#### SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW 500 FLEMING STREET KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR., ERICA HUGHES STERLING ROBERT A. SPOTTSWOOD, JR., RICHARD J. McCHESNEY ROBERT H. GEBAIDE Telephone | 305-294-9556 Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)

April 11, 2025

Katie Halloran, Director Key West Planning Department 1300 White Street Key West, FL 33040

RE: Easement Request - 524 Duval Street, Key West FL 33040 (RE#00009800-000000)

Ms. Halloran,

Please allow this letter and supporting documentation to serve as La Trattoria Land Holdings, LLC., a Florida limited liability company, ("Applicant") application for an easement at 524 Duval Street, Key West, Florida (the "Property"). The easement will cover a portion of the building that encroaches 0.8 ft. into the city right-of-way as well as a balcony and overhang that encroaches 5.8 feet into the city right-of-way for a total of 290 square feet.

Enclosed with this application are the requisite application items for your review, along with the application fee.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely.

Richard J. McChesney, Esq.

Enclosures:

As stated

# Application



### **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 \$ 2,680.19
Advertising and Noticing Fee \$ 358.87
Fire Department Review Fee \$ 127.63
Total Application Fee \$ 3,166.69

For each additional easement on the same parcel there is an additional fee of \$638.14

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: 524 Duval Street, Key West		
Zoning District: HRCC-1	Real Estate (RE) #: 00009800-000000	
Property located within the Historic District		
APPLICANT:     Owner   Name: Spottswood, S	☐ Authorized Representative httswood & Sterling, PLLC  Home/Mobile Phone: 305-304-3884	Mailing City: Office:
PROPERTY OWNER: (if different than about Name: La Trattoria Land Holdings LLC Address: 524 Duval Street, Key West	, , , , , , , , , , , , , , , , , , ,	Mailing City:
State: Florida Zip: 33040	Home/Mobile Phone: 305-294-4585	Office:
Fax:	3@gmail.com	
<b>Description of requested easement and us</b> Area of easement is to cover the historic fac	e: _ cade, balcony and overhang that encroaches approx	imately 290 sq. ft
ver the city right-of-way.		

Are there any easements, deed restrictions or other encumbrances attached to the property? $\square$ Yes $\square$ No
If yes, please describe and attach relevant documents:
REQUIRED SUBMITTALS: <i>All</i> 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."
$\square$ Notarized verification form signed by property owner or the authorized representative.
$\square$ 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.

# Authorization & Verification



#### 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, Darrer	en Horan as
Please Print Name of person with auth	uthority to execute documents on behalf of entity
Manager	of La Trattoria Land Holdings LLC
Name of office (President, Managing Member	
authorize Spottswood, SpMotts	ttswood, Spottswood & Sterling, PLLC
	Name of Representative
to be the representative for this application and ac	act on my/our behalf before the City of Key West.
Signature of person with authority to	to execute documents on behalf of entity owner
Subscribed and sworn to (or affirmed) before me	e on this
Name of person with authority to ex	execute documents on behalf of entity owner
He/She is personally known to me or has presente	
Short	
Notary's Signature and Seal	Notary Public State of Florida Sheri Ann Yoest My Commission HH 196643 FXD 118/2025
Name of Acknowledger typed, printed or stamped	
Commission Number, if any	



#### City of Key West Planning Department Verification Form

(Where Applicant is an entity)

I, Richard J. McChesney in my capacity as Member
I, Richard J. McChesney in my capacity as Member (print name) (print position; president, managing member)
of Spottswood, Spottswood & Sterling, PLLC
(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:
524 Duval Street
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.
Signature of Applicant
Subscribed and sworn to (or affirmed) before me on this April 8, 2025 by  Richard McChesney  Name of Applicant
He/She is personally known to me or has presented

Commission Number, if any

# Ownership

Doc # 2422803 Bk# 3231 Pg# 1235 Recorded 6/26/2023 at 9:59 AM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK

REC: \$18.50 Deed Doc Stamp \$20,300.00

Prepared by and return to:
Richard J. McChesney
Attorney at Law
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556

File Number: 301-23.00017RM

Will Call No.:

\$Z,900,000°

[Space Above This Line For Recording Data]

#### Warranty Deed

This Warranty Deed made this 23rd day of June, 2023 between Paul Schlosberg as Successor Trustee of the The P & D Land Trust dated 06/25/99 whose post office address is 33 Grace Street, #1, Key West, FL 33040, grantor, and La Trattoria Land Holdings, LLC, a Florida limited liability company whose post office address is 524 Duval Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 One (1), in Square Fifty-one (51) of KEY WEST, FLORIDA, beginning at the corner of Duval Street and Smith's Lane and running thence along the Southwest side of Duval Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence in a Northeasterly direction along Smith's Lane One Hundred (100) feet to the point of beginning said Lot having a front on Duval Street of Fifty (50) feet and a front on Smith's Lane of One Hundred (100) feet.

