroe, State of Florida, grantee*,

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:

Part of Lot Two (2) in Square Twenty (20) according to the map of the Island of Key West delineated in February 1829 by William A. Whitehead, but more particularly described as follows:

Commencing at a point on the Southeast side of Caroline Street, distant One Hundred Twenty (120) feet from the Southwest corner of Caroline and Grinnell Streets, and running thence in a Southwesterly direction along Caroline Street Fifty (50) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Fifty (50) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet back to the point on Caroline Street.

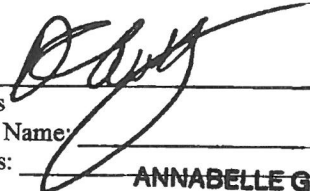
Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

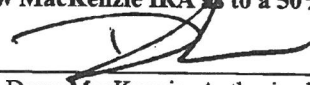
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

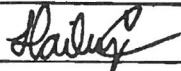
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 
 Printed Name: _____
 Address: **ANNABELLE GOSLING**
 Lawyer
 #217-2187 Oak Bay Ave.
 Witness: _____
 Address: **Victoria, BC V8R 1G1**

Pacific Premier Trust, a division of Pacific Premier Bank, a California state chartered bank, successor by merger with PENSICO Trust Company, FBO Drew MacKenzie IRA as to a 50% interest

By: 
 Drew MacKenzie, Authorized Agent

Witness _____
 Printed Name: 
 Address: **HAILEY CHRISTIE**
 Legal Assistant
 #217-2187 Oak Bay Ave.
 Witness: _____
 Address: **Victoria, BC V8R 1G1**

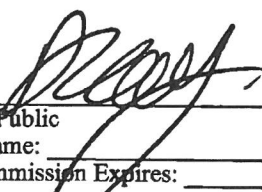
Pacific Premier Trust, a division of Pacific Premier Bank, a California state chartered bank, successor by merger with PENSICO Trust Company, FBO Carol MacKenzie IRA as to a 50% interest

By: 
 Carol MacKenzie, Authorized Agent

Province BC
 State of _____
 County of Canada

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 08 day of March, 2024 by Drew MacKenzie, Authorized Agent of Pacific Premier Trust, a division of Pacific Premier Bank, a California state chartered bank, successor by merger with PENSICO Trust Company, FBO Drew MacKenzie IRA as to a 50% interest and Carol MacKenzie, Authorized Agent of Pacific Premier Trust, a division of Pacific Premier Bank, a California State chartered bank, successor by merger with PENSICO Trust Company, FBO Carol MacKenzie IRA as to a 50% interest, who are personally known or have produced a driver's license as identification.

[Seal]


