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	$ 2,431.01
Advertising and Noticing Fee	$ 325.50
Fire Department Review Fee	$ 115.76
Total Application Fee	$ 2,872.27

For each additional easement on the same parcel there is an additional fee of $578.81

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: 302 Amelia Street, Key West, FL 33040

Zoning District: HMDR Real Estate (RE) #: 00026280-000000

Property located within the Historic District? ☑ Yes ☐ No

APPLICANT: ☐ Owner ☑ Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling, PLLC/Richard McChesney Mailing

Address: 500 Fleming Street, Key West, FL 33040 City:

State: Zip: Home/Mobile Phone: 305-294-9556 Office:

Fax:

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Lindsay Properties LLC Mailing

Address: 6947 Saint Regis Blvd., Hudson City:

State: OH Zip: 44236 Home/Mobile Phone: Office:

Fax:

Email: LindsayPropertiesLLC@yahoo.com

Description of requested easement and use:

Easement is to accommodate an existing fence line that ranges from 0.5 to 1.7 ft. over the property line. The fence runs along the interior of the sidewalk allowing for an aethetic appearance. Moving the fence back will create an awkward gap between the property and the right-of-way. The property is also heavily landscaped and moving the fence will result in the loss of green space and unnecessary removal of mature trees and bushes.

RECEIVED
JAN 17 2023
BY: TK

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☑ No

If yes, please describe and attach relevant documents: _____

REQUIRED SUBMITTALS: ***All*** **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."

☑ Notarized verification form signed by property owner or the 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 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.

SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N68°41'51"E ASSUMED ALONG THE CENTERLINE OF AMELIA STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

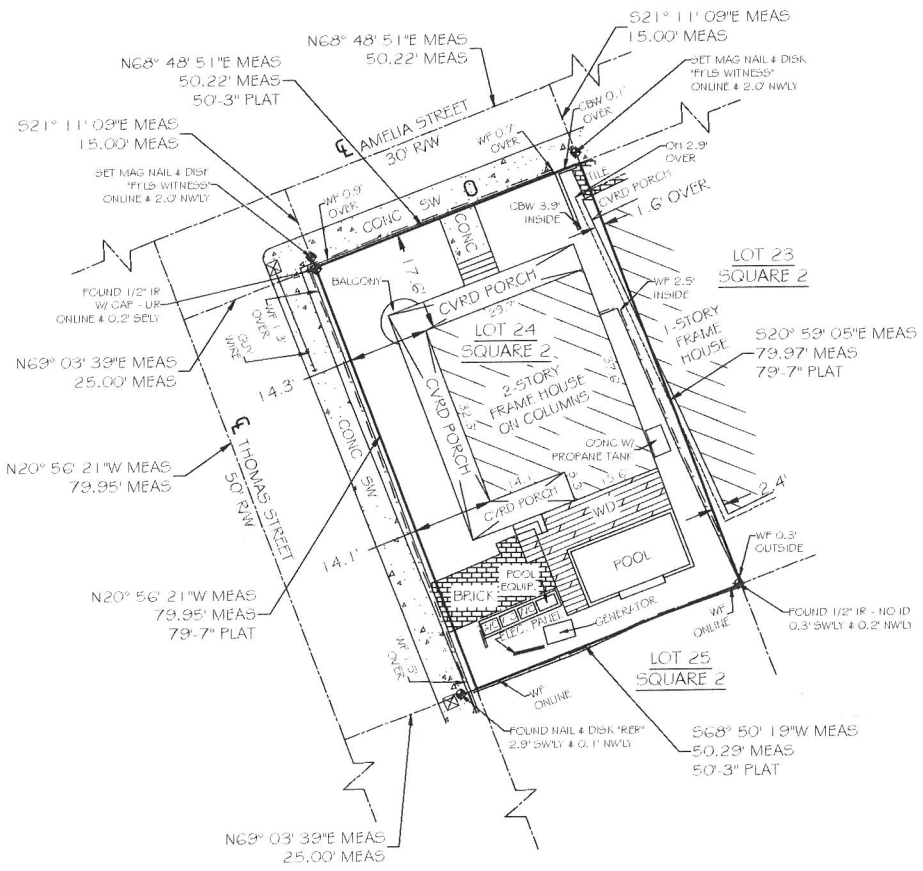
ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
302 AMELIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7

LOCATION MAP - NTS
SEC. 06-T68S-R25E

ASSUMED



CERTIFIED TO -

LINDSAY PROPERTIES, LLC;

