

## VARIANCE AND AFTER THE FACT VARIANCE 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		
Variance Application Fee	\$ 2,552.56	
Advertising and Noticing Fee	\$ 358.87	
Fire Department Review Fee	\$ 127.63	
Total Application Fee	\$ 3,039.06	

After the Fact Application Fee Schedule		
After the Fact Variance Application Fee	\$ 5,105.13	
Advertising and Noticing Fee	\$ 358.87	
Fire Department Review Fee	\$ 127.63	
Total Application Fee	\$ 5,591.63	

## Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Boardof Adjustment member about the variance outside of the hearing.

### **Application Process**

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- When the application is determined to be complete, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

## Please include the following with this application:

- 1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
  - 2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
  - 3. Sign and Sealed site plan(s) of the subject site, indicating the following:
    - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
    - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
    - c. All proposed changes to what exist, including those which make the variance(s) necessary.
    - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
    - e. Dimensions (existing and proposed) of all the items in (a) above, including the height and number of stories of the structure.
    - f. Parking spaces and dimensions (existing and proposed).
    - g. Easements or other encumbrances on the property.
  - 4. A survey of the property no more than ten years old Cotof
  - 5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road A (4)
  - 6. Floor Plans of existing and proposed development
  - 7. Stormwater management plan  $\sqrt{A}$
  - 8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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Please complete this application and attach all required documents. This will help staff process your request quicklyand obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION: Site Address: 328 Whithhead ST.				
Zoning District:				
Real Estate (RE) #:				
Property located within the Historic District?				
APPLICANT: Owner Authorized Representative				
Name: M. ahak Lepikk Mailing Address: MOTNEY PLANT 194				
Name: M. shak! LEPINE Mailing Address: MOTKEY PLASA 144  City: KEY WEST State: FL Zip: 33040				
Home/Mobile Phone: 365 - 304 - 0202 Office:				
Email: /Ep, NR 310@ gMAIL, COM				
PROPERTY OWNER: (if different than above)				
Name: Allaw RAPPULLE - KEYWEST 328 Whiteh FEAST Mailing Address: 328 Whiteh FAS				
Name: Allaw Rappular - Keywast 328 whitehealth Mailing Address: 328 whitehealth City: Key Wast State: El. Zip: 33040				
Home/Mobile Phone; 254-335-4030 Office:				
Email: ARUPPICAN @ GATRWAY MgT. COM				
Description of Proposed Construction, Development, and Use: REPLACE EXISTING 6 710KETS				
PROLACING WITH 8 PICKETS (WOOD) Along FRAR OF PROPERTY THIS PROPERT AS BEEN APPROVED BY TAMPOA PROPERTY MGT. OWN				
This PROJECT AS BEEN APPROVED BY TAMPOA PROPERTY MGT. OWN				
Afrehither Identity All NEIGHBORS HAVE APPROVED AS WELL				
List and describe the specific variance(s) being requested:  TO FEPLACE LE WOOD PICKETS WITH & WOOD PICKETS				
10 TE PARCE WELL FICARES WILLIAM				

Are there any easements, deed re	strictions or other	encumbrances atta	ched to the proper	ty? □Yes	∕⊠No
If yes, please describe and attach r	elevant documents	:			
Will any work be within the driplir If yes, provide date of landscape a				□Yes	Ø∃No
Is this variance request for habitable space pursuant to Section 122-1078? □Yes					⊠No
Please fill out the relevant Site D Space and F.A.R. provide square			Coverage, Impervio	us Surface, Ope	en
	S	ite Data Table			
	Code Requireme	Existing	Proposed	Variance Ro	equest

		te Data		
	Code Requireme nt	Table Existing	Proposed	Variance Request
Zoning				
Flood Zone		1		
Size of Site		,	/	
Height		6	8	TRANGE TO 8 @ RE
Front Setback		N/A		
Side Setback		NA		
Side Setback		N/A		
Street Side Setback		NA		
Rear Setback		NA		
F.A.R		NA		
<b>Building Coverage</b>		, , ,		
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping		H		
Number and type of units		V		
Consumption Area orNumber of seats		N/4		

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <a href="http://www.municode.com/Library/FL/Key West">http://www.municode.com/Library/FL/Key West</a> under Subpart B.

