

Todd Leff  
Cynthia Leff  
615 Grinnell Street – Rear  
Key West, FL 33040  
Ph: 215.939.0263

*Hand Delivered and Priority Mail*

April 1, 2021

William Binder  
611 Grinnell Street  
Unit 4  
Key West, FL 33040

Re: Variance Application – 615R Grinnell Street

Dear Mr. Binder:

We understand from the City Planner that you have filed an objection to our request for a variance to put a shed roof above our rear deck. The variance hearing was originally scheduled for March 18, 2021 and was postponed until April 22, 2021 so that we could investigate your objections.

From your email to the City Planner, it appears the objection was based on two issues:

1. You asserted that the current structure encroaches on your property and that any additional roof would also encroach. You indicated you have a deed and survey that demonstrate the encroachment.
2. You indicated a concern about noise from replacing the sail covering and adding a solid roof over the deck.

I'd like to address each concern.

1. Prior to applying for the variance we had a new survey completed on November 5, 2020, by Lynn O'Flynn Surveyor which is attached for your review. This is based on the current legal description in our deed as granted on June 12, 2018, attached. As you can see from the survey, there is no encroachment by the existing structure nor would there be any encroachment by the proposed roof deck.

In speaking with Lynn O'Flynn, she indicated a former partner of hers may have done a survey for your compound which relied on an incorrect legal description in the Deed supplied. Please pay careful attention to the "Also" section of our deed which includes the area you contend encroaches on your property. That section of property was deeded to 615 Grinnell Street Rear by judgment on January 8, 1998 by Judge Sandra Taylor, a copy of the order is attached. The deed for 615 Grinnell Street Rear was then updated to include the strip of property in question, see attached Deed filed May 13, 1999 and included in all subsequent deeds under "Also."

It appears that after that judgment was entered, your Deed was never updated and therefore any survey done based on the prior legal description is incorrect. You need to have your Deed updated to reflect the actual property boundaries. In sum, there is no encroachment issue either by the current structure nor by the proposed roof.

2. With regard to noise, we do not anticipate any change to our use of the deck by replacing the current sail with a solid roof. I do not believe a solid roof will create any additional noise on the back deck. The roof is being proposed for safety reasons as my wife, who has had skin cancer needs a more solid covering from the sun. We have not heard any issue regarding noise in the past three years we have lived here nor has anyone approached us with a concern. The property has not been rented and we do not intend to do so in the future. If you have any concern with noise, we'd be happy to address it. We'd also be happy to have you discuss with our architect any ways in which he can reduce any noise that might be different based on a solid roof being added.

Our other neighbors, including Jan-Marten Blickmann who lives in your compound, and Lisa and Mark Laskow, our direct neighbor on the front, both support the variance application and have no issue with noise from our property.

Please review the attached materials and hopefully they address any concerns you had on encroachment or the noise issue. I'd be glad to meet with you to discuss the results of the documents or concerns. We intend to move forward with the application, but, would obviously like to do that without objection from any neighbors as we want to maintain good relations in the neighborhood. Please give me a call or email me if you'd like to discuss further.

Thanks,

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Leff', written in a cursive style.

