



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

RECEIVED
JAN 20 2016
CITY OF KEY WEST
PLANNING DEPT.

6 January 2016

Mrs. Melissa Paul-Leto
City Planner
The City of Key West
Key West, FL 33040

Subj: Application Request 1430-1440 Grinnell Street lot split Alt Key 1040720 Parcel ID
00040000-000000

Dear Madam,

I am the authorized agent for Gail Miller property owner, who wishes to split her lot in two in accordance with Section 118-169 of the City of Key West Land Development Regulations, specifically defined in Section 118-3.

Currently there are two large buildings, each having four long term rental units on the lot. The lot closest to Flagler, 1440 Grinnell, has an existing small accessory structure. It is a laundry room that encroaches the rear setback but does not interfere with the lot split. This application will not create a nonconformity. There are no obstructions within the side setbacks for both properties.

Please see attached three different surveys. There is one of the present condition with the proposed split line shown Exhibit A. There is one of each proposed divided lot, 1430 and 1440 Grinnell Street. Exhibits B and C respectively.

Please see attached property record card, authorization form and verification form.

The proposed lot split does not affect any neighbors. It meets the minimum requirements for lot area. It does not propose any changes to the physical characteristics of the site. The proposed lot split will be filed with the Property appraiser's office in a timely manner. Lot line adjustment shall be entered into the record and deeds provided to the planning department within 120 days of approval per 118-256 through 118-260.

Please approve this application. If you have any questions, please do not hesitate to contact me.

Sincerely,

Architect Carlos O. Rojas

540 WHITE STREET
KEY WEST, FLORIDA 33040
(305) 292 4870

Verification

Carlos

City of Key West Planning Department



Verification Form (Where Authorized Representative is an individual)

I, Carlos Rojas, 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:

1430-1440 Grinnell Street
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

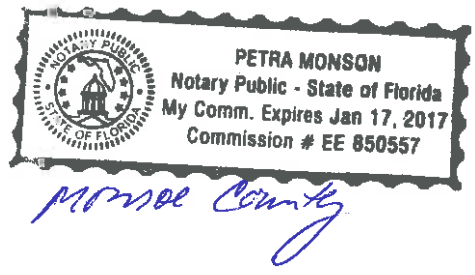
Subscribed and sworn to (or affirmed) before me on this 01/11/2016 by
Carlos Rojas
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Petra Monson
Name of Acknowledger typed, printed or stamped

01/17/2017
Commission Number, if any



Authorization

Deed



366934

This Mortgage Deed.

450.00
337.50
13.00

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Executed the 26th day of October A. D. 19 84
by

GAIL ANN MILLER, a single woman, over the age of 18

hereinafter called the Mortgagor, to

CORMORANT CORP. of the KEYS, INC., a Florida Corporation

hereinafter called the Mortgagee.

Witnesseth, that for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said Mortgagor, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, in fee simple, all that certain tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situate in **MONROE** County, State of Florida, described as follows:

On the Island of Key West and Known on William A. Whitehead's map delineated in February, 1829, as part of Tract 18, now better known and described as follows: The Southeasterly 26.90 feet of Lot 2, and all of Lots 3 and 4, Square 13, Tract 18, according to a diagram of the Webb Realty Company, recorded in Plat Book 1, page 42, of the Public Records of Monroe County, Florida.

THIS IS A PURCHASE MONEY FIRST MORTGAGE

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR BALANCE DUE UPON MATURITY IS \$ 217,428.76 TOGETHER WITH ACCRUED INTEREST IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE.

DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

84 OCT 29 P 3:18

FILED FOR RECORD

DS Paid 337.50 Date 10-29-84
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By Dandrea D.C.

RECEIVED

JAN 19 2016

CITY OF KEY WEST
PLANNING DEPT.

Received \$ 450.00 in payment of taxes on Intangible Personal Property Pursuant to PD Chapter 190, DANNY L. KOLHAGE, CLERK CIR. CT. AGENT FOR Department of Revenue, State of Florida.

By Dandrea D.C.

INDEPENDENT ABSTRACT AND TITLE COMPANY
528 CAROLINE STREET
KEY WEST, FLORIDA 33040

THIS INSTRUMENT PREPARED BY:

Provided always, that if said Mortgagor shall pay unto the said Mortgagee the certain promissory note, of which the following in words and figures is a true copy, to wit:

Mortgage Note, Fla. (Principal Payable in Monthly Installments-Interest Included)

Mortgage Note

\$225,000.00 Key West, Florida, October 26th 19 84

FOR VALUE RECEIVED the undersigned promises to pay to the order of

Cormorant Corp. of the Keys, Inc.

the principal sum of TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$225,000.00) Dollars

together with interest thereon at the rate of 11.5% per cent per annum from date of closing until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows: The undersigned promises to pay the principal sum of \$225,000.00 together with interest at the rate of 11.5% per cent per annum, principal and interest amortized over 360 months, with monthly installments of \$2,229.75 each, beginning Nov. 26th, 1984 and continuing each and every month thereafter for SIX (6) years until Nov. 26th, 1990 on which said last mentioned date the remaining unpaid principal and interest shall become immediately due and payable. THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR BALANCE DUE UPON MATURITY IS \$217,428.76 TOGETHER WITH ACCRUED INTEREST, IF ANY AND ALL ADVANCEMENTS MADE BY MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of 11.5% percent per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall, at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at Cormorant Corp. of the Keys, Inc. Account #8206070461, Barnett Bank Key West, Florida 33040

GAIL ANN MILLER (SEAL) (SEAL) (SEAL) (SEAL)

or such other place as shall be designated by the holder of this note in writing.

and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this deed, then this deed and the estate hereby created shall cease and be null and void.