Parcel Identification Number: 00009800-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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Doc. # 2422803 Page Number: 2 of 2

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 Name: maria Ci

Witness Name: Z3a F

aul Schlosberg, Successor Trustee

State of MASSACHUSE++ S County of Essex

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this day of June, 2023 by Paul Schlosberg, as Successor Trustee of The P & D Land Trust dated 06/25/99, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARIA CIAMPA Notary Public Massachusetts My Commission Expires May 8, 2026 Maria Cu Notary Public

rinted Name: Maria Cian

My Commission Expires: May 8 2024

DoubleTime®

#### Monroe County, FL

#### \*\*PROPERTY RECORD CARD\*\*

#### 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
 00009800-000000

 Account#
 1010065

 Property ID
 1010065

 Millage Group
 10KW

Location 524 DUVAL St, KEY WEST

Address

 Legal
 KW PT LOT 1 SQR 51 OR618-891 OR750-954 OR823-784 OR887-849 OR900-194

 Description
 OR905-87 OR1063-2071 OR1113-328 OR1120-2216 OR1602-220 OR3231-1235

(Note: Not to be used on legal documents.)

Neighborhood 32030

Property Class STORE COMBO (1200)

Subdivision
Sec/Twp/Rng 06/68/25
Affordable No

Housing



#### Owner

LA TRATTORIA LAND HOLDINGS LLC 524 Duval St Key West FL 33040

#### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$581,534	\$580,981	\$580,981	\$609,093
+ Market Misc Value	\$146	\$146	\$146	\$146
+ Market Land Value	\$1,653,750	\$1,653,750	\$1,653,750	\$1,653,750
= Just Market Value	\$2,235,430	\$2,234,877	\$2,234,877	\$2,262,989
= Total Assessed Value	\$2,235,430	\$2,234,877	\$2,167,414	\$1,970,377
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,235,430	\$2,234,877	\$2,234,877	\$2,262,989

#### **Historical Assessments**

Year	Land Value	<b>Building Value</b>	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,653,750	\$581,534	\$146	\$2,235,430	\$2,235,430	\$0	\$2,235,430	\$0
2023	\$1,653,750	\$580,981	\$146	\$2,234,877	\$2,234,877	\$0	\$2,234,877	\$0
2022	\$1,653,750	\$580,981	\$146	\$2,234,877	\$2,167,414	\$0	\$2,234,877	\$0
2021	\$1,653,750	\$609,093	\$146	\$2,262,989	\$1,970,377	\$0	\$2,262,989	\$0
2020	\$1,653,750	\$609,093	\$146	\$2,262,989	\$1,791,252	\$0	\$2,262,989	\$0
2019	\$1,312,500	\$627,834	\$146	\$1,940,480	\$1,628,411	\$0	\$1,940,480	\$0
2018	\$1,300,000	\$556,131	\$146	\$1,856,277	\$1,480,374	\$0	\$1,856,277	\$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
(1200)	5,000.00	Square Foot	50	100

#### **Buildings**

**Building ID** Exterior Walls AB AVE WOOD SIDING 39475 2 STORY ON GRADE Style Year Built 1928 **Building Type** REST/CAFET-A- / 21A EffectiveYearBuilt 1993 Building Name Foundation CONCRETE SLAB Gross Sq Ft 6066 Roof Type GABLE/HIP Finished Sq Ft 5271 Roof Coverage **METAL** Stories 2 Floor Flooring Type Condition AVERAGE **Heating Type** Perimeter Bedrooms 0 465 Functional Obs **Full Bathrooms** 0 0 **Economic Obs** 0 **Half Bathrooms** 0 Depreciation % 40 Grade 450 Interior Walls DRYWALL Number of Fire PI 0 Code Description Sketch Area **Finished Area** Perimeter 5,271 FLOOR LIV AREA FLA 5,271 0 OUU OP PR UNFIN UL 0 130 0 OPF 99 OP PRCH FIN LL 0 0 PDO PATIO DIN OPEN 530 0 0 SBF UTIL FIN BLK 0 0 36