<sup>\*</sup>Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

## **Standards for Considering Variances**

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1.	Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.  This Frank hum is not saked from Any STERK - VIEWED  OHly By NEIGHBORS who Have Approved
2. - -	Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.  HAVE PLOTES SHOWING NEIGHBORS LIVING ROW - SEE TV MAKELY
3.	Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.  THE FELLES OF FERRES THROUGH OUT TRUMPER ANNEX THROUGH SEE SEE SEE SEE SEE SEE SEE SEE SEE SE
4. - -	Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the termsof this ordinance and would work unnecessary and undue hardship on the applicant.  DWWWL WOULD LIKE Most PRIVARY FOR HIM AND HIS GURSIE
5. - - -	Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.  Whe Ath Singly Asking To PAISh to GIEKETS (was) To 8 giekets

6.	purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
-	
7. - -	Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

## The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.			
	Correct application fee, made payable to "City of Key West."		
	Pre-application meeting form		
	Notarized verification form signed by property owner or authorized representative.		
	Notarized authorization form signed by property owner, if applicant is not the owner.		
	Copy of recorded warranty deed		
	Monroe County Property record card		
	Signed and sealed survey (Survey must be within 10 years from submittal of this application)		
	Sign and sealed site plan (sign and sealed by an Engineer or Architect)		
	Floor plans		
	Any additional supplemental information necessary to render a determination related to the variance request		

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application.

## **Pre-Application Meeting Notes**

City of Key West, Florida • Planning Department • 1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: 10/4/25 Zoning District:
Address/Location: 328 Whitehead ST.
Request: RAISK 10 Wood PLOKETS TO 8 WOOD PICKETS @ REAR OF PROPERTY
Type of Application: VALILUCA
Attendees: Tim Singalyn Michael Lagina
Attendees. The Shapergraph of the Miles Degree
Notes:
WE SISMASSED FEMAL - HANK TAMPOR GEOGRAMY NOT APPROVAL
WE DISCUSSED FRICE - HANK TANGER GROGHTY MAT APPROVAL  AS WELL AS THE WEIGH PORS AND TAMPOR'S ABORTECT  THUREN COMPLLY APPROVAL
The VIEW COMPLET APPROVAL



## City of Key West Planning Department

## **Authorization Form**

(Individual or Joint Owner)

Please complete this form if someone other than the own matter.	ner is representing the property owner in this
Key West 328 Whitehead L	LCauthorize
Please Print Name(s) of Owner	(s) as appears on the deed
Michael Lepine	
Please Print Name of	Representative
to be the representative for this application and act on m	y/our behalf before the City of Key West.
Signature of Owner	Signature of Joint/Co-owner if applicable
Subscribed and sworn to (or affirmed) before me on this	October 2, 2025
	Date
by Allan Rappuhn, sole member of Key V	West 328 Whitehead LLC
Name of ()	wner -
He/She is personally known to me or has presented	Drivers License as identification.
(* C	NOTARY PUBLIC
Name of Acknowledger typel, printed or stamped  Comme lyares 8-30-26  Commission Number, if any	PUBLIC LA STATE AT LE

### Kelli Krieger

From:

Allan Rappuhn

Sent:

Thursday, October 2, 2025 10:44 AM

To:

Kelli Krieger

Subject:

Fwd: 328 Whitehead

Please print out Sent from my iPhone

Begin forwarded message:

From: Allan Rappuhn <arappuhn@gatewaymgt.com>

Date: September 25, 2025 at 8:21:30 PM CDT

To: Key West Mike Contractor Michael Lepine <lepine310@gmail.com>

Subject: 328 Whitehead

To whom it may concern,

I do appoint Michael Lepine to serve as my official representative in my absence to meet with any City officials or approving bodies in reference to obtaining approval to build a 8' fence in the backyard of my home.