And the said Mortgagor hereby covenants and agrees:

- 1. To pay all and singular the principal and interest and other sums of

5. To perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants in said promissory note and in this deed set forth.

7. If any of said sums of money herein referred to be not promptly and fully paid within THIRTY (30) days next after the same severally become due and payable, or if each and every the stipulations, agreements, conditions and covenants of said promissory note and this deed or either, are not duly performed, complied with and abided by, the said aggregate sum mentioned in said promissory note then remaining unpaid shall become due and payable forthwith or thereafter at the option of the Mortgagee as fully and completely as if the said aggregate sum of the current principal amount dollars was originally stipulated to be paid on such day, anything in said promissory note or herein to the contrary notwithstanding.

8. The Mortgagee may, at any time while a suit is pending to foreclose or to reform this mortgage or to enforce any claims arising hereunder, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver of the premises and all other property covered hereby, including all and singular the income, profits, rents, issues and revenues from whatever source derived, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee, and without reference to the adequacy or inadequacy of the value of the property mortgaged or to the solvency or insolvency of said Mortgagor or the defendants, and such income, profits, rents, issues and revenues shall be applied by such receiver according to the lien of this mortgage and the practice of such court.

9. The sale or transfer of the property encumbered by this mortgage or any portion of it without the prior written consent of the Mortgagee shall make the indebtedness that this mortgage secures immediately due and payable, the same as if the total principal sum due hereunder were due and payable on the date of any such prohibited sale or transfer.

In Witness Whereof, The said Mortgagor hereunto sets his hand and seal the day and year first above written. THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT DUE UPON MATURITY IS \$216,428.76 TOGETHER WITH ACCRUED INTEREST IF ANY AND ALL Signed, Sealed and Delivered in Presence of: ADVANCEMENTS MADE BY THE MORTGAGEE.

Richard D. Stammers
Witness

Gail Ann Miller
GAIL ANN MILLER

Joyce E. Blankenship
Witness

State of Florida

County of MONROE

Recorded in Official Records Book
in Monroe County, Florida
Record Verified

DANNY L. KOLMAGE
Clerk Circuit Court

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, HEREBY CERTIFY that GAIL ANN MILLER, a single woman

to me personally known, this day acknowledged before me that she executed the foregoing mortgage, and I FURTHER CERTIFY that I know the said person making said acknowledgment to be the individual described in and who executed the said mortgage.

NOTARY In Witness Whereof.

I hereunto set my hand and official seal at said County and State, this

Key West
day of October

, A. D. 19 84.

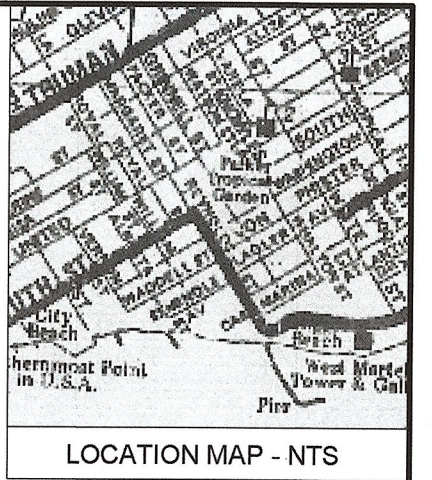
Notary Public

Notary Public, State of Florida



Survey

MAP OF BOUNDARY SURVEY
PART OF LOTS 2, 3 & 4,
SQUARE 13, TRACT 18
WEBB REALTY COMPANY DIAGRAM
PLAT BOOK 1, PAGE 42



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

BEARING BASE:
THE NORTHWESTERLY ROWL
OF FLAGLER AVENUE AT
NORTHEASTERLY ASSUMED

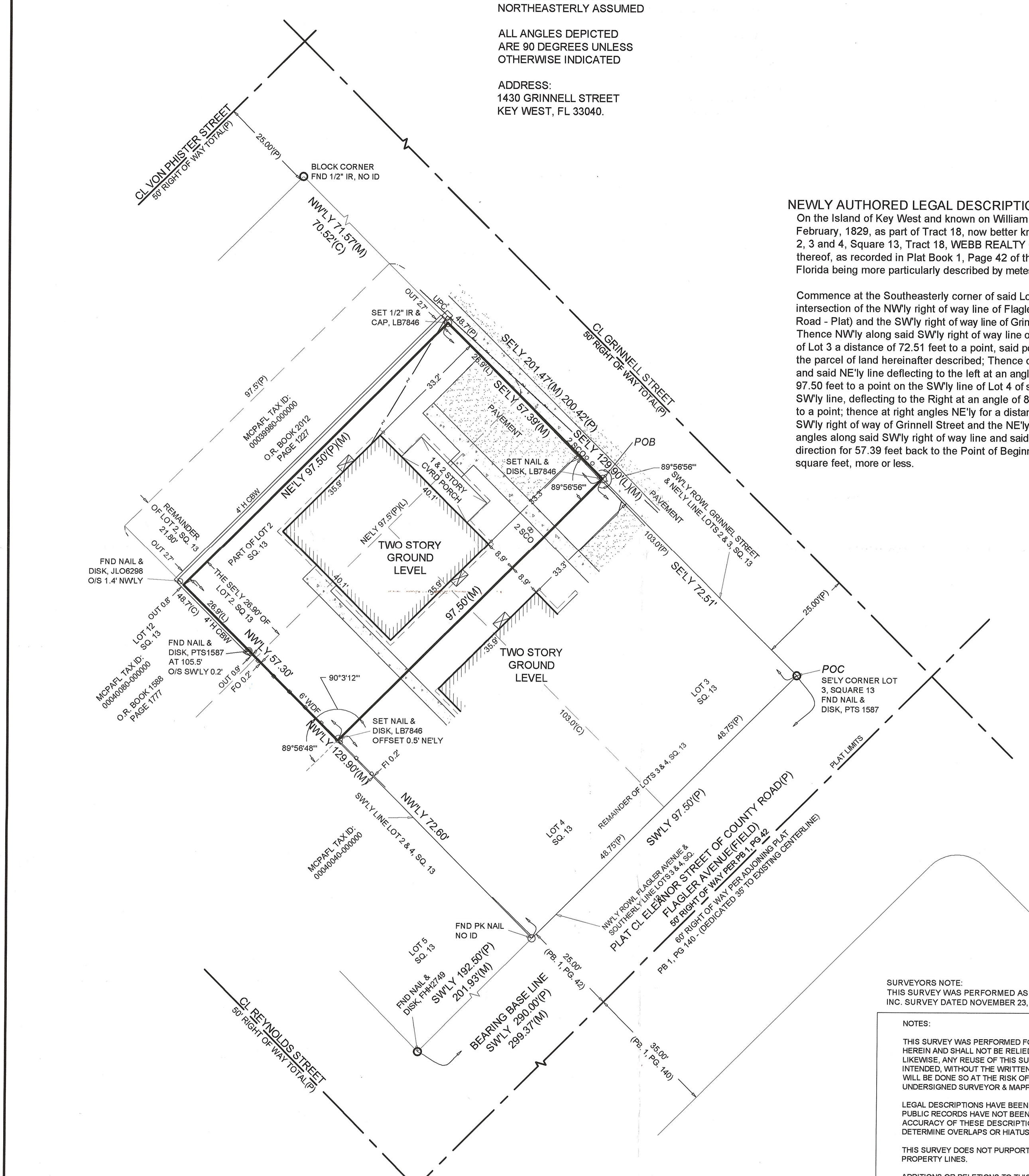
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1430 GRINNELL STREET
KEY WEST, FL 33040.