5,271

6,066

#### Yard Items

TOTAL

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1977	1978	6 x 24	1	144 SF	2

0

#### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/23/2023	\$2,900,000	Warranty Deed	2422803	3231	1235
10/1/1989	\$595,000	Warranty Deed		1113	328
8/1/1988	\$439,900	Warranty Deed		1063	2071
12/1/1977	\$83,000	Conversion Code		750	954

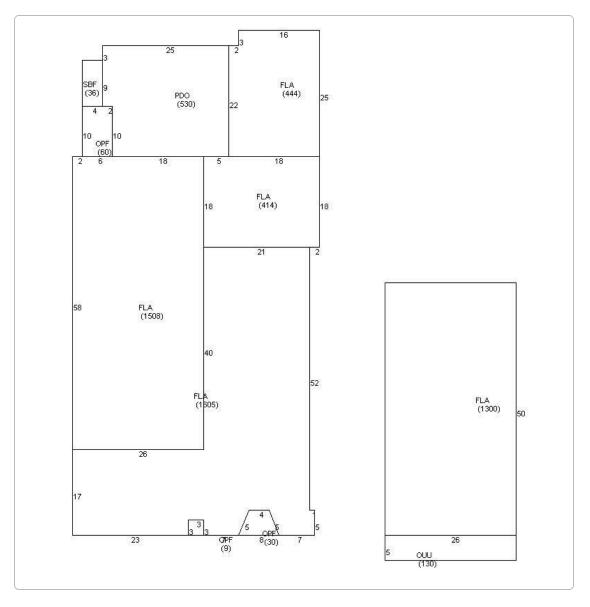
NumberDate IssuedStatusAmountTypeNotes24-003701/08/2024Completed\$4,550CommercialRe-roof to 5V Crimp 26g Metal Roof System with HT secondary underlayment23-164406/06/2023Active\$5,000CommercialPressure wash the entire roof and apply Silver Brite roof coating.BLD2023- 1221Active\$12,380CommercialRemoving (2) A/C Package Units And Ductwork For Both Systems For Installation Of New Roof Installed23-111404/18/2023Active\$22,495CommercialDisconnecting of existing AC units on the rood and reconnecting after roof is finishedInstallation base strut pipe supports Add disconnects for two AC condenser units and one pack unit Disconnecting existing exhaust fansBLD2023- 104104/11/2023Active\$22,000CommercialRe-Roof Flat Roof to TPO 60 Mil GAF - 700 sf with tapered insulation.BLD2021- 247608/24/2022Completed\$1,565CommercialExterior Trim Repair. Replace approx. 22' of damaged fascia & soffit. paint all new materials to mexisting, white.BLD2021- 224208/20/2021Completed\$6,680CommercialCHANGING OUT EXISTING OUT EXISTING CURB ON ROOF. REPLACING WITH NEW CARRIER 3 1/2 PACKAGE UNIT ON EXISTING CURB ON ROOF.17- 0000219206/06/2017Expired\$6,600CommercialROUGH DRAIN VENT AND WATER LINES FOR (3) HAND SINKS, (1) TRIPLE COMPARTMENT DISHWASHER SINK, (1) DISH WASHER AND (1) WATER HEATER.15-442610/30/2015Expired\$1,000CommercialREPLACE HAND SINK AND ICE BLENDER AT BAR. (NOC EXEMPT).14-4472<	
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TILE FLOORING. (NEED FILE NOC	
13-0002 01/07/2013 Completed \$2,000 Commercial REPLACE 2ND FLOOR WINDOWS	LL NEW
12-1515 04/30/2012 Completed \$4,000 Commercial REPAIR/REPLACE 1/2"X6" WOOD SIDING ON BUILDING (APPLEROUTH SIDE) PAINT NEW S WHITE TO MATCH EXISTING	IDING
11-1212 04/14/2011 Completed \$10,400 Commercial REMOVE AND REPLACE ONE TEN TON A/C PACKAGE A/C WITH CURB ADAPTOR INSTALLE ROOF TOP.	D ON
07-4461 09/24/2007 Completed \$2,200 Commercial INSTALL BRICK PAVERS ON OUTSIDE BAR PATIO AREA	
07-4361 09/20/2007 Completed \$5,000 Commercial RED TAGE BY CODE: AFTER THE FACT - REMOVE DECK, INSTALL HARDWOOD FLOORING (FLOOR (BAR AND DANCE FLOOR AREA) PAINT INTERIOR	ON INSIDE
07-4381 09/18/2007 Completed \$2,300 Commercial INSTALL TWO LIGHTS AND REPAIR STAGE OUTLETS. INSTALL SEVEN 12 20 AMP RECEPTAC REROUTE CIRCUITS FOR BAR	LES AND
05-0421 03/22/2005 Completed \$3,400 Commercial REMODEL RESTROOM	
05-0333 02/03/2005 Completed \$800 Commercial RELOCATE TOILET	
03-2754	
03-2569	