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

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
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IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
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R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOE OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UIR = UNREADABLE IRON ROD
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE

1"=20'
0 10 20 40

TOTAL AREA = 4,018.53 SQFT±

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REFRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE	1"=20'
FIELD WORK DATE	06/17/2022
MAP DATE	06/30/2022
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO	22-179

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAAC, PSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7547

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

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

LEGAL DESCRIPTION -

Lot 24, Square 2, Tract 10, Plat of Tracts 10 and 15, Key West, according to the map or plat thereof as recorded in Plat Book 1, Page 40, Public Records of Monroe County, Florida

BEARING BASE:
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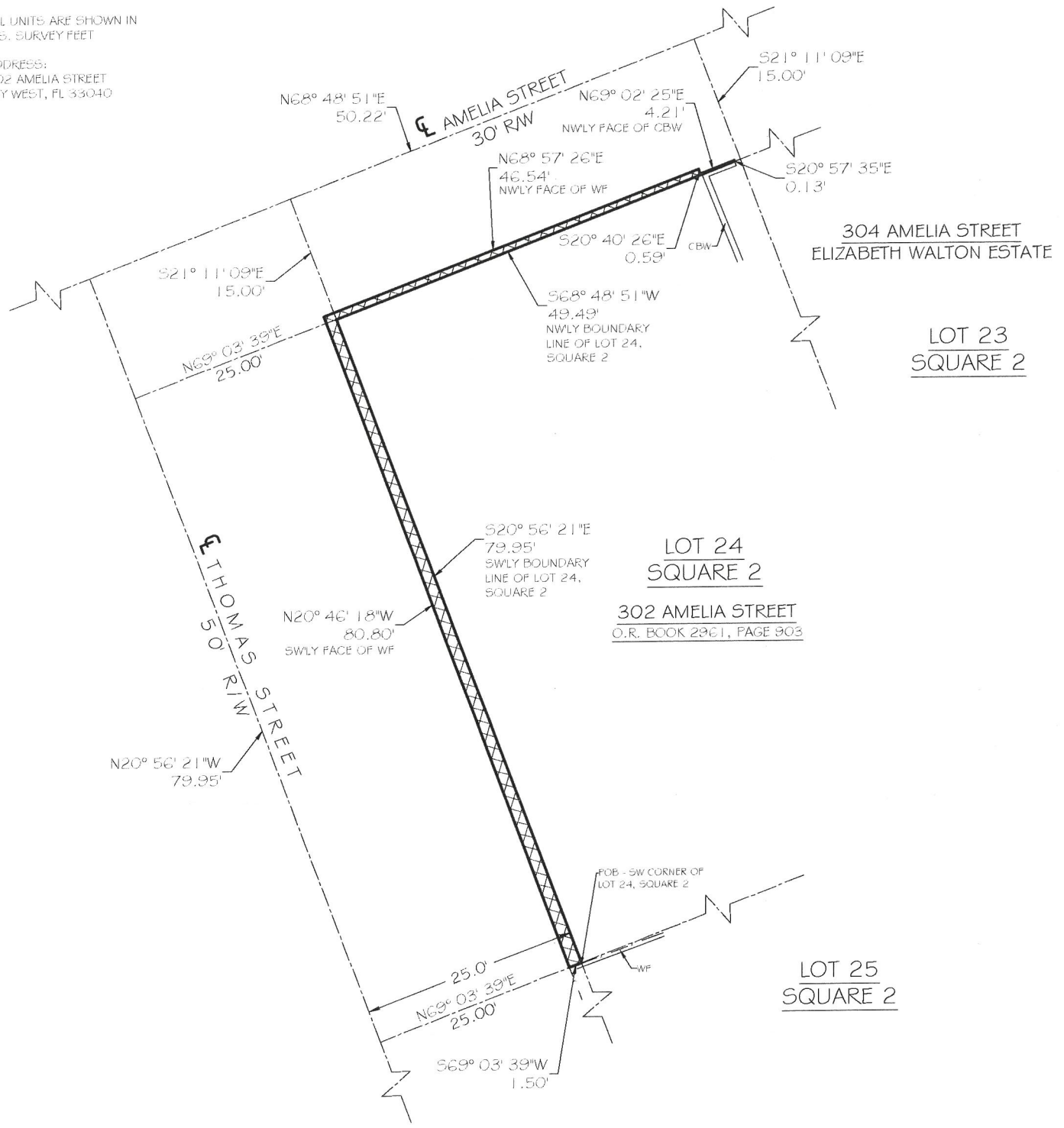
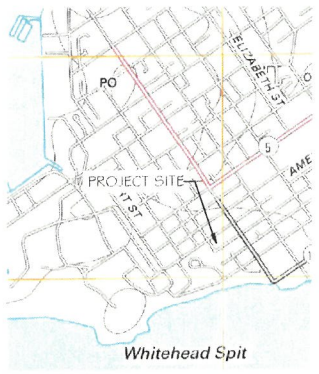
302 AMELIA STREET
KEY WEST, FL 33040

