

RELEASE OF LIEN REQUEST

February 23, 2021

SENT VIA HAND-DELIVERY

City of Key West
Code Compliance Division
1300 White Street
Key West, FL 33040
Phone: 305-809-3740

Code Compliance Case #: 12-1771 / 18-233


I, Daniel M. Peregrin, am the Manager of Falcon Eyrie Farms, L.C., a Florida limited liability company (“Falcon”). Falcon is the property owner of 1021 Packer Street, Key West, Florida. Falcon has been involved in litigation to resolve a boundary dispute on Packer Street with its neighboring property located at 1019 Packer Street, Key West, Florida. *See Falcon Eyrie Farms, L.C. v. Alexei Saenko, et al*, Case No.: 2017-CA-527-K, 16th Jud. Cir. 1019 Packer Street is owned by Alexei Saenko (“Saenko”). The boundary issue involves a very narrow strip of land, 2.2 feet width at its widest point, of approximately 163 square feet (“Subject Strip”). The home at 1021 Packer Street, built approximately 100 years ago, encroaches onto the Subject Strip creating title issues that must be resolved. The enclosed survey depicts the Subject Strip.

Saenko also owns property at 406 Petronia Street, which property has been the subject of past Code Compliance cases. The City recorded a lien against Saenko in 2013 with respect to Code Compliance case number 12-1771, which is recorded in Book 2654, Page 1644 of the Public Records of Monroe County, as well as a second lien in Code Compliance case number 18-233 which is recorded in Book 2654, Page 1644 of the Public Records of Monroe County. Those liens also created a cross lien on all real property owned by Saenko. Accordingly, 1019 Packer Street and the Subject Strip are encumbered by the two liens. Falcon settled its claim with Saenko giving Falcon a quitclaim deed to the Subject Strip. Falcon is now seeking to have the City release the liens only as to the 163 square feet of the Subject Strip. Saenko remains the owner of 1019 Packer Street along with 406 Petronia Street, and those two properties will remain fully subject to the City’s liens. Falcon is requesting that the Key West City Commission favorably consider the release of the liens only with respect to the attached legal description of the Subject Strip.

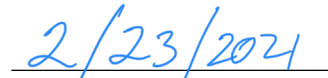
I will represent myself at the City Commission Meeting

My Attorney, Wayne LaRue Smith, will represent me at the City Commission Meeting and is empowered to negotiate the above lien.

My representative _____, with attached Power of Attorney, is empowered to negotiate the amount of the liens.



Daniel M. Peregrin, Manager
Falcon Eyrie Farms, L.C.



Date

Specific Purpose Report to illustrate a legal description
of Part of Lot 8, Square 2, of Tract 13
Geo. G. Watson's Subdivision, Island of Key West

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1021 Packer Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. This Sketch does not represent a field boundary survey.

SPECIFIC PURPOSE SKETCH TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February, A.D., 1829, as a Part of Tract Thirteen (13), but now better known according to Geo. G. Watson's Subdivision of part of said Tract Thirteen (13), as part of Lot Eight (8), of Square Two (2) of said Tract Thirteen (13) as recorded in Deed Book "I", at Page 209, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right of way line of Virginia Street with the Northeasterly right of way line of Packer Street and run thence Northwesterly along the Northeasterly right of way line of the said Packer Street for a distance of 130.00 feet to the Northwesterly boundary line of the lands described in Official Record Book 1433 at Page 1546, as recorded in the Public Records of Monroe County, Florida; thence Northeasterly and at right angles along the Northwesterly boundary line of said lands for a distance of 3.30 feet to the Southwesterly face of an existing overhang on a One Story Frame structure, said point also being the Point of Beginning; thence continue Northeasterly along the previously described course for a distance of 88.70 feet; thence Northwesterly and at right angles for a distance of 0.50 feet to the Southeasterly face of an existing wood fence; thence Southwesterly with a deflection angle of 88°14'06" to the left and along the Southeasterly face of said wood fence for a distance of 47.29 feet to the Northeasterly face of said overhang; thence Northwesterly with a deflection angle of 87°22'34" to the right and along the said overhang for a distance of 0.91 feet; thence Southwesterly and at right angles along the Northwesterly face of said overhang for a distance of 41.46 feet; thence Southeasterly and at right angles along the Southwesterly face of said overhang for a distance of 2.21 feet back to the Point of Beginning, containing 163 square feet, more or less.

SPECIFIC PURPOSE SKETCH FOR: Falcon Eyrie Farms, LLC;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SKETCH
IS NOT
ASSIGNABLE

April 24, 2017

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244