NEWLY AUTHORED LEGAL DESCRIPTION -

On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as part of Tract 18, now better known and described as part of Lots 2, 3 and 4, Square 13, Tract 18, WEBB REALTY COMPANY according to the plat thereof, as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida being more particularly described by metes and bounds as follows:

Commence at the Southeasterly corner of said Lot 3, said point also being the intersection of the NWly right of way line of Flagler Avenue (Eleanor Street or County Road - Plat) and the SWly right of way line of Grinnell Street;
Thence NWly along said SWly right of way line of Grinnell Street and the NEly line of Lot 3 a distance of 72.51 feet to a point, said point being the Point of Beginning for the parcel of land hereinafter described; Thence departing said SWly right of way line and said NEly line deflecting to the left at an angle of 89°56'56" for a distance of 97.50 feet to a point on the SWly line of Lot 4 of said Square 13; thence along said SWly line, deflecting to the Right at an angle of 89°56'48" for a distance of 57.30 feet to a point; thence at right angles NEly for a distance of 97.50 feet to a point on said SWly right of way line of Grinnell Street and the NEly line of Lots 2 & 3; thence at right angles along said SWly right of way line and said NEly line of Lots 2 & 3 in a SEly direction for 57.39 feet back to the Point of Beginning. Contains approximately 5,587 square feet, more or less.



SURVEYORS NOTE:
THIS SURVEY WAS PERFORMED AS A RETRACEMENT OF THE PHILLIPS AND TRICE SURVEYING, INC. SURVEY DATED NOVEMBER 23, 1987, NUMBER 3836

NOTES:
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION -
On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as part of Tract 18, now better known and described as follows:

The Southeasterly 26.9 feet of Lot 2 and all of Lots 3 and 4, Square 13, Tract 18, WEBB REALTY COMPANY according to the plat thereof, as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida.

CERTIFIED TO -
Gail Ann Miller

SCALE: 1"=20'
FIELD WORK DATE: 11/18/15
REVISION DATE: -/-/
SHEET: 1 OF 1
DRAWN BY: KK
CHECKED BY: RER
INVOICE #: 15110904B

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-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.

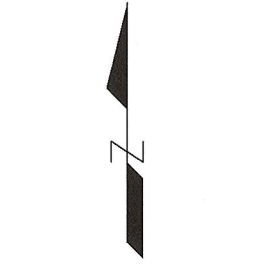
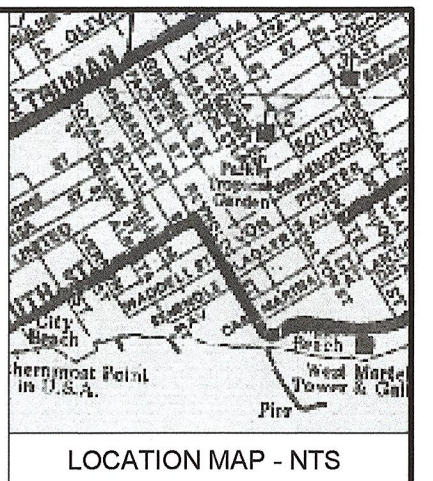
SIGNED: *[Signature]*
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, FL 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|---------------------------------|------------------------------------|-------------------------------|
| C = CALCULATED | IR = IRON ROD | SELY = SOUTHEASTERLY |
| C&G = 2" CONCRETE CURB & GUTTER | L = LEGAL | SWLY = SOUTHWESTERLY |
| CB = CONCRETE BLOCK | LS = LANDSCAPING | S&N = SET NAIL & DISK LB 7846 |
| CBW = CONCRETE BLOCK WALL | M = MEASURED | SIR = SET IRON ROD 2" LB 7846 |
| CL = CENTERLINE | MCPAF = MONROE COUNTY | SMH = SANITARY MANHOLE |
| CLF = CHAINLINK FENCE | PROPERTY APPRAISER FLORIDA | SPV = SPRINKLER CONTROL VALVE |
| CM = CONCRETE MONUMENT | NAVD = NORTH AMERICAN | SQ = SQUARE |
| CONC = CONCRETE | VERTICAL DATUM (1988) | TB = TELEPHONE BOX |
| C/S = CONCRETE SLAB | NEly = NORTHEASTERLY | TBM = TIDAL BENCHMARK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC | TOS = TOP OF BANK |
| D = DEED | VERTICAL DATUM (1929) | TSS = TOE OF SLOPE |
| EL = ELEVATION | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| ELEV = ELEVATED | NWly = NORTHWESTERLY | TYP = TYPICAL |
| EM = ELECTRIC METER | OS = OFFSET | UEASE = UTILITY EASEMENT |
| FFE = FINISHED FLOOR ELEVATION | OWH = OVERHEAD WIRES | UPC = CONCRETE UTILITY POLE |
| FI = FENCE INSIDE | P = PLAT | UPM = METAL UTILITY POLE |
| FND = FOUND | PK = PARKER KALON NAIL | UPW = WOOD UTILITY POLE |
| FND & DISK (RXXXX) | POB = POINT OF BEGINNING | WB = WOOD BOX |
| FO = FENCE OUTSIDE | POC = POINT OF COMMENCEMENT | WDF = WOOD FENCE |
| FOL = FENCE ON LINE | PRM = PERMANENT REFERENCE MONUMENT | WL = WOOD LANDING |
| GL = GROUND LEVEL | ROL = ROOF OVERHANG LINE | WM = WATER METER |
| GW = GUY WIRE | RSW = RIGHT OF WAY LINE | WW = WATER VALVE |
| HB = HOSE BIB | RAW = RIGHT OF WAY | |
| IP = IRON PIPE | SCO = SANITARY CLEAN-OUT | |