LEGAL DESCRIPTION SKETCH





LOCATION MAP - NTS
SEC. 06-T68S-R25E

N
W E
S

ASSUMED

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON AND REFERENCED TO THE BOUNDARY SURVEY COMPLETED BY FLORIDA KEYS LAND SURVEYING, WITH A STREET ADDRESS OF "302 AMELIA STREET, KEY WEST, FL. 33040", CERTIFIED TO "LINDSAY PROPERTIES, LLC", WITH A MAP DATE OF "06/30/2022".
- ALL BOUNDARY DIMENSIONS AND IMPROVEMENT(S) LOCATIONS SHOWN HEREON ARE SOLELY BASED ON THE SAID SURVEY BY FLORIDA KEYS LAND SURVEYING.

1"=10'

0 5 10 20

*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 147.92 SQFT±

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-LEGAL DESCRIPTION-
AUTHORED BY THE UNDERSIGNED

A portion of the public Right of Ways of Thomas Street and Amelia Street, on the Island of Key West, adjacent to Lot 24, Square 2, Tract 10, Plat of Tracts 10 and 15, Key West, according to the map or plat thereof as recorded in Plat Book 1, Page 40, of the Public Records of Monroe County, Florida, and being more particularly described as follows, to-wit:

Beginning at the Southwesterly corner of the said Lot 24, Square 2, thence S69°03'39"W for a distance of 1.50 feet to a point on the Southwesterly face of an existing wood fence; thence N20°46'18"W and along the said Southwesterly face of an existing wood fence for a distance of 80.80 feet to the Northwesterly corner of the said wood fence; thence N68°57'26"E and along the Northwesterly face of the said wood fence for a distance of 46.54 feet to the Northeasterly corner of the said wood fence; thence S20°40'26"E for a distance of 0.59 feet to a point on the Northwesterly face of an existing concrete block wall; thence N69°02'25"E along the Northwesterly face of the said concrete block wall for a distance of 4.21 feet to the Northeasterly corner of the said concrete block wall; thence S20°57'35"E along the Northeasterly face of the said concrete block wall for a distance of 0.13 feet to a point on the Northwesterly boundary line of the said Lot 24, Square 2; thence S68°48'51"W along the Northwesterly boundary line of the said Lot 24, Square 2 for a distance of 49.49 feet to the Northwesterly corner of the said Lot 24, Square 2; thence S20°56'21"E along the Southwesterly boundary line of the said Lot 24, Square 2 for a distance of 79.95 feet back to the Point of Beginning. Containing 147.92 Square Feet, more or less.

SCALE	1"=10'
MAP DATE	09/07/2022
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY	MPB
CHECKED BY	EAI
JOB NO	22-202

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. SIGNED AND SEALED IN COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6782, "PROFESSIONAL SURVEYOR AND MAPPER", LB# 7647

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

FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

PHOTOS

302 Amelia Street

Easement Application

Amelia Street View

302 Amelia Street

Easement Application

Intersection of Amelia and Thomas Streets

302 Amelia Street

Easement Application

Thomas Street View

PROPERTY CARD

qPublic.net™ Monroe County, FL

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	00026280-000000
Account#	1027065
Property ID	1027065
Millage Group	11KW
Location Address	302 AMELIA St, KEY WEST
Legal Description	KW PB1-25-40 LOT 24 SQR 2 TR 10 T-410 OR818-1394 OR818-1395 OR1115-749/50 OR1118-1640 OR2060-2458 OR2087-1618/19 OR2108-1257/58 OR2478-172/73 OR2491-2067/68 OR2491-2069/70 OR2746-327/30 OR2746-341/44 OR2792-552/53 OR2961-903 (Note: Not to be used on legal documents.)
Neighborhood	6021
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	Tracts 10 and 15
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