We are seeking this approval for privacy reasons. All of my adjacent neighbors, including the Truman annex architectural committee, have approved my request to build an 8' fence.

Thank you for your consideration.

Allan Rappuhn,

Sent from my iPhone

## City of Key West Planning Department



## Verification Form

(Where Owner is the Applicant)

I, Key West 328 Whitehead LLC , being duly sworn, depose and say that I am the Owner (as appears on
the deed), for the following property identified as the subject matter of this application:
328 Whitehead 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 of Owner
Subscribed and sworn to (or affirmed) before me on this October 2,2005 by
KeyWest 328 Whitchead LLC Allan Rappuhn Sole member
He/She is personally known to me or has presented
Selle B. Kareger  Notary's Signature and Seal  NOTARY  PUBLIC  Name of Acknowledger typed. printed or stamped  NA STATE AT LEGY
Commission Number if any

ElectronicallyREC: \$44.00 Deed Doc Stamp \$40,600.70

This Instrument prepared by: Nicholas G. Milano, Esquire HOLLAND & KNIGHT LLP 515 East Las Olas Boulevard, Suite 1200 Fort Lauderdale, FL 33301

Tax Identification No. 00004590-002100

#### STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is effective as of the 14th day of September, 2023, between 328 WHITEHEAD STREET LLC, a Florida limited liability company whose address is 112 Potter Road, West Palm Beach, FL 33405, (the "Grantor") and KEY WEST 328 WHITEHEAD, LLC, a Florida limited liability company, whose address is 328 Whitehead Street, Key West, FL 33040 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee, its successors and assigns forever, all of the real property located in the County of Monroe, State of Florida, more particularly described as:

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(the "Property") together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, subject to the following:

SUBJECT TO: (a) ad valorem and non-ad valorem real property taxes for the year 2023 and subsequent years; (b) comprehensive land use plans, zoning, and other land use restrictions imposed by governmental authority; and (c) restrictions, reservations and easements of the public records, provided that this instrument does not reimpose the same.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of said Grantee in fee simple forever.

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

**IN WITNESS WHEREOF,** Grantor has set its hand and seal the day and year first above written.

WITNESSES AS TO BOTH:  Print Name: Shannon Ivy Colon	328 WHITEHEAD STREET LLC, a Florida limited liability company
Print NamejuaTanna Wright	By: Burk Zanft Burk Zanft, as Manager
	By: Zachary Zanft Zachary Zanft, as Manager
STATE OF <u>Florida</u>	
COUNTY OFPalm Beach	
or online notarization, this 8 day of	sport as identification.
SHANNON IVY COLON Notary Public - State of Florida Commission # HH 310283 My Comm. Expires Jan 8, 2027	Notary Public (NOTARY SEAL)

Completed via Remote Online Notarization using 2 way Audio/Video technology.

STATE OF <u>Florida</u>	
COUNTY OF <u>Palm Beach</u>	
or online notarization, this 8 of 328 Whitehead Street LLC, a Flori	acknowledged before me by means of [] physical present day of September, 2023, by Zachary Zanft, as Manageda limited liability company, on behalf of the company, when produceda driver license
SHANNON IVY COLON Notary Public - State of Florida Commission # HH 310283 My Comm. Expires Jan 8, 2027	Notary Public (NOTARY SEAL)

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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

#### **EXHIBIT "A"**

Fee Parcel:

PARCEL A:

A parcel of land on the Island of Key West, Monroe County, Florida being a Portion of Lot 1, Block 26 as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February 1829 by W.A. Whitehead" and being more particularly described as follows:

Commence at the intersection of the Southeasterly R/W line of Eaton Street and the Southwesterly R/W line of Whitehead Street, said intersection point marked with a pipe and plug stamped #3026; thence run along the Southwesterly R/W line of Whitehead Street N 34°04'40" W - 165.25 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said R/W line N 34°04'40" W - 69.00 feet; thence run S 56°02'40" W - 140.65 feet; thence run S 34°02'41" E - 69.07 feet to a point; thence run N 56°01'06" E - 140.69 feet to the POINT OF BEGINNING.