				Permit	
Number	Date Issued	Status	Amount	Type	Notes
03/1826	06/25/2003	Completed	\$16,600	Commercial	PLUMBING
02-1862	07/12/2002	Completed	\$1,500	Commercial	INSTALL PHONE LINES
0000732	03/29/2000	Completed	\$5,000	Commercial	PAINTING
9800610	04/14/1998	Completed	\$28,000	Commercial	LAVATORIES, HEATER
9800610	03/31/1998	Completed	\$28,000	Commercial	INSTALL OUTLETS/SWITCHES
9800610	03/30/1998	Completed	\$28,000	Commercial	INSTALL CENTRAL AC
9800610	03/27/1998	Completed	\$28,000	Commercial	INSTALL SINKS
9800610	03/12/1998	Completed	\$28,000	Commercial	REMODEL INTERIOR OF REST.
9604163	10/01/1996	Completed	\$2,000	Commercial	RENOVATIONS
9603617	09/01/1996	Completed	\$1	Commercial	ELECTRICAL
9603481	08/01/1996	Completed	\$6,000	Commercial	MECHANICAL
E951724	07/01/1995	Completed	\$500	Commercial	MINIMUM ELECTRICAL
M952228	07/01/1995	Completed	\$3,000	Commercial	3 TON AC
M943221	10/01/1994	Completed	\$4,000	Commercial	3 TON AC
M941862	06/01/1994	Completed	\$5,000	Commercial	1-10 TON A/C W/2 DROPS
B940482	02/01/1994	Completed	\$1,200	Commercial	LEVEL 2ND FLOOR APT.
B933675	12/01/1993	Completed	\$1.500	Commercial	RENOVATIONS

#### View Tax Info

View Taxes for this Parcel

#### Sketches (click to enlarge)

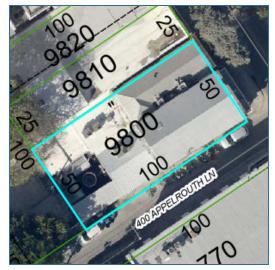


#### **Photos**





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#### **TRIM Notice**

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## Insurance



#### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/03/2025

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).