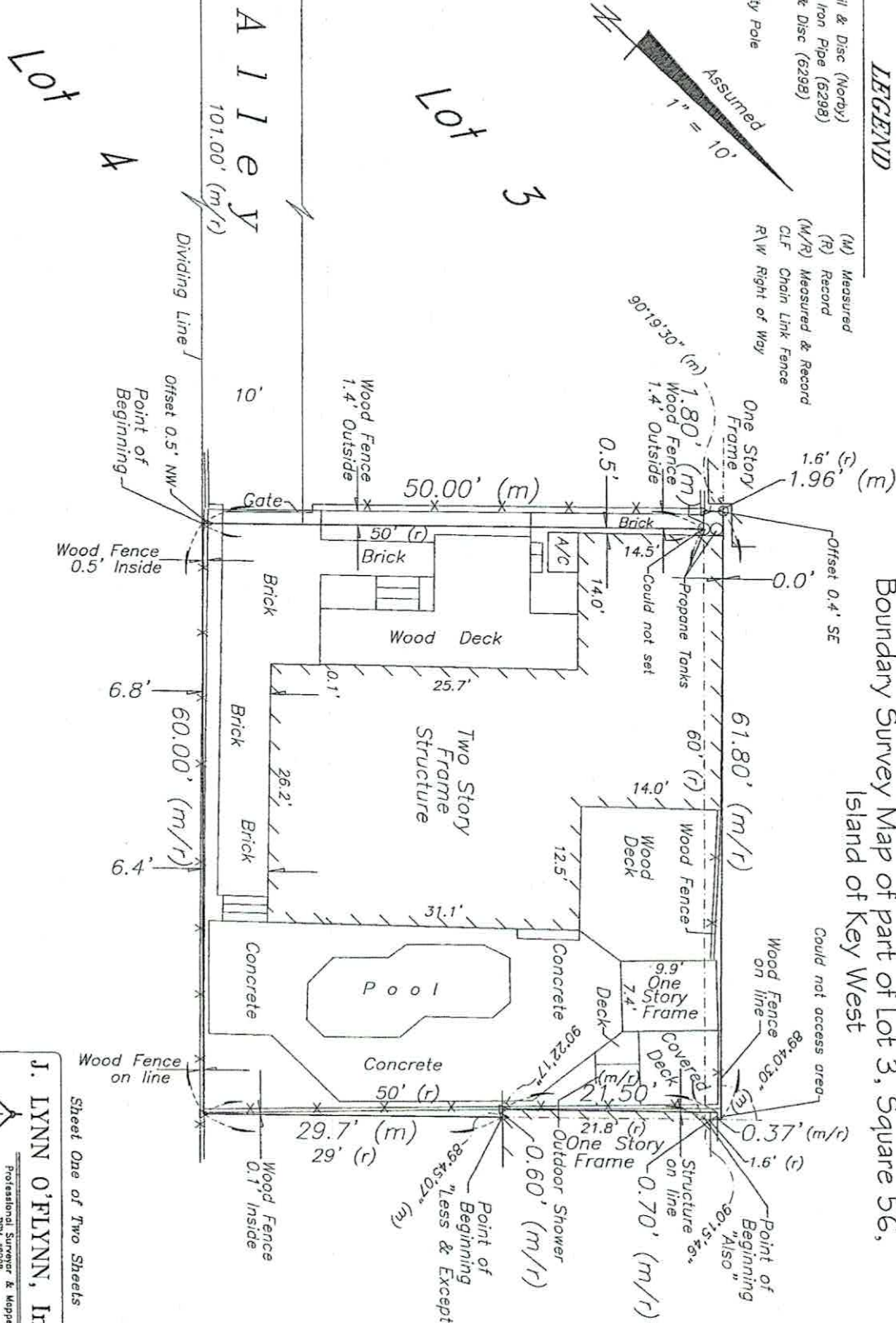
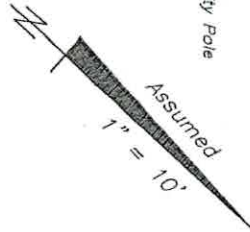
Todd Leff

[tpleff@gmail.com](mailto:tpleff@gmail.com)

Grinnell St.

**LEGEND**

- ▲ Found Nail & Disc (Norby)
  - Set 3/4" Iron Pipe (6298)
  - △ Set Nail & Disc (6298)
  - ⊕ Centerline
  - ⊙ Wood Utility Pole
- 
- (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - CLF Chain Link Fence
  - R/W Right of Way



Boundary Survey Map of part of Lot 3, Square 56, Island of Key West

**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 P.S.M. #20388  
 3430 Duck Ave., Key West, FL 33040  
 (305) 286-7422 FAX (305) 286-2244

Sheet One of Two Sheets

# Boundary Survey Report of part of Lot 3, Square 56, Island of Key West

## NOTES:

1. The legal descriptions shown hereon were 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 & Recorded) unless otherwise noted.
4. Street address: 618 Grinnell Street Rear, 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. Date of field work: October 28, 2020.
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square Fifty-six (56), according to William A. Whitehead's Map of the Island of Key West, delineated in February 1829, and more particularly described as follows:

**COMMENCING** at a point One Hundred and One (01) feet from the Northeastly side of Grinnell Street on the dividing line of Lots Three (3) and Four (4) and running thereon Sixty (60) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction Sixty (60) feet; thence at right angles in a Southeastly direction and parallel with Grinnell Street, Fifty (50) feet to the Point of Beginning. **TOGETHER** with a nonexclusive easement for the right-of-way through a ten (10) feet alley leading to Grinnell Street, on the Easterly side of the lot of land formerly belonging to John A. Roberts.

## ALSO:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56, according to William Whitehead's map of the Island of Key West delineated in February, 1829, being more particularly described as follows: **COMMENCE** at the intersection of the NE'ly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56; thence run NE'ly along said dividing line, 161.0 feet; thence run at right angles in a NW'ly direction 50.0 feet to the Point of Beginning; thence continue NW'ly along the previously described line 1.0 feet to a point on an existing wood fence; thence run a right angle in a SW'ly direction along the SE'ly face of said wood fence, 61.8 feet to a point on an existing chain link fence; thence run at a right angle in a SE'ly direction 1.6 feet; thence run at right angles in a NE'ly direction 61.8 feet back to the said Point of Beginning.

## LESS AND EXCEPT:

A parcel of land on the Island of Key West, and known as a part of Lot 3, Square 56, according to W.A. Whitehead's Map delineated in February, A.D. 1829; said parcel being more particularly described as follows:

**COMMENCE** at the intersection of the NE'ly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'ly along the said dividing line for a distance of 161.0 feet; thence NW'ly and at right angles for a distance of 29 feet to the SE'ly face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'ly along the previously mentioned course for a distance of 21.8 feet to the NW'ly face of an overhang on said structure; thence SW'ly with a deflection angle of 90 degrees 15'46" to the left and along said overhang for a distance of 0.7 of a foot to the SW'ly face of said overhang; thence SE'ly and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'ly and at right angles for a distance of 0.6 of a foot back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Todd & Cynthia Leftt.

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 61-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, P.S.M.  
Florida Reg. #62989  
November 5, 2020



THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
P.M. #62989  
1430 Duck Ave., Key West, FL 33040  
(305) 296-7427 FAX (305) 296-2244

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Oropeza Stones Cardenas, PLLC  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 18-245  
Consideration: \$1,250,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12th day of June, 2018 between Brooke Atkinson, Individually and as Trustee of the Brooke S. Atkinson Revocable Trust whose post office address is P.O. Box 1249, Key West, FL 33041, grantor, and Todd Leff and Cynthia Leff, husband and wife whose post office address is 457 Notre Dame Drive, Warrington, PA 18976, 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:

On the Island of Key West, Monroe County, Florida, Lot three (3), Square Fifty-Six (56), according to William A. Whiteheads Map of the Island of Key West, delineated in February 1829, and more particularly described as follows: Commencing at a point One hundred and One (101) feet from the Northeasterly side of Grinnell Street on the dividing line of Lots Three (3) and Four (4) and running thereon Sixty (60) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction Sixty (60) feet; thence at right angles in a Southeasterly direction and parallel with Grinnell Street Fifty (50) feet to the point of Beginning.

TOGETHER with a nonexclusive easement for the right-of-way through a ten (10) foot alley leading to Grinnell Street, on the easterly side of the lot of land formerly belonging to John A. Roberts.

ALSO;

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56, according to William Whitehead's map of the Island of Key West, delineated in February, 1829, being more particularly described as follows: Commence at the intersection of the NE'ly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56; thence run NE'ly along said dividing line, 161.0 feet; thence run at right angles in a NW'ly direction 50.0 feet to the Point of Beginning; thence continue NW'ly along the previously described line 1.6 feet to a point on an existing wood fence; thence run at right angles in a SW'ly direction along the SE'ly face of said wood fence, 61.8 feet to a point on an existing chain link fence; thence run at a right angle in a SE'ly direction 1.6 feet; thence run at right angles in a NE'ly direction 61.8 feet back to the said Point of Beginning.