AND ALSO:

PARCEL B:

A parcel of land on the Island of Key West, Monroe County, Florida being a portion of Lots 1, 2, 3, and 4, Block 26, as shown on the unrecorded Map of the Town of Key West Together with the Island as surveyed and delineated February 1829 by W.A. Whitehead" and being more particularly described as follows:

Commence at the intersection of the Southeasterly right-of-way line of Eaton Street and the Southwesterly right-of-way line of Whitehead Street, said intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly right-of-way line of Whitehead Street N 34°04'40" W for 165.25 feet; thence S 56°01'06" W for 140.69 feet to the Point of Beginning; thence continue S 56°01'06" W for 50.00 feet; thence N 34°02'41" W for 79.42 feet; thence N 01°56'59" W for 75.74 feet to a point on a circular curve, concave to the Southwest, said radius point bearing S 03°30'28" W; thence Easterly and Southeasterly along the said curve, having for its elements a central angle of 52°26'51" and a radius of 25.00 feet for 22.89 feet to a point of tangency, said curve also lying on the Southerly right-of-way line of Admirals Lane; thence S 34°01'41" E for 123.82 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

PARCEL C:

A parcel of land on the Island of Key West, Monroe County, Florida being a portion of Lots 1, 2, 3, and 4, Block 26, as shown on the unrecorded "Map of the Town of Key West together with the

Island as surveyed and delineated February, 1829 by W.A. Whitehead" and being more particularly described as follows:

Commence at the intersection of the Southeasterly right-of-way line of Eaton Street and the Southwesterly right-of-way line of Whitehead Street, said intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly right-of-way line of Whitehead Street N 34°04'40" W for 165.25 feet; thence S 56°01'06" W for 190.69 feet; thence N 34°02'41" W for 79.42 feet to the Point of Beginning; thence N 01°56'59" W for 53.50 feet; thence N 88°03'01" E for 22.98 feet; thence S 01°56'59" E for 44.61 feet; thence S 66°54'39" W for 24.64 feet to the said Point of Beginning.

AND ALSO:

Easement Parcel:

PARCEL D:

Limited Common Elements (Perpetual Easement):

A parcel of land on the Island of Key West, Monroe County, Florida, being a portion of Lots 1, 2, 3 and 4, Block 26, as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February, 1829 by W.A. Whitehead" and being more particularly described as follows: Commence at the intersection of the Southeasterly right-of-way line of Eaton Street and the Southwesterly right-of-way line of Whitehead Street, said Intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly right-of-way line of Whitehead Street N 34°04'40" W for 165.25 feet; thence S 56°01'06" W for 140.69 feet; thence N 34°02'41" W for 69.07 feet to the Point of Beginning of the Limited Common Element; thence N 56°02'40" E for 16.00 feet; thence N 34°02'41" W for 54.77 feet; thence S 55°57'19" W for 16.00 feet to the Northeasterly line of Lot 170; thence S 34°02'41" E along the said Northerly line of Lot 170 for 54.75 feet to the Point of Beginning.