LINDSAY PROPERTIES LLC
6947 Saint Regis Blvd
Hudson OH 44236

Valuation

		2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	$712,518	$630,052	$636,139	$507,712
+	Market Misc Value	$27,597	$28,352	$29,327	$28,027
+	Market Land Value	$577,056	$467,883	$452,287	$481,919
=	Just Market Value	**$1,317,171**	**$1,126,287**	**$1,117,753**	**$1,017,658**
=	Total Assessed Value	**$1,238,916**	**$1,126,287**	**$1,117,753**	**$1,000,694**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,317,171**	**$1,126,287**	**$1,117,753**	**$1,017,658**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,999.00	Square Foot	79.6	50.3

Buildings

Building ID	3781
Style	2 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	3113
Finished Sq Ft	2080
Stories	2 Floor
Condition	EXCELLENT
Perimeter	268
Functional Obs	0
Economic Obs	0
Depreciation %	12
Interior Walls	DRYWALL
Exterior Walls	HARDIE BD
Year Built	2008
EffectiveYearBuilt	2011
Foundation	CONC PILINGS
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	FCD/AIR DUCTED
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	1
Grade	550
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,033	0	375
FLA	FLOOR LIV AREA	2,080	2,080	268
TOTAL		**3,113**	**2,080**	**643**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	2008	2009	1	70 SF	2
FENCES	2008	2009	1	416 SF	2
WATER FEATURE	2009	2010	1	1 UT	1
RES POOL	2009	2010	1	190 SF	5
WOOD DECK	2009	2010	1	249 SF	4
BRICK PATIO	2019	2020	1	240 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/25/2019	$1,300,000	Warranty Deed	2217567	2961	903	01 - Qualified	Improved		
4/13/2016	$1,070,000	Warranty Deed		2792	552	02 - Qualified	Improved		
5/14/2015	$509,700	Warranty Deed		2746	341	38 - Unqualified	Improved		
5/13/2015	$100	Quit Claim Deed		2746	327	11 - Unqualified	Improved		
11/3/2010	$100	Quit Claim Deed		2491	2067	11 - Unqualified	Improved		
8/2/2010	$100	Quit Claim Deed		2478	172	11 - Unqualified	Improved		
2/18/2005	$632,000	Warranty Deed		2087	1618	Q - Qualified	Improved		
11/12/2004	$490,000	Warranty Deed		2060	2458	Q - Qualified	Improved		