 Notary Public
 Print Name: _____
 My Commission Expires: _____

ANNABELLE GOSLING
Lawyer
#217-2187 Oak Bay Ave.
Victoria, BC V8R 1G1

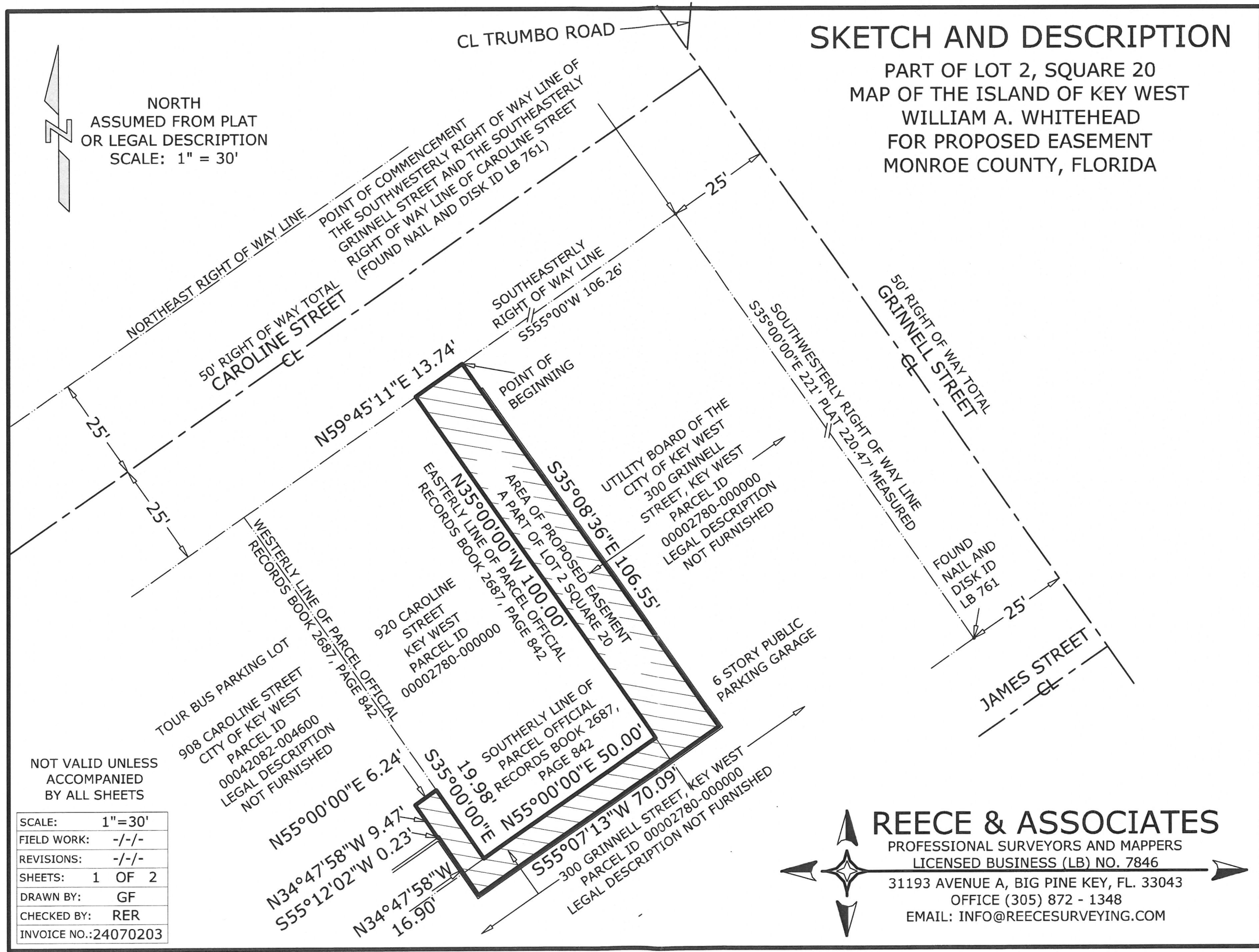
Survey and Plans



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 30'

SKETCH AND DESCRIPTION

PART OF LOT 2, SQUARE 20
MAP OF THE ISLAND OF KEY WEST
WILLIAM A. WHITEHEAD
FOR PROPOSED EASEMENT
MONROE COUNTY, FLORIDA



NOT VALID UNLESS
ACCOMPANIED
BY ALL SHEETS

SCALE:	1" = 30'
FIELD WORK:	-/-/-
REVISIONS:	-/-/-
SHEETS:	1 OF 2
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	24070203