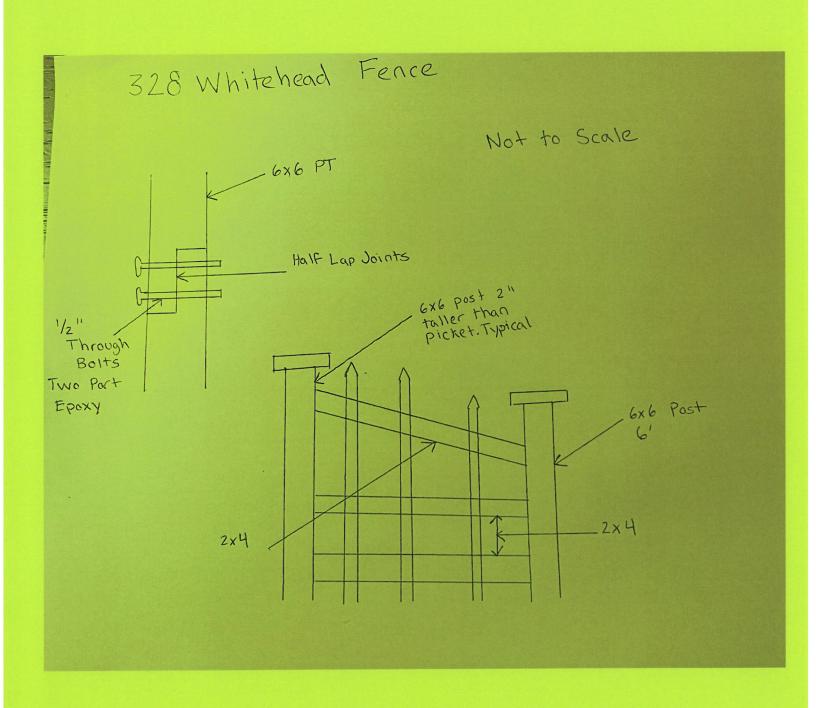


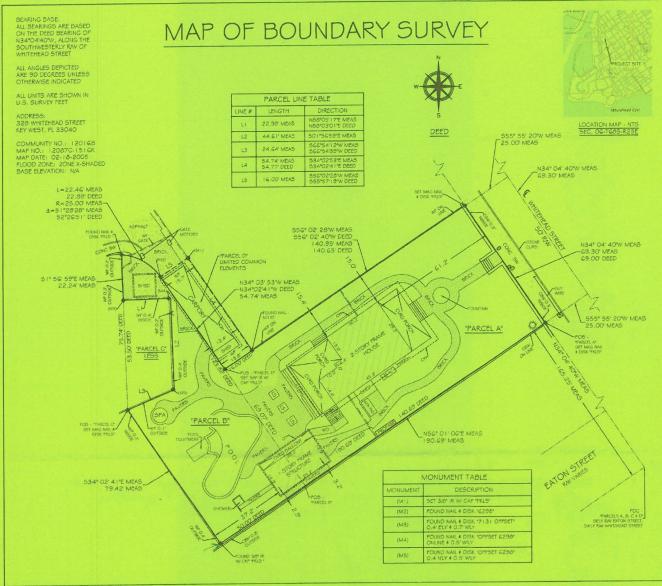
STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

oay (

A.D., 20 KEVIN MADOK, CPA
Clerk Circuit Court

By: Deputy Clerk





PARCEL A

A proof of led on the island of Key West. Monroe Courty, Florida being a Portion of Lot 1. Biolic 26 as shown on the unrecorded "Nay of the Town of Key West together with the Island as surveyed and defined Perhamy 10/CF by W.Y. Whitehead Pres and the Southeasters, Well not of List on the Southeasters, Well not of List of Whitehead Street, and interestion of the Southeasters, Well not of List of Whitehead Street, and interesting the Southeasters, Well not of List of Whitehead Street, and interesting the Southeasters, Well not of List of Whitehead Street, and interesting the Southeasters, Well not of List of Whitehead Street, and interesting the Southeasters, Well not of List of Whitehead Street, and interesting the Southeaster, Well not of List of Whitehead Street, and interesting the Southeaster, Well not of List of Whitehead Street, and interesting the Southeaster, which is a street, and in the Southeaster, which is a street, and in the Southeaster, which is a street, and in the Southeaster, and in the Southeaster, and in the Southeaster, and is a street, and