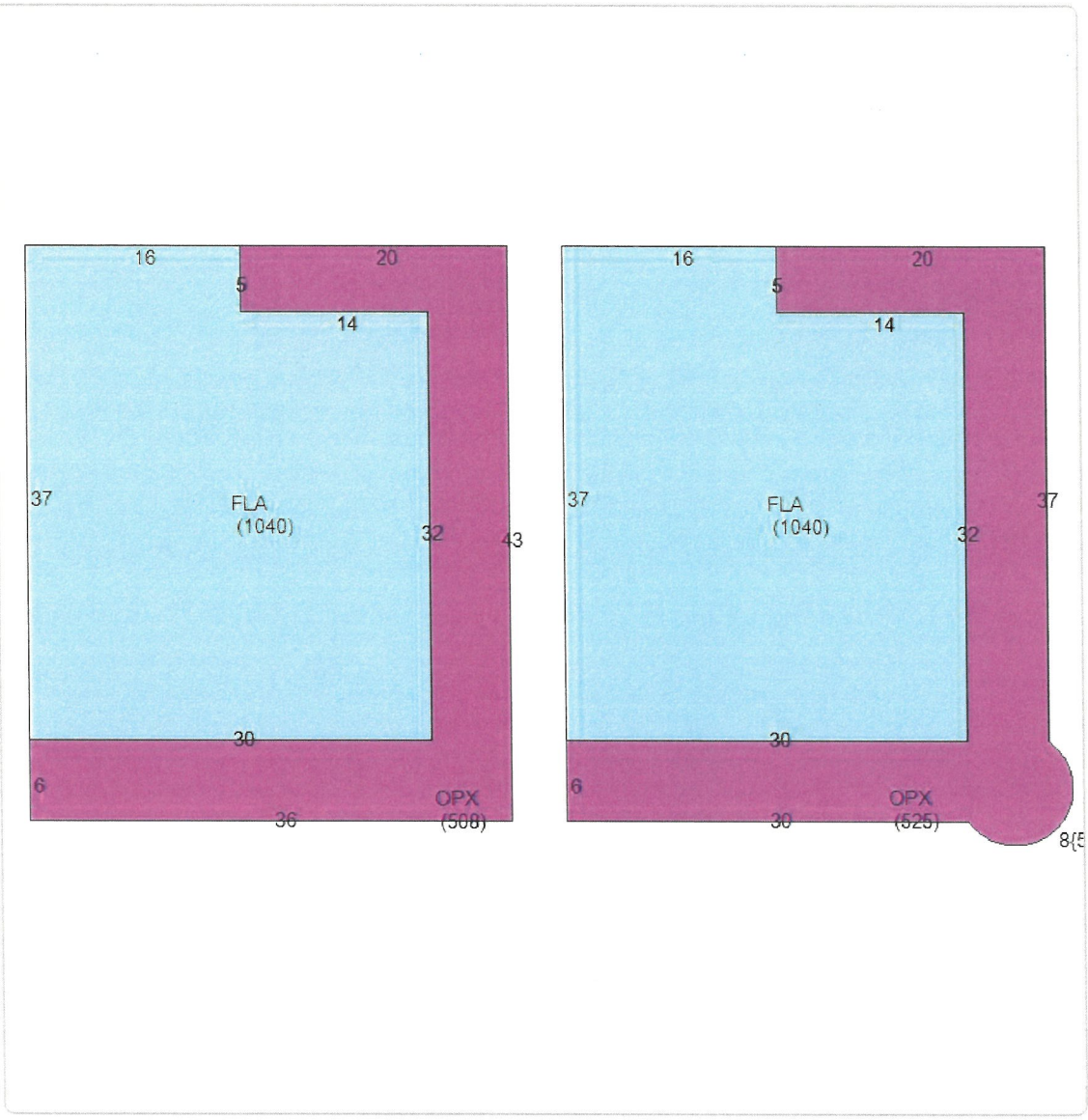
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-2605	8/10/2020	1/13/2021	$8,500	Residential	Remove and Replace Rotted Parma base trim components. IE : Porch column base trim. Freeze boards. Door casing with PVC trim Paint White
19-2688	10/28/2019	12/13/2019	$4,900	Residential	NEW BRICK PAVER DRIVEWAY. 240sf
09-979	4/7/2009	8/5/2009	$3,000		DECKING BETWEEN POOL & HOUSE APPROX 350SF
08-4261	12/1/2008	8/5/2009	$30,000		10X19 RES POOL WITH 4X8 TILED WATER FALL WALL
08-4262	12/1/2008	8/5/2009	$1,500		INSTALL 2 POOL PUMPS, 1 HEATER, 2 LIGHTS
08-641	3/6/2008	12/18/2008	$0		PERMIT EXTENSION 05-2807
07-263	1/19/2007	12/18/2008	$12,000		2 NEW CENTRAL AC SYSTEMS
06-6293	12/5/2006	12/18/2008	$175,000	Residential	ROUGH & TRIM 12 NEW FIXUES
06-6084	11/8/2006	12/18/2008	$14,912		1300SF OF 26G VCRIMP AND 600SF OF COOLEY C-3
06-3386	6/14/2006	12/18/2008	$28,000	Residential	INSTALL 200 AMP. ELECTRICAL FOR NEW CONSTRUCTION.
06-0447	1/30/2006	12/18/2008	$175,000	Residential	BUILD NEW 2-STORY RESIDENCE CONC. STRUCTURE.
05-2807	10/4/2005	12/18/2008	$175,000	Residential	BUILD NEW 2-STORY RESIDENCE WOOD FRAMED RESIDENCE CONSTRUCTED TO MEET 150MPH WINDS
05-3293	8/22/2005	1/31/2006	$800	Residential	DEMO ELEV. MOBILE HOME, PORCH, DECK.
05-3406	8/11/2005	10/4/2006	$500	Residential	INSTALL TEMP. ELECTRICAL SERVICE.
04-3128	9/24/2004	10/29/2004	$1,200	Residential	ADD 5 X 20 AMP CB'S
03-3323	9/16/2003	9/7/2005	$600	Residential	UP-GRADE 100 AMP SERVICE.
97-2272	7/1/1997	12/1/1997	$975	Residential	SCREENED PORCH