LESS & EXCEPT

A parcel of land on the Island of Key West, and known as a part of Lot 3, Square 56, according to W.A. Whitehead's Map delineated in February, AD. 1829; said parcel being more particularly described as follows: Commence at the intersection of the NE'ly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'ly along the said dividing line for a distance 161.0 feet; thence NW'ly and at right angles for a distance of 29 feet to the SE'ly face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'ly along the previously mentioned course for a distance of 21.8 feet to the NW'ly face of an overhang on said structure; thence SW'ly with a deflection angle of 90 degrees 15'46" to the left and

along said overhang for a distance of 0.7 of a foot to the SW'ly face of said overhang; thence SE'ly and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'ly and at right angles for a distance of 0.6 of a foot back to the Point of Beginning.

Parcel Identification Number: 00010860-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE OF THE SETTLOR, THE TRUSTEE, NOR THE BENEFICIARIE(S) OF THE GRANTOR TRUST, NOR THE SPOUSE OF ANY OF THEM, NOR ANY OF HIS OR HER IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. THE SETTLOR AND THE TRUSTEE OF THE TRUST RESIDES AT THE ADDRESS SHOWN ABOVE.

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, 2017.

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:

*[Signature]*  
Witness Name: Susan M. Cardenas

*[Signature]*  
Brooke S. Atkinson, Trustee and Individually

*[Signature]*  
Witness Name: Thomas Ortiz

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 7th day of June, 2018 by Brooke Atkinson, Individually and as Trustee of the Brooke S. Atkinson Revocable Trust, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



*[Signature]*  
Notary Public

Printed Name: Susan M. Cardenas

My Commission Expires: 10.23.2020

IN THE CIRCUIT COURT OF THE  
SIXTEENTH JUDICIAL CIRCUIT IN  
AND FOR MONROE COUNTY  
FLORIDA

CASE NO.: 97-938-CA-13

DEBORAH A. LAMAR,

Plaintiff,

vs.

JOHN DOE, and MYRTLE M. CURRY  
and FRANK L. CURRY  
and any UNKNOWN HEIRS, DEVISEES,  
GRANTEES, CREDITORS or OTHER  
UNKNOWN PERSONS or UNKNOWN  
SPOUSES CLAIMING BY, THROUGH,  
and UNDER ANY OF THE ABOVE  
NAMED DEFENDANTS,

Defendants,

AMENDED DEFAULT FINAL JUDGMENT

This action was heard on Plaintiff's Motion for Default Final Judgment and the Court having reviewed the pleadings and affidavits filed herein and after having heard argument of counsel and being duly advised in the premises,

IT IS ADJUDGED that:

1. Plaintiff, DEBORAH A. LAMAR, is the owner of the following described real property in Monroe County, Florida:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of lot 3, Square 56, according to William Whitehead's map of the Island of Key West, delineated in February 1829, being more particularly described as follows:

MONROE COUNTY  
OFFICIAL RECORDS

FILE # 1043447  
BK# 1494 PG# 2321

RCD Jan 22 1998 01:57PM  
DANNY L KOLHAGE, CLERK

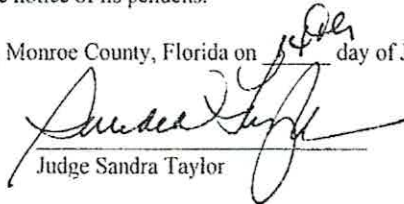
FILED FOR RECORD  
98 JAN - 8 PM 3:51  
DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

9

COMMENCE at the intersection of the NE'ly right-of-way line of Grinnell Street with the dividing line of lots 3 and 4 of said Square 56; thence run NE'ly along said dividing line, 161.0 feet; thence run at right angles in a NW'ly direction, 50.0 feet to the POINT OF BEGINNING; thence continue NW'ly along the previously described line, 1.6 feet to a point on an existing wood fence; thence run at right angles in a SW'ly direction along the SE'ly face of said wood fence, 61.8 feet to a point on an existing chain link fence; thence run at right angles in a SE'ly direction, 1.6 feet; thence run at right angles in a NE'ly direction, 61.8 feet back to the said POINT OF BEGINNING.