AND ALSO - PACCEL BY
A parcial of land on the Island of Sey West. Mornor County, Florads being a portion of Lots 1, 2, 3, and 4, Block 26, as shown on the unrecorded Map of the Town of Key West. Together with the Island as a surveyed and delineated Erbeary, 1629 by W.A. Method and A parcial of land on the Island of several county of the Town of the Island as a surveyed and delineated Erbeary, 1629 by W.A. Method and a parcial of land of the Island as a surveyed and the Island as surveyed and delineated Streets, as all interactions port narriad with a part of land of the Island as a surveyed and delineated Streets, as a surveyed and delineated Streets, as a first of the Island as a surveyed and delineated Streets, as a surveyed and delineated Streets, as a survey of the Island as a survey of the Island as a surveyed and delineated Streets, as a survey of the Island as a central angle of \$22.90 streets as point or as a crucial country of the Island as a central angle of \$22.90 street as a point or as across control country of the Island as a central angle of \$22.90 streets as a point or as across control country of the Island as a central angle of \$22.90 street as a point or as across control country of the Island as a central angle of \$22.90 street as a point or as across control country of the Island as a survey of

LESS AND EXCEPT - PRACEL Gr.
A pancel of land on the Island or Sey West, Morrore County, Florida being a portion of Lots 1, 2, 3, and 4, Block 2G, as shown on the inneconded "Map of the Torn of Eng West together with the Island as surveyed and definition of the Souther Asset in the Souther Commence and the Commence and the

AID\_ALSO - PARCELL Dr. (Limited Common Elements (Ferpetual Exements):
A port of limit on the listed of Key West, Morrose County, Florids, Seping a portion of Loss 1, 2, 3 and 4, Book 26, as shown on the vireconded (May of the Town of Key West, Morrose County, Florids, Seping a portion of Loss 1, 2, 3 and 4, Book 26, as shown on the vireconded (May of the Town of Key West, Morrose County, Florids, Seping a portion of Loss 1, 2, 3 and 4, Book 26, as shown on the vireconded (May of the May of the May of May of

CERTIFIED TO

Key West 328 Whitehead, LLC, a Flonda limited liability comparifirst American Title Insurance Company
Helland & Kright LLP.

BOTH TAMBETORY DEPOSITION INCLUDING A PROCESSION OF THE MARKET OF THE MA

OF. URAL DECORPTION TWICE BEALTIMENTED BY THE CLEM OF REVER REPRESENTANCE. ACCIDING OF BELLTIONS TO SURVEY WAS OF SETONE OF CREATE THAT IT SHOULD MELT ANTITY OF PROMETED MITCHEST AND THE SHOULD PARTY. THE SHOULD FASTE THE SHOUL

DATE.	09	107/2	023	STANDARDS OF PRACTICE AS INT FORTH BY DIE BLISDIA BOARD OF PROFESSIONAL I MAPPERS IN CHAPTER 51-17, RORDA ADMINISTRATIVE CODE, PURSUANT TO SECTION PLONDA STATUTES AND COMPLES WITH CHAPTER, 177, PLONDA STATUTES.
MAF DATE	09	/14/2	023	
REVISION DATE	XXXXXXXXXXX		60X	
SHEXT		OF	1	SIGNED .
DRAWN DY		ме		TRICA ISSACS, FOR TASS, PROFESSIONAL SURVEYOR AND WAFFER, LOW
ADD NO.:	-	23-2	21	