MAP OF BOUNDARY SURVEY
PART OF LOTS 2, 3 & 4,
SQUARE 13, TRACT 18
WEBB REALTY COMPANY DIAGRAM
PLAT BOOK 1, PAGE 42



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

BEARING BASE:
THE NORTHWESTERLY ROWL
OF FLAGLER AVENUE AT
NORTHEASTERLY ASSUMED

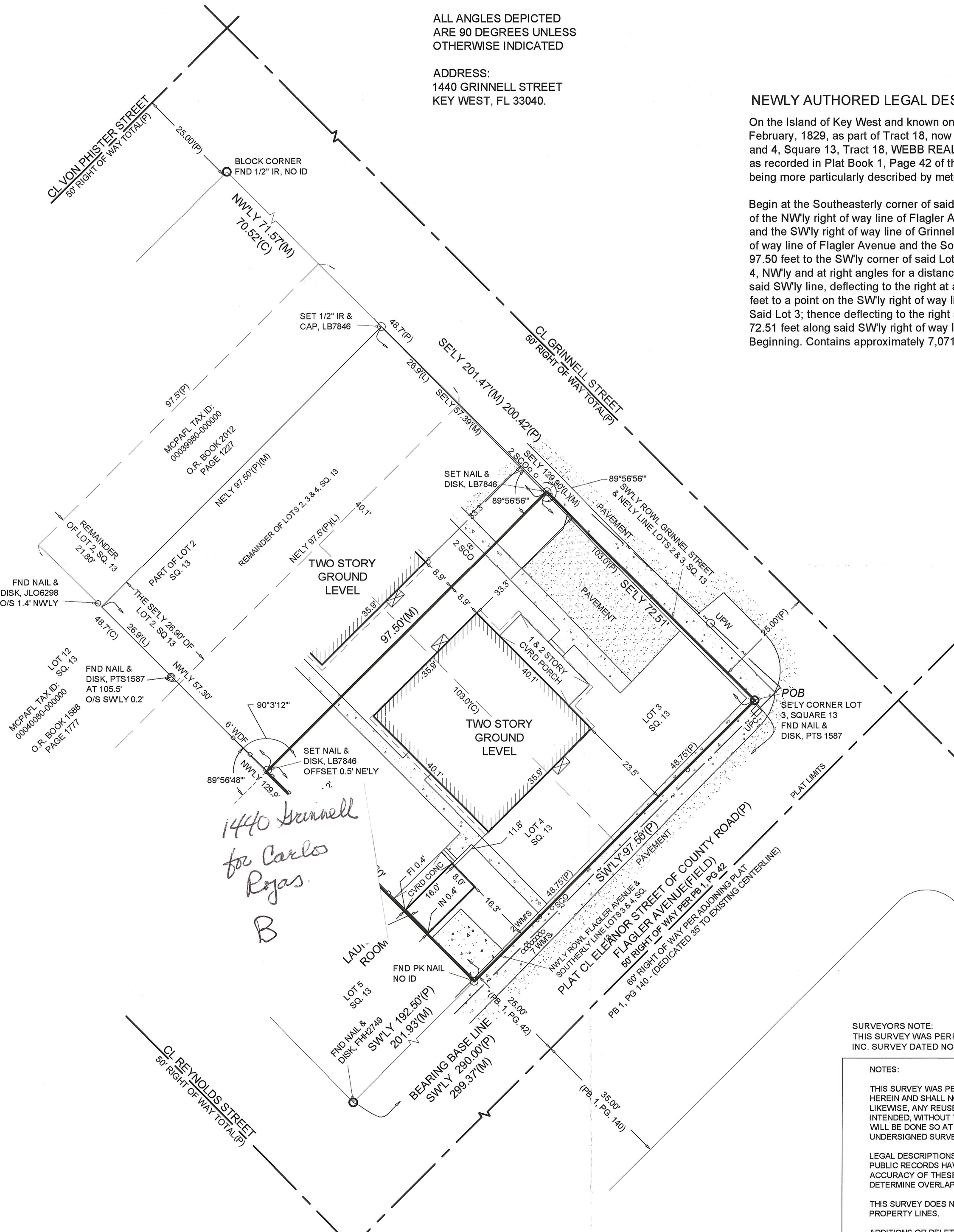
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1440 GRINNELL STREET
KEY WEST, FL 33040.