2. Plaintiffs' title is quieted against the claims of Defendants, JOHN DOE, and MYRTLE M. CURRY, and FRANK L. CURRY, and all other persons claiming an interest in the property, and any UNKNOWN HEIRS, DEVISEES, GRANTEEES, CREDITORS or OTHER UNKNOWN PERSONS or UNKNOWN SPOUSES CLAIMING BY, THROUGH, and UNDER ANY OF THE ABOVE NAMED DEFENDANTS, and all other persons claiming against them. or any of them, since the filing of the notice of lis pendens.

ORDERED at Key West, Monroe County, Florida on <sup>14</sup> day of January, 1998.

  
Judge Sandra Taylor

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of this Default Final Judgment, including all exhibits and attachments, if any, have been mailed by first-class U.S. Mail to Alfred L. Frith, Esq., 501 Whitehead Street, Key West, Florida 33040 this 14 day of January, 1998.

  
Judicial Assistant/Attorney

FILE # 1043447  
BX# 1494 PG# 2322



Prepared By and Return To:

Monica Hornyak  
Keys Title and Abstract Company  
631 Whitehead Street  
Key West, Florida 33040

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1126260  
BK#1578 PG#1119

RCD May 26 1999 02:47PM  
DANNY L KOLHAGE, CLERK

Grantee Name and S.S. #:  
WILLIAM G. PARDEE

Grantee Name and S.S. #:  
PHYLLIS PARDEE

DEED DOC STAMPS 2450.00  
05/26/1999 EP DEP CLK

64054-99

Space Above for Court House Use

# This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and if used, the term "note" shall include all the notes herein described if more than one

Made this 13<sup>th</sup> day of May, 1999 A.D.

### Between

DEBORAH A. LAMAR, a single woman, of the County of FLORIDA, in the State of FL, party of the first part, and WILLIAM G. PARDEE and PHYLLIS PARDEE, his wife, and whose address is: 615 Grinnell Street (REAR) Key West, FL 33040, of the County of Monroe, in the State of FL, party of the second part,

**Witnesseth**, that the said party of the first part, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other valuable and good consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

\*\*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF\*\*

Subject To: Taxes and assessments for the year 1999 and subsequent years.  
Subject To: Limitations, conditions, restrictions and easements of record, if any.

Property Appraiser's Parcel Identification Number: 10860-000000

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and the year above first written.

Signed, Sealed and Delivered in Our Presence:

Patricia A Shortall  
Witness

Deborah A Lamar L.S.  
DEBORAH A. LAMAR

Patricia A. Shortall  
Printed Name

[Signature]  
Witness

\_\_\_\_\_  
L.S.

George J. Sykes  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
L.S.

\_\_\_\_\_  
Printed Name

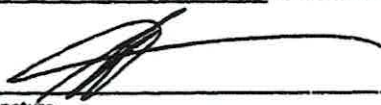
\_\_\_\_\_  
Witness

\_\_\_\_\_  
L.S.

\_\_\_\_\_  
Printed Name

State of MD  
County of BALTIMORE  
CITY

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of MAY, 1999, by DEBORAH A. LAMAR, who is personally known to me ~~or who has produced~~ \_\_\_\_\_ as identification and who did ~~(did not)~~ take an oath.

  
\_\_\_\_\_  
Signature

Printed Name GEORGE J. SYBERT, SR.