#### SYMBOL LEGEND

() WATER METER

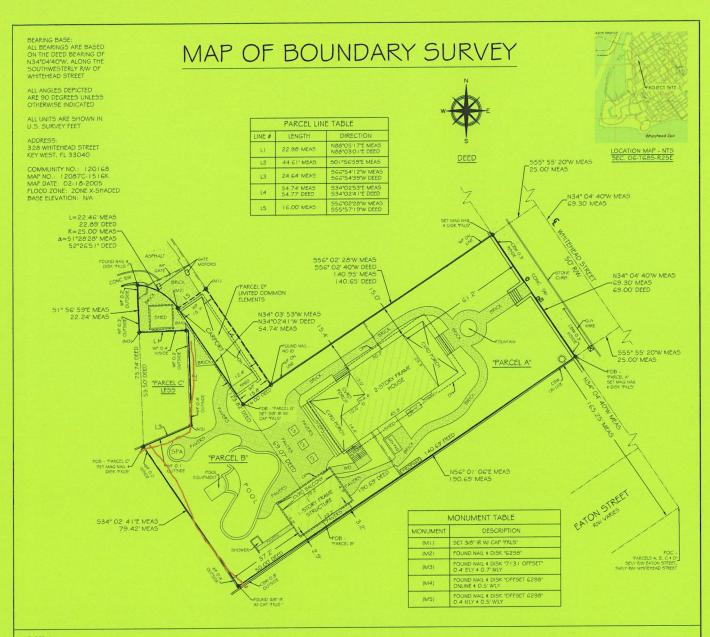
- SANITARY SEWER CLEAN OL

WOOD POWER POLE

O- CONCRETE POWER POLE

W. WATER VALUE

TOTAL AREA "PARCELS A, B  $\notin$  C" = 14,434.92 SQFT $\pm$ TOTAL AREA "COMMON ELEMENTS" = 875.40 SQFT $\pm$ 



ESS AND EXCEPT - PARCEL D. Limited Common Elements (Perpetual Essenett):

A parcel of land on the Island of Key West. Molecular or the interestion of the Southwesterly night-of-way line of Whitehead's and being an portion of Lots 1, 2, 3, and 4, Block 26, as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February, 1829 by W.A. Whitehead's and being more particularly described as follows: Commence at the intersection of the Southwesterly night-of-way line of Whitehead Street N. 34'024'1' W for 79.42 feet to the Point of Beginning. The common the survey of the common through the survey of the common temperature of the Southwesterly night-of-way line of Whitehead Street N. 34'024'1' W for 79.42 feet to the Point of Beginning. AND AISO - PARCEL D. (Limited Common Elements (Perpetual Esseneth):

A parcel of land on the Island of Sey West. More County, Florida, being a portion of Lots 1, 2, 3 and 4, Block 26, as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February, 1829 by W.A. Whitehead's and being more particularly described as follows: Commonce at the intersection of the Southwesterly night-of-way line of Whitehead's and being more particularly described as follows: Commonce at the intersection of the Southwesterly night-of-way line of Whitehead's and being more particularly described as follows: Commonce at the intersection of the Southwesterly night-of-way line of Whitehead's present and the Southwesterly night-of-way line of Whitehead's present and the Southwesterly night-of-way line of Whitehead's present and the Southwesterly night-of-way line of Whitehead's treet in 34'024'1' W for 54.77 feet; thence 6 55'5'719' W for 16.00 feet to the Northeasterly line of Lot 170 to 54.75 feet to the Point of Beginning of the United Common filterent; thence N 56'0240' E for 16.00 feet; thence N 34'024'1' E along the said Northerly line of Lot 170 for 54.75 feet to the Point of Beginning of the United Commo

#### CERTIFIED TO .

ONCRETE POWER POLE W - WATER VALVE

SYMBOL LEGEND O - WATER METER

- SANITARY SEWER CLEAN OU - MAILBOX O WOOD POWER POLE



FLORIDA KEYS LAND SURVEYING TOTAL AREA "PARCELS A, B & C" = 14,434.92 SQFT± TOTAL AREA "COMMON ELEMENTS" = 875.40 SQFT±