NEWLY AUTHORED LEGAL DESCRIPTIONS -

On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as part of Tract 18, now better known and described as part of Lots 3 and 4, Square 13, Tract 18, WEBB REALTY COMPANY according to the plat thereof, as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida being more particularly described by metes and bounds as follows:

Begin at the Southeastly corner of said Lot 3, said point also being the intersection of the NWly right of way line of Flagler Avenue (Eleanor Street or County Road - Plat) and the SWly right of way line of Grinnell Street; Thence SWly along said NWly right of way line of Flagler Avenue and the Southerly line of Lots 3 and 4, for a distance of 97.50 feet to the SWly corner of said Lot 4; Thence along the SWly line of said Lot 4, NWly and at right angles for a distance of 72.60 feet to a point; thence departing said SWly line, deflecting to the right at an angle of 90°03'12" for a distance of 97.50 feet to a point on the SWly right of way line of Grinnell Street and the NEly line of said Lot 3; thence deflecting to the right at an angle of 89°56'56" for a distance of 72.51 feet along said SWly right of way line and NEly Lot line back to the Point of Beginning. Contains approximately 7,071 square feet, more or less.



SURVEYORS NOTE:
THIS SURVEY WAS PERFORMED AS A RETRACEMENT OF THE PHILLIPS AND TRICE SURVEYING, INC. SURVEY DATED NOVEMBER 23, 1987, NUMBER 3636

NOTES:
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION -
On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as part of Tract 18, now better known and described as follows:

The Southeastly 26.9 feet of Lot 2 and all of Lots 3 and 4, Square 13, Tract 18, WEBB REALTY COMPANY according to the plat thereof, as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida.

CERTIFIED TO -
Gail Ann Miller

SCALE: 1"=20'
FIELD WORK DATE: 11/18/15
REVISION DATE: -/-
SHEET: 1 OF 1
DRAWN BY: KK
CHECKED BY: RER
INVOICE #: 15110904A

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE 19 HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (1) (SETBACKS), 1(B)(2) (ENCROACHMENTS), & 1(B)(3) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: *[Signature]*
ROBERT E. REECE, PSM 9632, PROFESSIONAL SURVEYOR AND MAPPER

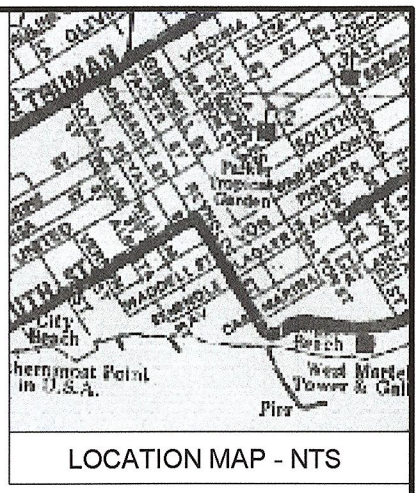
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
FAX (305) 872-5622

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

C = CALCULATED	IR = IRON ROD	SELY = SOUTHEASTERLY
C&G = 2" CONCRETE CURB & GUTTER	L = LEGAL	SWLY = SOUTHWESTERLY
CB = CONCRETE BLOCK	LS = LANDSCAPING	SN&D = SET NAIL & DISK LB 7846
CBW = CONCRETE BLOCK WALL	M = MEASURED	SIR = SET IRON ROD 2" LB 7846
CL = CENTERLINE	MCPAPFL = MONROE COUNTY PROPERTY APPRAISER FLORIDA	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	NELY = NORTHEASTERLY	SQ = SQUARE
CONC = CONCRETE	NOVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TB = TIDAL BENCHMARK
C/S = CONCRETE SLAB	D = DEED	TOS = TOP OF BANK
CVRD = COVERED	EL = ELEVATION	TS = TOP OF SLOPE
D = DEED	ELEV = ELEVATED	TYP = TYPICAL
EM = ELECTRIC METER	EM = ELECTRIC METER	UEASE = UTILITY EASEMENT
FFE = FINISHED FLOOR ELEVATION	FI = FENCE INSIDE	UPC = CONCRETE UTILITY POLE
FN&D = FOUND NAIL & DISK (#XXXX)	FO = FENCE OUTSIDE	UPM = METAL UTILITY POLE
FOL = FENCE ON LINE	GL = GROUND LEVEL	UPW = WOOD UTILITY POLE
GW = GUY WIRE	HB = HOSE BIB	VB = VIDEO BOX
IP = IRON PIPE	IP = IRON PIPE	WD = WOOD DECK
		WDF = WOOD FENCE
		WL = WOOD LANDING
		WM = WATER METER
		WV = WATER VALVE
		[Symbol] = CONCRETE

MAP OF BOUNDARY SURVEY
PART OF LOT 2 & ALL OF LOTS 3 & 4,
SQUARE 13, TRACT 18
WEBB REALTY COMPANY DIAGRAM
PLAT BOOK 1, PAGE 42



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

BEARING BASE:
THE NORTHWESTERLY ROWL
OF FLAGLER AVENUE AT
NORTHEASTERLY ASSUMED

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1430 & 1440 GRINNELL STREET
KEY WEST, FL 33040.