NOTARY PUBLIC

Title BALTIMORE COUNTY, MARYLAND

Serial#, if Any \_\_\_\_\_

FILE # 1 1 2 6 2 6 0  
BK# 1 5 7 8 PG# 1 1 2 0

**Warranty  
Deed**

---

File No. 64054-99

Exhibit "A"

On the Island of Key West, Lot three (3), Square Fifty-Six (56), according to William A. Whitehead's Map of the Island of Key West, delineated in February 1829, and more particularly described as follow:

COMMENCING at a point One hundred and One (101) feet from the Northeasterly side of Grinnell Street on the dividing line of Lots Three (3) and Four (4) and running thereon Sixty (60) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southeasterly direction Sixty (60) feet; thence at right angles in a Southeasterly direction and parallel with Grinnell Street Fifty (50) feet to the point of Beginning. TOGETHER with a non-exclusive easement for the right-of-way through a ten (10) foot alley leading to Grinnell Street, on the easterly side of the lot of land formerly belonging to John A. Roberts.

ALSO;

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56, according to William Whitehead's map of the Island of Key West, delineated in February, 1829, being more particularly described as follows: COMMENCE at the intersection of the NE'yly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56; thence run NE'yly along said dividing line, 161.0 feet; thence run at right angles in a NW'yly direction 50.0 feet to the Point of Beginning; thence continue NW'yly along the previously described line 1.6 feet to a point on an existing wood fence; thence run at right angles in a SW'yly direction along the SE'yly face of said wood fence, 61.8 feet to a point on an existing chain link fence; thence run at a right angle in a SE'yly direction 1.6 feet; thence run at right angles in a NE'yly direction 61.8 feet back to the said Point of Beginning.

LESS & EXCEPT;

A parcel of land on the Island of Key West, and known as a part of Lot 3, Square 56, according to W.A. Whitehead's Map delineated in February, A.D. 1829; said parcel being more particularly described as follows: COMMENCE at the intersection of the NE'yly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'yly along the said dividing line for a distance of 161.0 feet; thence NW'yly and at right angles for a distance of 29 feet to the SE'yly face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'yly along the previously mentioned course for a distance of 21.8 feet to the NW'yly face of an overhang on said structure; thence SW'yly with a deflection angle of 90°15'46" to the left and along said overhang for a distance of 0.7 of a foot to the SW'yly face of said overhang; thence SE'yly and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'yly and at right for a distance of 0.6 of a foot back to the Point of Beginning.

KEYS TITLE & ABSTRACT CO.  
631 WHITEHEAD STREET  
KEY WEST, FL 33040

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1126259  
BK#1578 PG#1116

RCD May 26 1999 02:46PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70  
05/26/1999 10 DEP CLK

The refutation prepared by  
MONICA HORNYAK

Original name and SS #

Original name and SS #

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

# This Indenture

There is said here, for use "part" and under the seal, personal identification, signature and or stamp of the person or persons, the use of an irregular number in 7 across the part, not the word "the" together with the use of any number shall render all primary and "and" in use "not" the inclusion of the word "and" if it is then "and"

Made this 13<sup>th</sup> day of May A. D. 19 99  
Between **\*\*DEBORAH A. LAMAR, a single woman\*\***

and State of MD, party of the first part, and

**\*\*MICHAEL A. PALMER\*\***

MONROE and State of FL, party of the second part,  
Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) Dollars,  
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has to and to the following described lot, place or parcel of land, situate being and being in the County of Monroe State of Florida, to wit:

**\*\*SEE EXHIBIT "A" ATTACHED HERETO\*\***

Property Appraiser's Parcel Identification Number: 10860-C0060

On this day and in full the same, together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written

Signed, Sealed and Delivered in Our Presence:

Patricia A. Shorita  
PATRICIA A. SHORITA C

Deborah A. Lamar  
DEBORAH A. LAMAR

GEORGE J. SURETT, SR.

\_\_\_\_\_ I.S.

\_\_\_\_\_ I.S.

\_\_\_\_\_ I.S.

RECORDER'S MEMO:  
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS  
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

State of ~~Florida~~ MD  
County of CITY OF BALTIMORE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of  
May, 19 99 by DEBORAH A. LAMAR

who is personally known to me or who has produced  
as identification and who did (did not) take an oath.