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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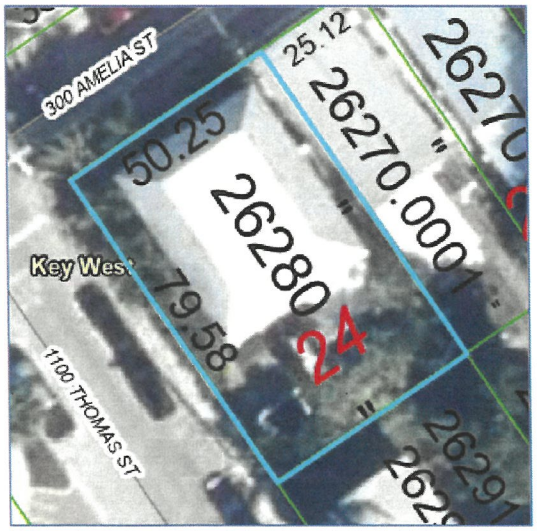
OPX
(525)
30

Photos

1037065 1123 THOMAS ST 03/13/19

Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/12/2022, 4:15:06 AM

Version 2.3.234

VERIFICATION FORM

City of Key West
Planning Department
Verification Form
(Where Applicant is an entity)

I, Richard McChesney, in my capacity as Member
(print name) *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling
(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:

302 Amelia Street, Key West, FL 33040
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 1/16/23 by
date

Richard McChesney
Name of Applicant

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

Notary's Signature and Seal

Notary Public State of Florida
Lori L. Thompson
My Commission
HH 209275
Exp: 12/16/2025

Name of Acknowledger Typed, printed or stamped

Commission Number, if any

AUTHORIZATION FORM

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, Katherine A. Russ as
Please Print Name of person with authority to execute documents on behalf of entity

manager of Lindsay Properties LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Richard J. McChesney, Esq.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Katherine A. Russ
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this November 30th, 2022
Date

by Katherine A. Russ.
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented OH DL# RP621637 exp 10-29-24 as identification.

DANIELLE A BEARD - NOTARY PUBLIC STATE OF OHIO COMM EXP: SEP 3, 2024

Notary's Signature and Seal

Danielle Beard
Name of Acknowledger typed, printed or stamped

Commission Number, if any

INSURANCE

FRONTline INSURANCE

DWELLING FIRE POLICY
AMENDED DECLARATIONS

TRANSACTION DATE: 12/06/2022
DATE ISSUED: 12/06/22

Underwritten by:
First Protective Insurance Co.
PO Box 958405
Lake Mary, FL 32795

POLICY NUMBER	POLICY PERIOD	
	From: 04/25/2022	To: 04/25/2023
2071953691	12:01 AM Standard Time	

Reason Amended: Additional Insured/Interest Change
PRO-RATED CHANGE IN PREMIUM: $0.00

IF YOU HAVE QUESTIONS ABOUT YOUR POLICY, PLEASE CONTACT YOUR AGENT AT 561-964-9190.
TO REPORT A CLAIM, CALL 1-800-675-0145.

INSURED:	AGENCY:	523-23-21710
Lindsay Properties LLC 6947 SAINT REGIS BLVD HUDSON, OH 44236-3224	Gateway-Acentria Insurance - West Palm Beach 1401 FORUM WAY SUITE 400 WEST PALM BEACH, FL 33401-2324	
Telephone: 440-552-3385	Telephone: 561-964-9190	
LOCATION OF PROPERTY:		
1123 THOMAS ST, KEY WEST, FL 33040-7566		

COVERAGE IS PROVIDED WHERE LIMIT OF LIABILITY AND PREMIUM ARE SHOWN.

POLICY COVERAGES:

	LIMIT OF LIABILITY	PREMIUM
POLICY COVERAGES		
A. DWELLING	$650,000	$4,923
B. OTHER STRUCTURES	$65,000	INCLUDED
C. PERSONAL PROPERTY	$75,000	$529
D. FAIR RENTAL VALUE	$65,000	INCLUDED

POLICY COVERAGE LOSSES ARE SUBJECT TO THE FOLLOWING, UNLESS OTHERWISE STATED IN THE POLICY:
ALL OTHER PERILS DEDUCTIBLE EXCEPT HURRICANE: $2,500
CALENDAR-YEAR HURRICANE DEDUCTIBLE: $13,000 (2% OF COVERAGE A)

OPTIONAL COVERAGES:

LIMITED FUNGI, WET OR DRY ROT, OR BACTERIA (PER OCCURRENCE/AGGREGATE)	$25,000 / $50,000	$60
LIMITED THEFT COVERAGE	INCLUDED	$320
PERSONAL PROPERTY REPLACEMENT COST LOSS SETTLEMENT	INCLUDED	$79
WATER BACK-UP AND SUMP DISCHARGE OR OVERFLOW COVERAGE	$5,000	$86
MEDICAL PAYMENTS TO OTHERS	$1,000	INCLUDED
PREMISES LIABILITY	$300,000	$52

POLICY CREDITS AND CHARGES:

WIND LOSS REDUCTION CREDIT ($5,655.00)	INCLUDED
2022 FLORIDA INSURANCE GUARANTY ASSOCIATION SURCHARGE	$42.34
EMERGENCY MANAGEMENT PREPAREDNESS AND ASSISTANCE	$2
POLICY FEE	$25

PREMIUM SUMMARY: *** THIS IS NOT A BILL - AN INVOICE WILL BE MAILED SEPARATELY ***

POLICY COVERAGES:	OPTIONAL COVERAGES:	POLICY CREDIT AND CHARGES:	TOTAL ANNUAL PREMIUM:
$5,452.00	$597.00	$69.34	$6,118.34
The portion of your premium for Hurricane is $640		The Non-Hurricane portion of your premium is $5,478	

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ADDITIONAL INTERESTS:

TYPE: MORTGAGEE ESCROW BILLED: NO
Morgan Stanley Private Bank,National Assoc, ISAOA/ATIMA
c/o Central Loan Administration & Reporting
PO Box 202028
Florence, SC 29502
LOAN NUMBER : 0103904140

TYPE: ADDITIONAL INSURED ESCROW BILLED: NO
Thomas L. Russ
6947 SAINT REGIS BLVD
HUDSON, OH 44236-3224

TYPE: ADDITIONAL INSURED ESCROW BILLED: NO
Katherine A. Russ
6947 SAINT REGIS BLVD
HUDSON, OH 44236-3224

TYPE: ADDITIONAL INTEREST ESCROW BILLED: NO
City of Key West
1300 WHITE ST
KEY WEST, FL 33040-4854

RATING INFORMATION:

FORM TYPE: DP3	**PROTECTION CLASS**: 1	**CONSTRUCTION TYPE**: MASONRY	**NUMBER OF FAMILIES**: 1	**TERRITORY**: 007
BCEG: 03	**YEAR BUILT**: 2008	**OCCUPANCY**: TENANT OCCUPIED	**USAGE**: SEASONAL	
PROTECTIVE DEVICE CREDIT:	**BURGLAR ALARM**: Y	**FIRE ALARM**: N	**SPRINKLERS**: N	

FORMS AND ENDORSEMENTS APPLICABLE TO THIS POLICY:

FIM NDR (03 22)	FP 00 02 (10 08)	FP 00 01 (10 08)	FP 00 03 (10 08)	IL P 001 (01 04)	FIM-FL-DP-DEC (10 20)
FIM-WLR (04 10)	FIM-OCDP3 (06 15)	DP 00 03 (07 88)	FIM 00 22 (12 16)	FIM FL DL 22 (12 16)	DL 24 01 (07 88)
DL 24 10 (07 88)	DL 24 10 (07 88)	DL 24 11 (07 88)	DL 24 16 (07 88)	DP 03 51 (05 05)	DP 04 41 (07 88)
DP 04 41 (07 88)	DP 04 61 (07 88)	DP 04 70 (07 88)	FIM 00 11 (03 07)	FIM 00 12 (11 07)	FIM 00 16 (03 07)
FIM 00 18 (09 09)	FIM 00 28 (03 07)	FIM 00 30 (03 07)	FIM 00 39 (10 11)	FIM 00 43 (06 13)	FIM 00 50 (10 15)
FIM DP 52 (07 16)	FIM DP 73 (01 16)	FIM DP 86 (01 16)	FIM DP 95 (01 16)		

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1123 THOMAS ST, KEY WEST, FL 33040-7566		

COUNTERSIGNED BY: _____ **DATE SIGNED:** 12/06/2022

FRONTLINE WEBSITE:
www.frontlineinsurance.com

FRONTLINE EMAIL:
info@frontlineinsurance.com

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THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

LAW AND ORDINANCE: LAW AND ORDINANCE COVERAGE IS AN IMPORTANT COVERAGE THAT YOU MAY WISH TO PURCHASE. PLEASE DISCUSS WITH YOUR INSURANCE AGENT.