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@RECEESURVEYING.COM

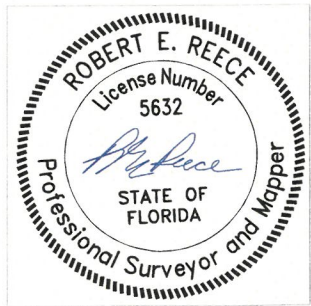
DESCRIPTION FOR LEASE AGREEMENT
 (NEWLY AUTHORED BY THE UNDERSIGNED):
 PART OF LOT TWO (2) IN SQUARE TWENTY (20) ACCORDING TO THE MAP OF THE ISLAND OF
 KEY WEST DELINEATED IN FEBRUARY 1829 BY WILLIAM A. WHITEHEAD, BUT MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF
 GRINNELL STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF CAROLINE STREET ;
 THENCE SOUTH 55°00'00" WEST, ALONG SAID RIGHT OF WAY LINE, 106.26 FEET TO THE
 POINT OF BEGINNING; THENCE SOUTH 35°08'36" EAST, ALONG THE WESTERLY FACE OF AN
 EXISTING CONC. WALL FOR A PARKING GARAGE, 106.55 FEET; THENCE SOUTH 55°07'13"
 WEST, ALONG THE NORTHERLY FACE OF AN EXISTING CONC. WALL FOR A PARKING GARAGE,
 70.09 FEET; THENCE NORTH 34°47'58" WEST, ALONG THE EASTERLY FACE OF AN EXISTING
 CONC. WALL FOR A PARKING GARAGE, 16.90 FEET; THENCE SOUTH 55°12'02" WEST, ALONG
 THE FACE OF AN EXISTING CONC. WALL FOR A PARKING GARAGE, 0.23 FEET; THENCE NORTH
 34°47'58" WEST, ALONG AN EXISTING CHAINLINK FENCE, 9.47 FEET; THENCE NORTH
 55°00'00" EAST, 6.24 FEET TO THE WESTERLY LINE OF A PARCEL DESCRBED IN OFFICIAL
 RECORDS BOOK 2687, PAGE 842; THENCE SOUTH 35°00'00" EAST, ALONG SAID PARCEL,
 19.98 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE NORTH 55°00'00"
 EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, 50.00 FEET, TO THE SOUTHEASTERLY
 CORNER OF SAID PARCEL; THENCE NORTH 35°00'00" WEST, ALONG THE EASTERLY LINE OF
 SAID PARCEL, 100.00 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF CAROLINE STREET;
 THENCE NORTH 55°00'00" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CAROLINE
 STREET, 13.74 FEET BACK TO THE POINT OF BEGINNING.
 CONTAINING 1,837.69 FEET 0.04 ACRES MORE OR LESS.

- GENERAL NOTES:
1. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
 2. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
 3. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)
 4. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON

SCALE:	--/--/--
FIELD WORK:	-/-/-
REVISIONS:	-/-/-
SHEETS:	2 OF 2
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	24070203

NOT VALID UNLESS
 ACCOMPANIED
 BY ALL SHEETS



SKETCH AND DESCRIPTION

PART OF LOT 2, SQUARE 20
 MAP OF THE ISLAND OF KEY WEST
 WILLIAM A. WHITEHEAD
 FOR PROPOSED EASEMENT
 MONROE COUNTY, FLORIDA

ADDRESS:
 920 CAROLINE STREET, KEY WEST, FLORIDA

BEARING BASE:
 S35°00'00"E ALONG THE WESTERLY RIGHT OF WAY
 LINE OF GRINNELL STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED

PREPARED FOR:
 - 920 CAROLINE ST LLC
 - THE CITY OF KEY WEST
 07/10/2024

REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (LB) NO. 7846
 31193 AVENUE A, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION 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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED **Robert Reece**
 Digitally signed by Robert Reece
 Date: 2024.08.08 12:58:09 -04'00'

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

ROBERT E. REECE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5632

SQUARE GROUPEE RESTAURANT COURTYARD PRIVACY FENCE



SITE:

SQUARE GROUPEE RESTAURANT
920 CAROLINE STREET
KEY WEST, FL 33040

DRAWN BY : FRANK RAYMOND
DRAWN ON : 6/24/24
REVISED ON : 7/18/24

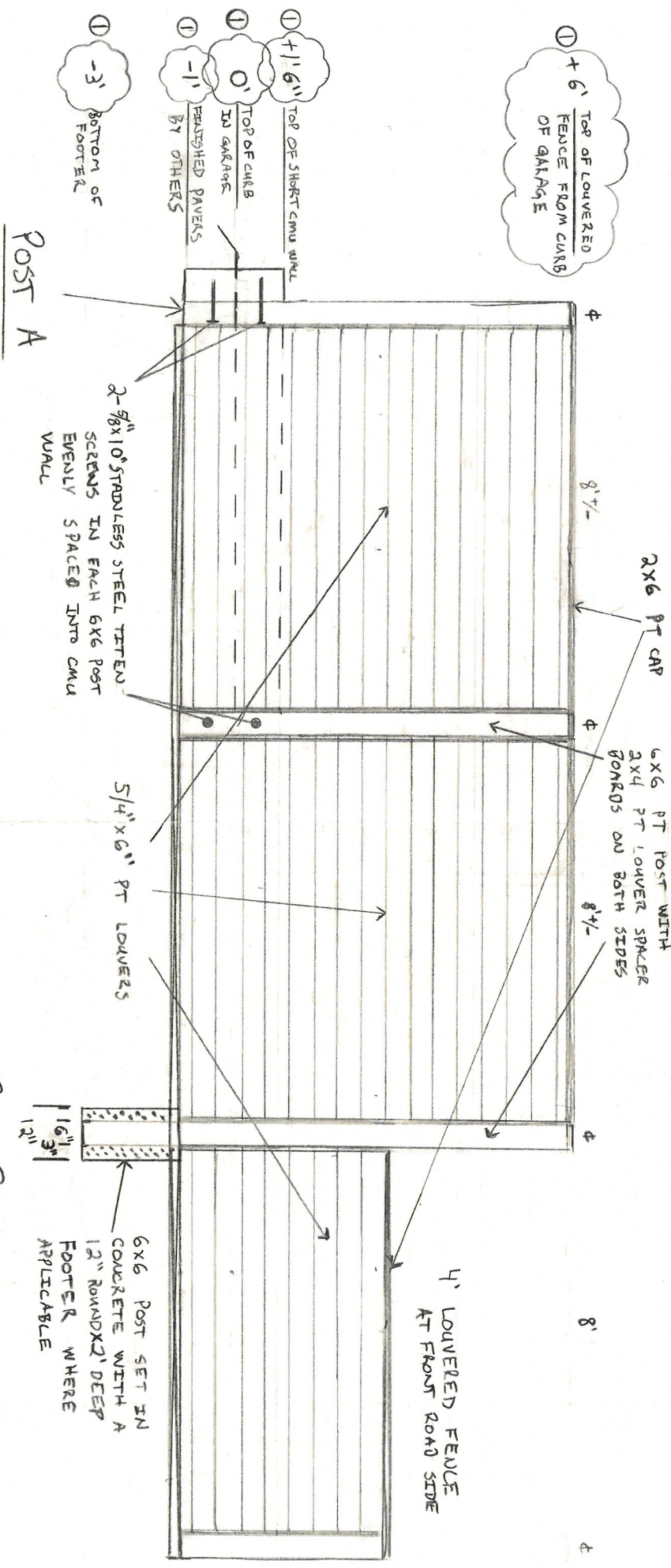
COVER SHEET	DRAWN BY: FRANK RAYMOND CHECKED BY: _____ DATE: _____ PROJECT:	BOTSFORD BUILDERS AND DEVELOPMENT LLC. P.O. BOX 421125, SUMMERLAND KEY, FL 33042	ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PROJECT ARCHITECT.
	PROJECT: 920 CAROLINE STREET, KEY WEST FL 33040		