**GEORGE J. SYBERT, SR.**  
**NOTARY PUBLIC**  
**BALTIMORE COUNTY, MARYLAND**

[Signature]  
Signature  
GEORGE J. SYBERT  
Printed Name  
NOTARY PUBLIC  
Title  
Serial #, if Any

FILE # 1 1 2 6 2 5 9  
BK# 1 5 7 8 PG# 1 1 1 7

FOR BLANK LED-BY-DESK & PAPER OFFICE  
-PRINTED UNDER AUTHORITY OF CHAPTER 487, F.S.

FORM 1237 (Rev. 11/97)

**Quit-Claim Deed**

Dated 19

EXHIBIT "A"

NORBY



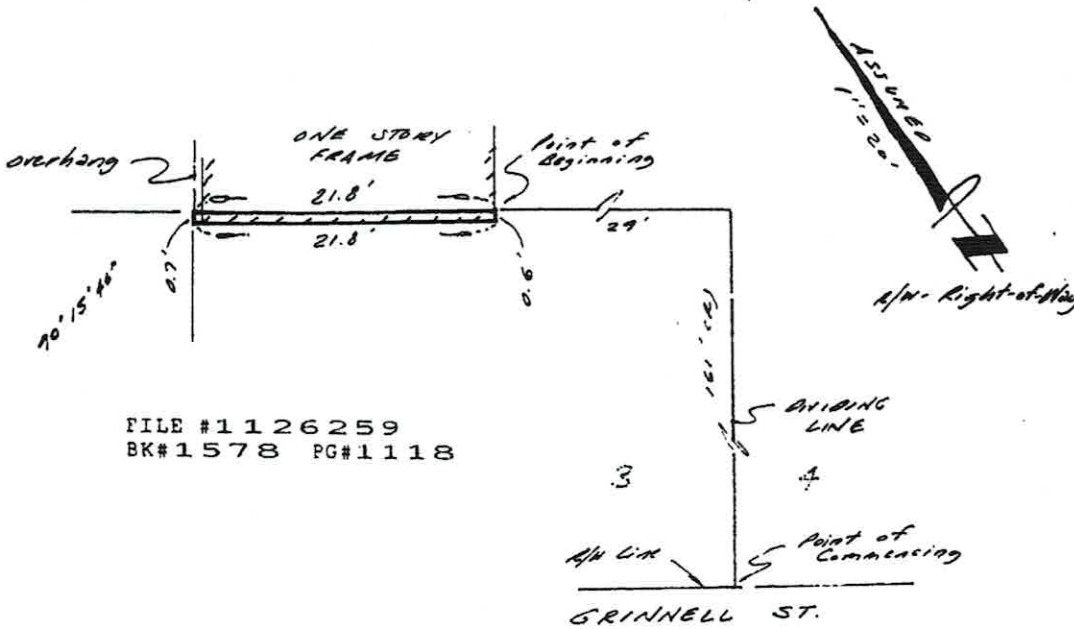
**& Associates, Inc.**  
Professional Land Surveyors

3104 Flagler Avenue

Key West, FL 33040

Thomas A. Norby, PLS  
Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924



FILE #1126259  
BK#1578 PG#1118

**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 part of Lot 3, Square 56, according to W.A. Whitehead's Map delineated in February, A.D. 1829; said parcel being more particularly described as follows:  
COMMENCE at the intersection of the NE'y right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'y along the said dividing line for a distance of 161.0 feet; thence NW'y and at right angles for a distance of 29 feet to the SE'y face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'y along the previously mentioned course for a distance of 21.8 feet to the NW'y face of an overhang on said structure; thence SW'y with a deflection angle of 90°15'46" to the left and along said overhang for a distance of 0.7 of a foot to the SW'y face of said overhang; thence SE'y and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'y and at right angles for a distance of 0.6 of a foot back to the Point of Beginning.

**SPECIFIC PURPOSE SURVEY FOR:** William G. Pardee & Phyllis Pardee;

NORBY & ASSOCIATES, INC.

*[Signature]*  
Thomas A. Norby, PLS  
Florida Reg. Cert. #5234

May 13, 1999

HONROE COUNTY  
OFFICIAL RECORDS