NEWLY AUTHORED LEGAL DESCRIPTIONS -

Parcel 1: Newly Authored by the Undersigned

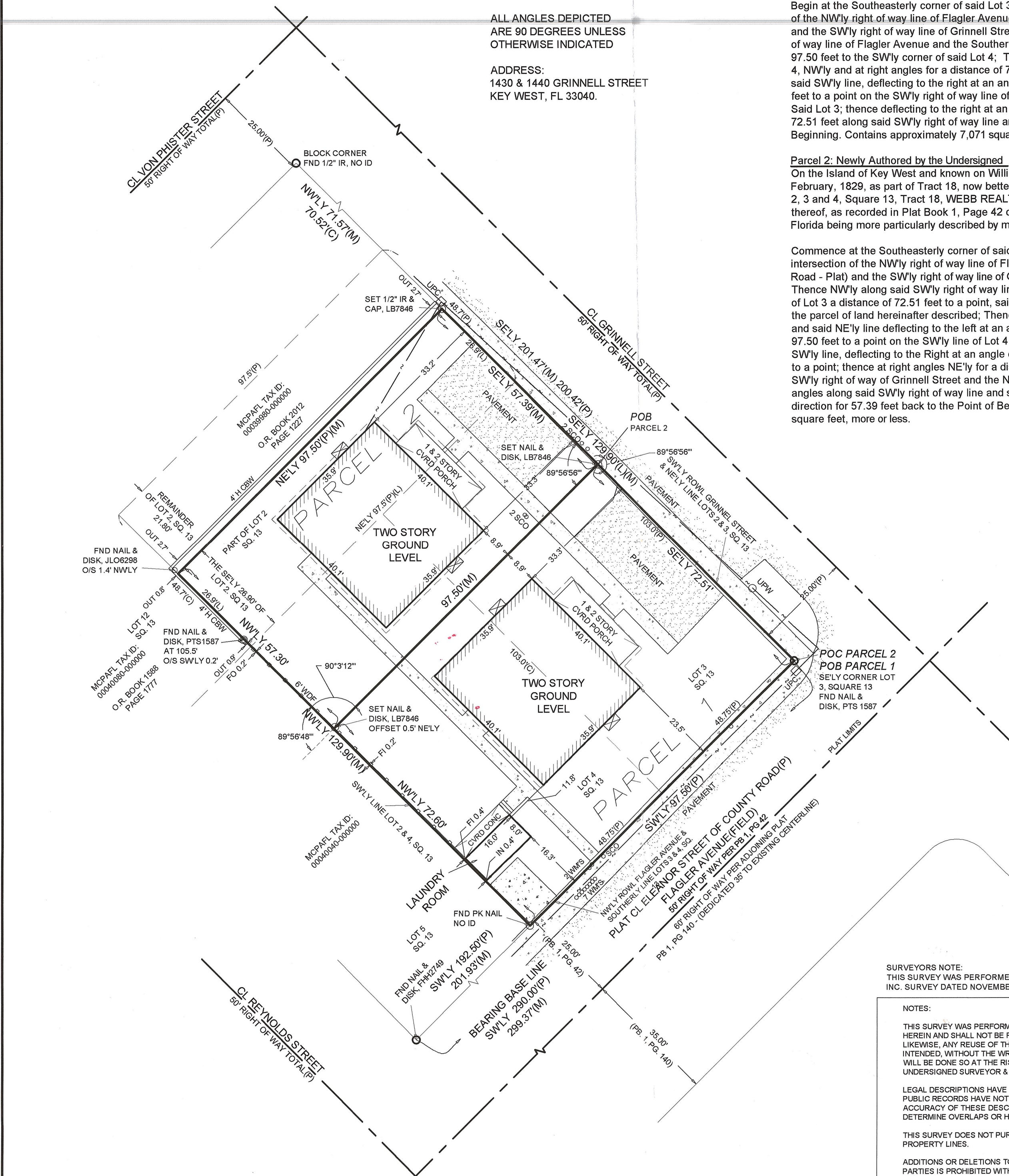
On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as part of Tract 18, now better known and described as part of Lots 3 and 4, Square 13, Tract 18, WEBB REALTY COMPANY according to the plat thereof, as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida being more particularly described by metes and bounds as follows:

Begin at the Southeastly corner of said Lot 3, said point also being the intersection of the NWly right of way line of Flagler Avenue (Eleanor Street or County Road - Plat) and the SWly right of way line of Grinnell Street; Thence SWly along said NWly right of way line of Flagler Avenue and the Southerly line of Lots 3 and 4, for a distance of 97.50 feet to the SWly corner of said Lot 4; Thence along the SWly line of said Lot 4, NWly and at right angles for a distance of 72.60 feet to a point; thence departing said SWly line, deflecting to the right at an angle of 90°03'12" for a distance of 97.50 feet to a point on the SWly right of way line of Grinnell Street and the NEly line of said Lot 3; thence deflecting to the right at an angle of 89°56'56" for a distance of 72.51 feet along said SWly right of way line and NEly Lot line back to the Point of Beginning. Contains approximately 7,071 square feet, more or less.

Parcel 2: Newly Authored by the Undersigned

On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as part of Tract 18, now better known and described as part of Lots 2, 3 and 4, Square 13, Tract 18, WEBB REALTY COMPANY according to the plat thereof, as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida being more particularly described by metes and bounds as follows:

Commence at the Southeastly corner of said Lot 3, said point also being the intersection of the NWly right of way line of Flagler Avenue (Eleanor Street or County Road - Plat) and the SWly right of way line of Grinnell Street; Thence NWly along said SWly right of way line of Grinnell Street and the NEly line of Lot 3 a distance of 72.51 feet to a point, said point being the Point of Beginning for the parcel of land hereinafter described; Thence departing said SWly right of way line and said NEly line deflecting to the left at an angle of 89°56'56" for a distance of 97.50 feet to a point on the SWly line of Lot 4 of said Square 13; thence along said SWly line, deflecting to the Right at an angle of 89°56'48" for a distance of 57.30 feet to a point; thence at right angles NEly for a distance of 97.50 feet to a point on said SWly right of way of Grinnell Street and the NEly line of Lots 2 & 3; thence at right angles along said SWly right of way line and said NEly line of Lots 2 & 3 in a SEly direction for 57.39 feet back to the Point of Beginning. Contains approximately 5,587 square feet, more or less.



SURVEYORS NOTE:
THIS SURVEY WAS PERFORMED AS A RETRACEMENT OF THE PHILLIPS AND TRICE SURVEYING, INC. SURVEY DATED NOVEMBER 23, 1987, NUMBER 3836