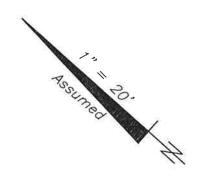
this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).											
PRODUCER						CONTACT Gloria Davenport					
Florida Hospitality Risk Advisors						PHONE   FAX (A/C, No, Ext): (A/C, No):					
4030 Henderson Boulevard						E-MAIL ADDRESS: gdavenport@fihra.com					
Suite 519						INSURER(S) AFFORDING COVERAGE NAI					
Tampa FL 33629						INSURER A: Admiral Insurance Co					
INSURED						INSURER B:					
	On Pointe Restaurant Group LL0	INSURER C :									
3593 S Roosevelt Blvd						INSURER D:					
	3000 0 1100001011 2110										
	Key West			FL 33040	INSURER E :						
· · · · · · · · · · · · · · · · · · ·			ATE	2: :	INSURER F : DEVISION NUMBER						
COVERAGES CERTIFICATE NUMBER: CL254328570 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 LTYPE OF INSURANCE ADDL SUBR INSD WVD POLICY NUMBER POLICY EFF (MM/DD/YYYY) (MM/DD/YYYY) LIMITS											
INSR LTR	TYPE OF INSURANCE  COMMERCIAL GENERAL LIABILITY		WVD	POLICY NUMBER		(MM/DD/YYYY) (MM/DD/Y				00.000	
								EACH OCCURRENCE DAMAGE TO RENTED	φ	-	
	CLAIMS-MADE OCCUR							PREMISES (Ea occurrence)	\$ 300,		
١.				0.000050001.01		00/45/0005	00/45/0000	MED EXP (Any one person)	\$ 5,00		
Α				CA000056201-01		02/15/2025	02/15/2026	PERSONAL & ADV INJURY	φ	00,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	<b>a</b> ,	00,000	
	POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG	φ .	00,000	
	OTHER:							COMPINED OINIOLE LIMIT	\$		
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$		
	ANY AUTO							BODILY INJURY (Per person)	\$		
	OWNED SCHEDULED AUTOS AUTOS							BODILY INJURY (Per accident)	\$		
	HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$		
									\$		
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	\$		
	EXCESS LIAB CLAIMS-MADE							AGGREGATE	\$		
	DED RETENTION \$								\$		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER OTH- STATUTE ER			
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?							E.L. EACH ACCIDENT	\$		
	(Mandatory in NH)	N/A						E.L. DISEASE - EA EMPLOYEE	\$		
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	\$		
	Liquor Liability							Each Common Cause	1,00	00,000	
Α	Liquoi Liability			CA000056201-01		02/15/2025	02/15/2026	Aggregate	2,00	00,000	
DES	CRIPTION OF OPERATIONS / LOCATIONS / VEHICLE	S (AC	ORD 1	01, Additional Remarks Schedule,	may be a	tached if more sp	pace is required)				
	tificate holder is included as Additional Insure	ed wit	h resp	ect to General Liability as rec	quired by	written contra	ct subject to th	e terms, conditions, and			
exclusions of the policy.											
Re:	Re: 524 Duval Street, Key West, FL, 33040										
CE	CERTIFICATE HOLDER CANCELLATION										
						SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
	City of Key West										
	1300 White Street				AUTHORIZED REPRESENTATIVE						
				_				78			
Key West			FL 33040			2.					

# **Additional Named Insureds** Other Named Insureds Benihanas Key West Doing Business As La Trattoria & Virgilio's, La Trattoria Oceanside Doing Business As La Trattoria & Virgillio's; Oceanside; Benihana Key Doing Business As

OFAPPINF (02/2007) COPYRIGHT 2007, AMS SERVICES INC

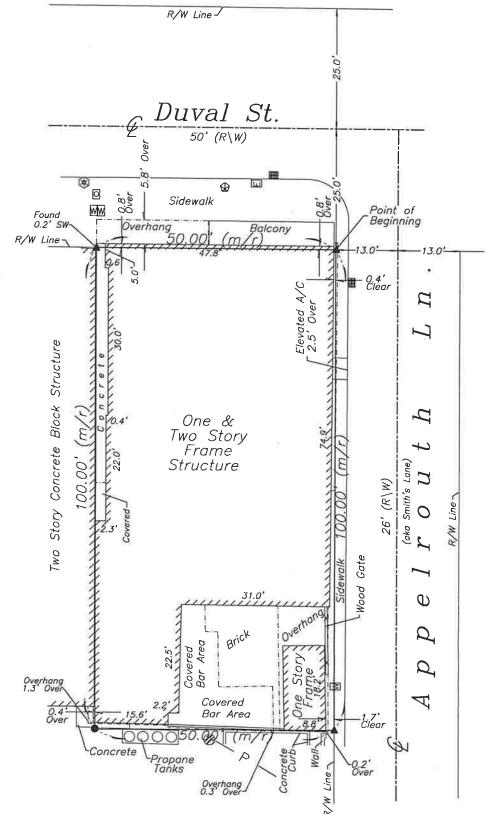
# Survey

#### Boundary Survey Map of part Lot 1, Square 51, Island of Key West, Florida



#### *LEGEND*

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- Found Nail & Disc (FHH) Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- $R \setminus W$ Right of Way
- CLFChain Link Fence
- Centerline
- Wood Utility Pole 0
- Concrete Utility Pole
- Overhead Utility Lines
- Fire Hydrant
- Sewer Cleanout
- Water Meter
- Electric Box
- Light Post
  - Catch Basin



#### NOTES:

- 1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
- 2. Underground foundations and utilities were not located.
- 3. All angles are 90° (Measured & Record) unless otherwise noted.
- 4. Street address: 524 Duval 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. Date of field work: February 10, 2023
- 9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Part of Lot One (1), in Square Fifty-One (51) of KEY WEST, FLORIDA, beginning at the corner of Duval Street and Smith's Lane and running thence along the Southwest side of Duval Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence in a Northeasterly direction along Smith's Lane One Hundred (100) feet to the point of beginning said Lot having a front on Duval Street of Fifty (50) feet and a front on Smith's Lane of One Hundred (100) feet.