FLOOD INSURANCE: YOU MAY ALSO NEED TO CONSIDER THE PURCHASE OF FLOOD INSURANCE. YOUR HOMEOWNER'S INSURANCE POLICY DOES NOT INCLUDE COVERAGE FOR DAMAGE RESULTING FROM FLOOD EVEN IF HURRICANE WINDS AND RAIN CAUSED THE FLOOD TO OCCUR. WITHOUT SEPARATE FLOOD INSURANCE COVERAGE, YOU MAY HAVE UNCOVERED LOSSES CAUSED BY FLOOD. PLEASE DISCUSS THE NEED TO PURCHASE SEPARATE FLOOD INSURANCE COVERAGE WITH YOUR INSURANCE AGENT.

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YOUR POLICY PROVIDES COVERAGE FOR A CATASTROPHIC GROUND COVER COLLAPSE THAT RESULTS IN THE PROPERTY BEING CONDEMNED AND UNINHABITABLE. OTHERWISE, YOUR POLICY DOES NOT PROVIDE COVERAGE FOR SINKHOLE LOSSES. YOU MAY PURCHASE ADDITIONAL COVERAGE FOR SINKHOLE LOSSES FOR AN ADDITIONAL PREMIUM.

DEED

Doc# 2217567 04/30/2019 8:48AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/30/2019 8:48AM
DEED DOC STAMP CL: Brit $9,100.00

Doc# 2217567
Bk# 2961 Pg# 903

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: **19-167**
Consideration: $1,300,000.00

Parcel Identification No. **00026280-000000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 25 day of **April, 2019** between **John Buckley, a married man** whose post office address is **665 Washington Street Unit 2213, Boston, MA 02111** of the County of **Suffolk**, State of **Massachusetts**, grantor*, and **Lindsay Properties LLC, an Ohio limited liability company** whose post office address is **6947 Saint Regis Blvd., Hudson, OH 44236** of the County of **Summit**, State of **Ohio**, grantee*,

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:

Lot 24, Square 2, Tract 10, Plat of Tracts 10 and 15, Key West, according to the map or plat thereof as recorded in Plat Book 1, Page 40, Public Records of Monroe County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Doc# 2217567
Bk# 2961 Pg# 904

Signed, sealed and delivered in our presence:

Witness Name: Suzi PEREZ

Witness Name: Maria Elena Useche

John Buckley (Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 23rd day of April, 2019 by John Buckley, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Daniela Bertonatti

My Commission Expires: 08/27/2022

Notary Public State of Florida
Daniela C Bertonatti
My Commission GG 248987
Expires 08/27/2022

MONROE COUNTY
OFFICIAL RECORDS

SUNBIZ
INFORMATION

Detail by Entity Name

Foreign Limited Liability Company
LINDSAY PROPERTIES OF FLORIDA LLC

Cross Reference Name

LINDSAY PROPERTIES LLC

Filing Information

Document Number	M19000003831
FEI/EIN Number	83-4240707
Date Filed	04/16/2019
State	OH
Status	ACTIVE

Principal Address

6947 SAINT REGIS BLVD.
HUDSON, OH 44236

Mailing Address

6947 SAINT REGIS BLVD.
HUDSON, OH 44236

Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.
155 OFFICE PLAZA DR., STE A
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGRM

RUSS, THOMAS L
6947 SAINT REGIS BLVD.
HUDSON, OH 44236

Title MGRM

RUSS, KATHERINE A
6947 SAINT REGIS BLVD.
HUDSON, OH 44236

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	02/19/2021
2022	02/16/2022

Document Images

02/16/2022 -- ANNUAL REPORT	View image in PDF format
02/19/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- Foreign Limited	View image in PDF format

Cash Register Receipt

City of Key West

Receipt Number
R65569

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			**$2,872.27**
EASE2023-0001 Address: 302 Amelia St APN: 00026280-000000			**$2,872.27**
ADMINISTRATIVE			$441.26
FIRE DEPARTMENT REVIEW FEE		0	$115.76
ADVERTISING AND NOTICING FEE		0	$325.50
EASEMENT			$2,431.01
EASEMENT APPLICATION FEE		0	$2,431.01
TOTAL FEES PAID BY RECEIPT: R65569			**$2,872.27**

Date Paid: Wednesday, January 18, 2023

Paid By: LINDSAY PROPERTIES LLC

Cashier: JM

Pay Method: CHECK 1147