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

C = CALCULATED	IR = IRON ROD	SELY = SOUTHEASTERLY
CG = 2" CONCRETE CURB & GUTTER	L = LEGAL	SWLY = SOUTHWESTERLY
CB = CONCRETE BLOCK	LS = LANDSCAPING	SIR = SET IRON ROD 1/2" LB 7846
CBW = CONCRETE BLOCK WALL	M = MEASURED	SM = SANITARY MANHOLE
CL = CENTERLINE	MCPAF = MONROE COUNTY PROPERTY APPRAISER FLORIDA	SPV = SPRINKLER CONTROL VALVE
CLF = CHAINLINK FENCE	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	SQ = SQUARE
CM = CONCRETE MONUMENT	NEly = NORTHEASTERLY VERTICAL DATUM (1929)	TB = TELEPHONE BOX
CONC = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TBM = TIDAL BENCHMARK
CS = CONCRETE SLAB	D = DEED	TOS = TOE OF SLOPE
CVRD = COVERED	EL = ELEVATION	TS = TRAFFIC SIGN
EM = ELECTRIC METER	ELEV = ELEVATED	TYP = TYPICAL
FFE = FINISHED FLOOR ELEVATION	EM = ELECTRIC METER	UEASE = UTILITY EASEMENT
F = FENCE INSIDE	FIN = FOUND	UPC = CONCRETE UTILITY POLE
FND = FOUND	FND = FOUND NAIL & DISK (XXXXX)	UPM = METAL UTILITY POLE
FOL = FENCE ON LINE	FOC = POINT OF COMMENCEMENT	UPW = WOOD UTILITY POLE
GL = GROUND LEVEL	FOL = FENCE ON LINE	VB = VIDEO BOX
GW = GUY WIRE	GL = GROUND LEVEL	WD = WOOD DECK
HB = HOSE BIB	GW = GUY WIRE	WDF = WOOD FENCE
IP = IRON PIPE	HB = HOSE BIB	WL = WOOD LANDING
	IP = IRON PIPE	WM = WATER METER
		WV = WATER VALVE
		SCD = SANITARY CLEAN-OUT
		CONCRETE

LEGAL DESCRIPTION -
On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as part of Tract 18, now better known and described as follows:

The Southeastly 26.9 feet of Lot 2 and all of Lots 3 and 4, Square 13, Tract 18, WEBB REALTY COMPANY according to the plat thereof, as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida.

CERTIFIED TO -
Gail Ann Miller

SCALE: 1"=20'
FIELD WORK DATE: 11/18/15
REVISION DATE: -/-
SHEET: 1 OF 1
DRAWN BY: KK
CHECKED BY: RER
INVOICE #: 15110904

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 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: *[Signature]*
ROBERT E. REECE, PSM 5832, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

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

Property Appraiser 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

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1040720 Parcel ID: 00040000-000000

Ownership Details

Mailing Address:
MILLER GAIL ANN AS TRUSTEE DEC TR 1/8/1993
728 POOR HOUSE LN
KEY WEST, FL 33040-6411

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township -Range: 05-68-25
Property Location: 1430 GRINNELL ST KEY WEST
1440 GRINNELL ST KEY WEST
Subdivision: The Webb Realty Co
Legal Description: KW WEBB REALTY CO SUB PB1-42 SE'LY 26.90' LOT 2 AND ALL LOTS 3 AND 4 SQR 13 TR 18 G48-245/47 G49-494/96 OR121-449/51 OR297-94/95 OR325-37/38 OR512-31 OR605-468 OR680-678 OR924-2148 OR1241-552/53

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	98	130	12,665.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0

Total Living Area: 5760
Year Built: 1938

Building 1 Details

Building Type R4
Effective Age 20
Year Built 1938
Functional Obs 0

Condition G
Perimeter 304
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 27
Grnd Floor Area 2,880

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

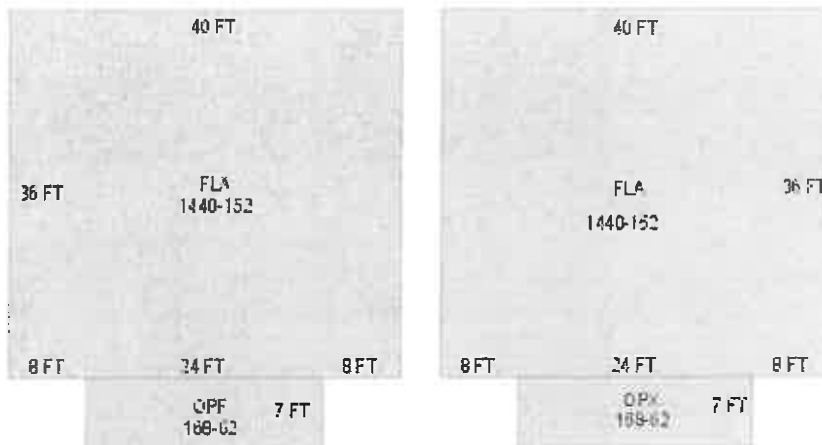
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONCR FTR
Bedrooms 4

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 0

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



BUILDING #1

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1989	N	N	0.00	0.00	1,440
2	OPF		1	1989	N	N	0.00	0.00	168
3	FLA	5:C.B.S.	1	1989	N	N	0.00	0.00	1,440
4	OPX		1	1989	N	N	0.00	0.00	168

Building 2 Details

Building Type R4
 Effective Age 20
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 304
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 27
 Grnd Floor Area 2,880

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.
 Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

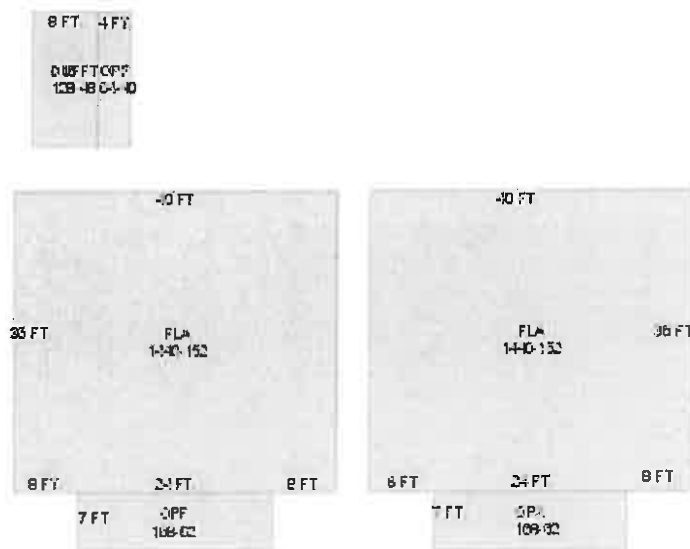
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 4