BOUNDARY SURVEY FOR: La Trattoria Land Holdings, LLC, a Florida limited liability company; Truist Bank; Spottswood, Spottswood, Spottswood & Sterling, PLLC; Chicago Title Insurance Company;

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.



THIS SURVEY IS NOT **ASSIGNABLE** 

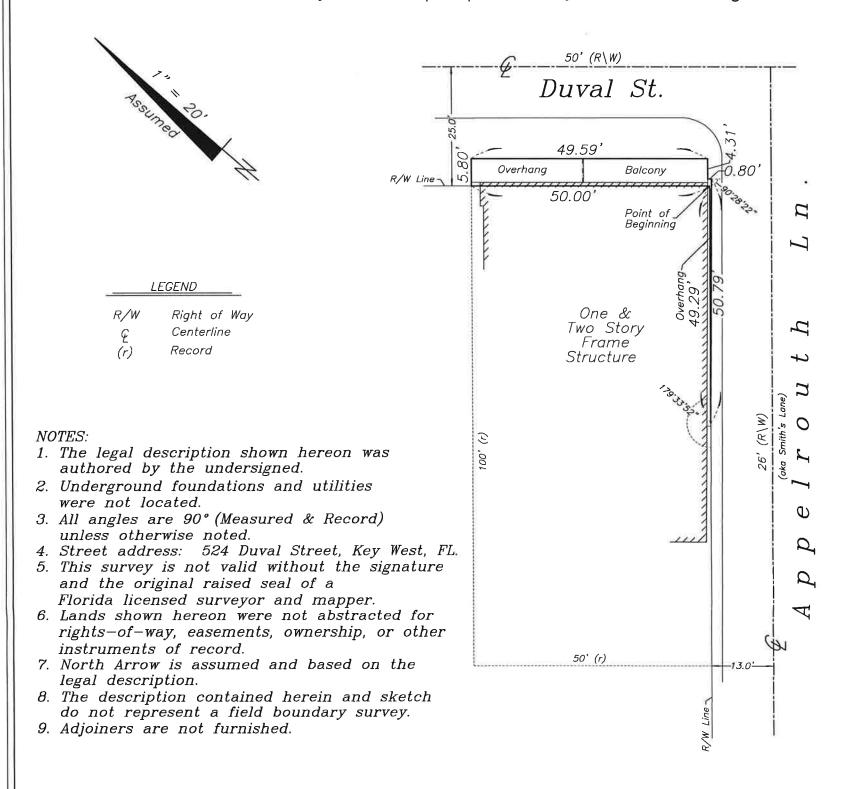


Professional Surveyor & Mapper PSM #6298

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

# Specific Purpose Survey

Specific Purpose Survey to illustrate a legal description of part of the right-of-way of Duval Street and Applerouth Ln. adjacent to Lot I, Square 5 I, William A. Whitehead's Map of the Island of Key West, prepared by the undersigned



#### SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West and known as a portion of Duval Street and Appelrouth Lane (aka Smith's Lane) adjacent to Lot 1, Square 51 of William A. Whitehead's map of said Island, delineated in February A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Southwesterly right of way line of Duval Street with the Northwesterly right of way line of Appelrouth Lane (aka Smith's Lane) and run thence Northwesterly along the Southwesterly right of way line of the said Duval Street for a distance of 50.00 feet; thence Northeasterly and at right angles for a distance of 5.80 feet; thence Southeasterly and at right angles along the Northeasterly face of an existing overhang and balcony for a distance of 49.59 feet; thence Southwesterly and at right angles for a distance of 4.31 feet to the Northeasterly face of an existing overhang; thence Southeasterly and at right angles along said overhang for a distance of 0.80 feet; thence Southwesterly with a deflection angle of 90°28'22" to the right and along the Southeasterly face of said overhang for a distance of 50.79 feet to a point on the Northwesterly right of way line of the said Appelrouth Lane (aka Smith's Lane); thence Northeasterly with a deflection angle of 179°33'52" to the right and along the said Appelrouth Lane (aka Smith's Lane) for a distance of 49.29 feet back to the Point of Beginning, containing 298 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: La Trattoria Land Holdings, LLC; City of Key West;

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

April 14, 2025

THIS SURVEY IS NOT ASSIGNABLE



# **Photos**