SQUARE GROUPEE KEY WEST

920 CAROLINE ST. KEY WEST, FL 3304C

DRAWN BY: FRANK ARYMOUD 6/26/24

REVISED DD: 7/18/2024

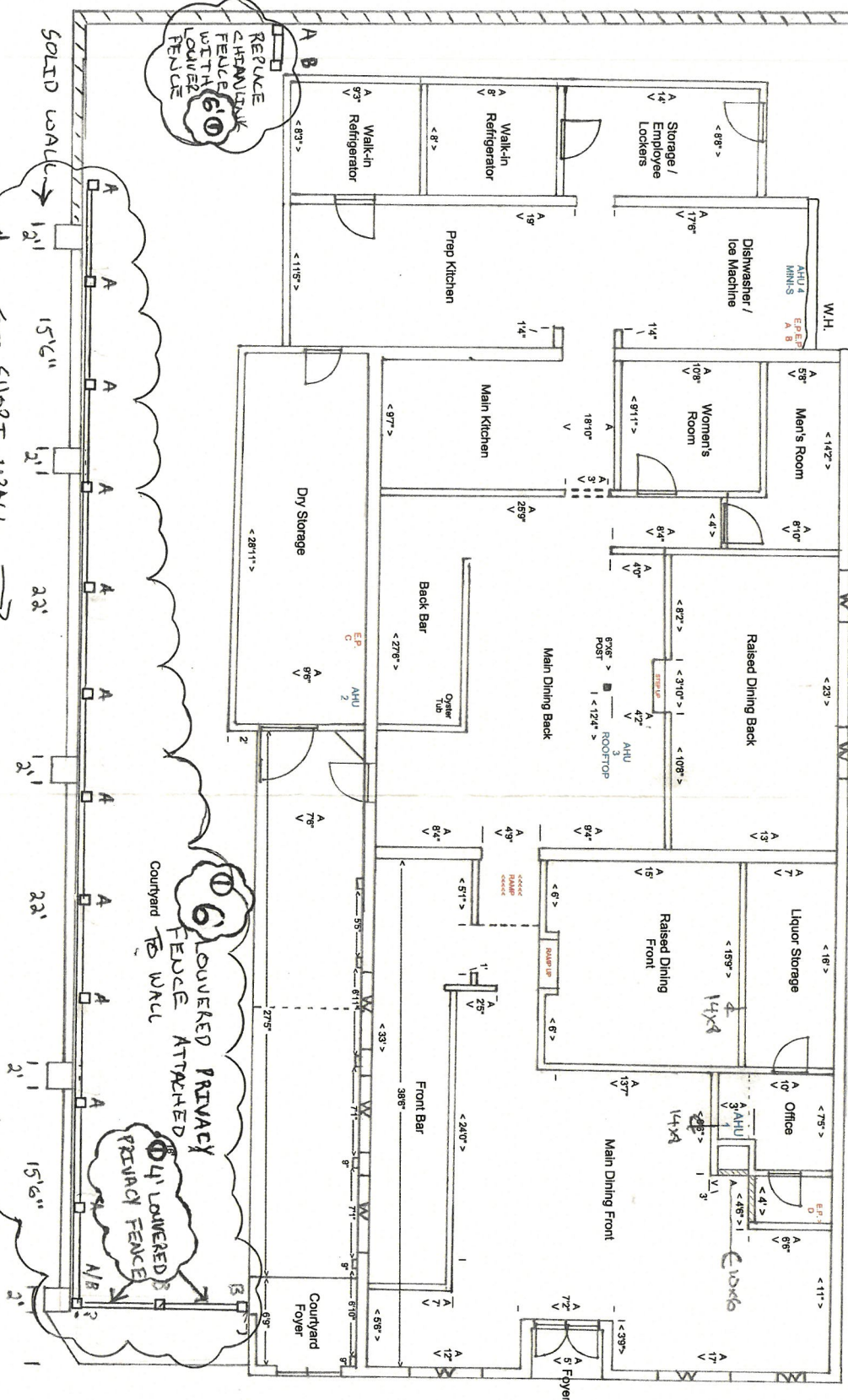


Botsford Builders and Development LLC.

Drawn By: Frank Raymond

6/24/24

REVISION: 7/18/24



SQUARE GROUPE KEY WEST RENOVATION

920 CAROLINE ST, KEY WEST FL 33040

COURTYARD PRIVACY FENCE

Photos



From Caroline Street



From 300 Grinnell Street Parking Garage



From 300 Grinnell Street Parking Garage



From 300 Grinnell Street Parking Garage



From Caroline Street