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 2

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



BUILDING #2

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1989	N	N	0.00	0.00	1,440
2	OPF		1	1989	N	N	0.00	0.00	168
3	FLA	5:C.B.S.	1	1989	N	N	0.00	0.00	1,440
4	OPX		1	1989	N	N	0.00	0.00	168
5	OPF		1	1989	N	N	0.00	0.00	64
6	DUF	5:C.B.S.	1	1989	N	N	0.00	0.00	128

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	480 SF	80	6	1988	1989	2	30
2	PT3:PATIO	484 SF	0	0	1988	1989	2	50
3	PT3:PATIO	173 SF	0	0	1975	1976	2	50
4	AP2:ASPHALT PAVING	1,192 SF	0	0	1988	1989	2	25
5	AC2:WALL AIR COND	8 UT	0	0	2000	2001	1	20

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 13-1032	03/27/2013	01/21/2014	1,800	Residential	RE-SURFACE CONCRETE PORCH DECK 168 S.F. REMOVE & REPLACE CRACKED AND SETTLED CONCRETE WALKWAY 125 S.F. AT REAR OF BUILDING.
1 13-1031	03/21/2013	01/21/2014	1,800	Residential	RE-SURFACE CONCRETE PORCH DECK 1638 S.F. REMOVE & REPLACE CRACKED & SETTLED CONCRETE WALKING 125 SF AT REAR OF BUILDING
1 A951484	05/01/1995	07/01/1995	5,200		16 SQS V-CRIMP ROOF
1 A954371	12/01/1995	08/01/1996	6,000		20 SQS V-CRIMP OVER ASPH
1 9702306	07/01/1997	11/01/1997	1,900		ALTERATIONS APT 2
1 9702230	07/01/1997	11/01/1997	2,500		REPLACE EXISTING FIXTURES
1 9799999	08/01/1997	11/01/1997	8,000		INT RENO (PER # UNREADAB)
1 9702703	08/01/1997	11/01/1997	3,000		REPL/RELOC EXIST FIX
1 9702935	08/01/1997	11/01/1997	1,500		ELECTRICAL ALTERATIONS
1 9901556	05/14/1999	11/05/1999	1,500		TOTAL RENOVATION
1 9902588	07/27/1999	11/05/1999	3,800		STORM PANELS & AWNINGS
1 0002842	09/28/2000	12/21/2000	28,500		REMODEL APT 1
1 00-4171	12/14/2001	09/05/2002	28,500		INTERIOR WORK ONLY
1 00-4171	12/14/2000	09/05/2002	28,500		ELECTRIC UPDATE
1 00-4171	01/04/2001	09/05/2002	28,500		PLUMBING
1 01-2034	05/25/2001	09/05/2002	20,000		REFINISH FLOORS
1 01-2034	05/29/2002	09/05/2002	20,000		NEW FIXTURES
1 01-2034	06/11/2001	09/05/2002	20,000		REWIRE
1 01-3226	10/11/2001	09/05/2002	40,000		KITCHEN CABINETS
1 01-3226	10/16/2001	09/05/2002	44,000	Residential	REWIRE 2-APTS
1 05-3431	08/14/2005	11/04/2005	5,000	Residential	INSTALL 28 ACCORDION SHUTTERS

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
2015	602,029	5,849	710,320	1,318,198	1,172,682	0	1,318,198

2014	607,059	5,396	453,620	1,066,075	1,066,075	0	1,066,075
2013	623,034	5,473	421,972	1,050,479	978,235	0	1,050,479
2012	654,984	5,711	228,610	889,305	889,305	0	889,305
2011	662,972	5,948	316,479	985,399	895,767	0	985,399
2010	583,096	6,186	225,052	814,334	814,334	0	814,334
2009	658,320	6,423	708,353	1,373,096	1,373,096	0	1,373,096
2008	614,432	6,661	886,550	1,507,643	1,507,643	0	1,507,643
2007	869,056	6,898	842,223	1,585,194	1,585,194	0	1,585,194
2006	874,953	7,186	968,873	1,321,583	1,321,583	0	1,321,583
2005	694,148	7,518	559,793	1,261,459	1,261,459	0	1,261,459
2004	529,007	7,833	538,263	1,075,104	1,075,104	0	1,075,104
2003	550,168	8,244	278,630	837,042	837,042	0	837,042
2002	511,091	8,671	278,630	798,392	798,392	0	798,392
2001	280,103	9,083	278,630	567,816	567,816	0	567,816
2000	286,890	2,296	278,630	567,816	567,816	0	567,816
1999	178,963	2,407	278,630	460,000	460,000	0	460,000
1998	178,860	2,510	278,630	460,000	460,000	0	460,000
1997	204,086	2,614	253,300	460,000	460,000	0	460,000
1996	203,975	2,725	253,300	460,000	460,000	0	460,000
1995	203,872	2,828	253,300	460,000	460,000	0	460,000
1994	203,767	2,933	253,300	460,000	460,000	0	460,000
1993	203,657	3,043	253,300	460,000	460,000	0	460,000
1992	203,553	3,147	253,300	460,000	460,000	0	460,000
1991	246,551	3,251	253,300	503,102	503,102	0	503,102
1990	276,706	3,698	193,141	473,545	473,545	0	473,545
1989	109,230	0	133,070	242,300	242,300	0	242,300
1988	56,385	0	69,854	126,239	126,239	0	126,239
1987	54,600	0	50,884	105,484	105,484	0	105,484
1986	54,890	0	49,027	103,917	103,917	0	103,917
1985	52,591	0	29,635	82,226	82,226	0	82,226
1984	47,471	0	29,635	77,106	77,106	0	77,106
1983	47,471	0	29,635	77,106	77,106	0	77,106
1982	49,869	0	27,852	77,721	77,721	0	77,721

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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/1/1984	924 / 2148	1	WD	U

This page has been visited 223,792 times.