

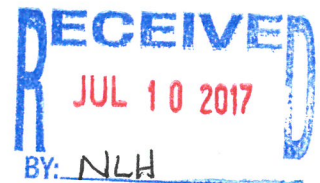
Application



Application For Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

(\$400 for each additional easement for same parcel)

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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1230 Seminary Street, Key West, FL 33040

Zoning District: HMDR

Real Estate (RE) #: 00042070-000000

Property located within the Historic District?

☒ Yes ☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Adele V. Stones

Mailing Address: 221 Simonton Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305 849 2352

Office: _____

Fax: 305 294 5788

Email: ginny@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Susan Henshaw Jones

Mailing Address: 1230 Seminary Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 917 887 5363

Office: _____

Fax: _____

Email: ginny@keyslaw.net

Description of requested easement and use: Property owner is seeking an easement to allow the

continued existence of a stonewall and wood fence located approximately 2.4' on the Seminary Street

right of way, running approximately 39.75' from west to east along the north boundary of applicant's property.

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Easement

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☐ 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
- ☐ Property record card
- ☐ Signed and sealed Specific Purpose Surveys with a legal description of the easement area requested
- ☐ Photographs showing the proposed easement area

Warranty Deed

Prepared by and return to:

Susan M. Cardenas

Attorney at Law

Oropeza Stones Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 17-133

Consideration: \$1,650,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of June, 2017 between **John S. Waring, III and J. Sydney Waring, husband and wife** whose post office address is **1230 Seminary Street, Key West, FL 33040**, grantor, and **Susan Henshaw Jones, a married woman** whose post office address is **1230 Seminary 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:

A parcel of land on the Island of Key West and known as Lot 15, and part of Lots 10 and 16, Block 6, SUBDIVISION OF TRACT 19 BY THE TROPICAL BUILDING AND INVESTMENT COMPANY as recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Tropical Avenue with the SE'ly right of way line of Seminary Street and run thence SW'ly along the SE'ly right of way line of the said Seminary Street for a distance of 100.47 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Seminary Street for a distance of 72.69 feet; thence SE'ly and at right angles for a distance of 88.0 feet; thence SW'ly and at right angles for a distance of 5.0 feet; thence SE'ly and at right angles for a distance of 5.5 feet; thence NE'ly and at right angles for a distance of 34.06 feet; thence SE'ly and at right angles for a distance of 3.5 feet; thence N'ly with a deflection angle of 92°10'45" to the left for a distance of 43.65 feet; thence NW'ly with a deflection angle of 87°49'15" to the left for a distance of 95.34 feet back to the Point of Beginning.

Parcel Identification Number: 00042070-000000

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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, 2016**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Susan M. Cardenas

[Signature]
Witness Name: Roger Emmons

[Signature] (Seal)
John S. Waring, III

[Signature]
Witness Name: Susan M. Cardenas

[Signature]
Witness Name: Roger Emmons

[Signature] (Seal)
J. Sydney Waring

State of Florida
County of Monroe

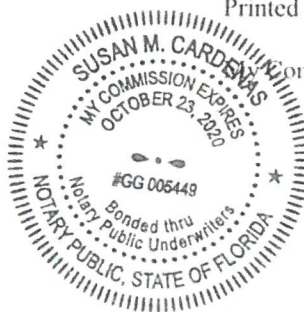
The foregoing instrument was acknowledged before me this 26th day of June, 2017 by John S. Waring, III and J. Sydney Waring, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Susan M. Cardenas

Commission Expires: 10.23.2020




Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

Adele V. Stones Oropeza Stones & Cardenas
Please Print Name of Representative

to be the representative for this application

X 

Signature of Owner

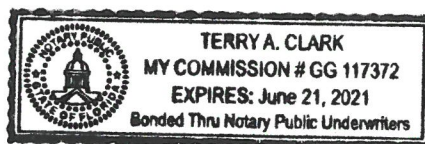
Subscribed and sworn to (or affirmed) before me on this July 10, 2017 by _____
date

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

Terry Clark
Notary's Signature and Seal

Terry Clark

Commission Number, if any



Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Adele V. Stones, 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:

1230 Seminary Street, Key West FL 33040

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.

Adele V. Stones

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 10, 2017 by

Adele V. Stones

Name of Authorized Representative

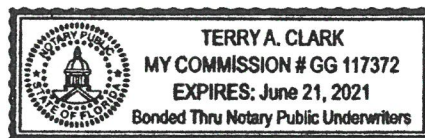
He/She is personally known to me or has presented _____ as identification.

Terry Clark

Notary's Signature and Seal

Terry Clark

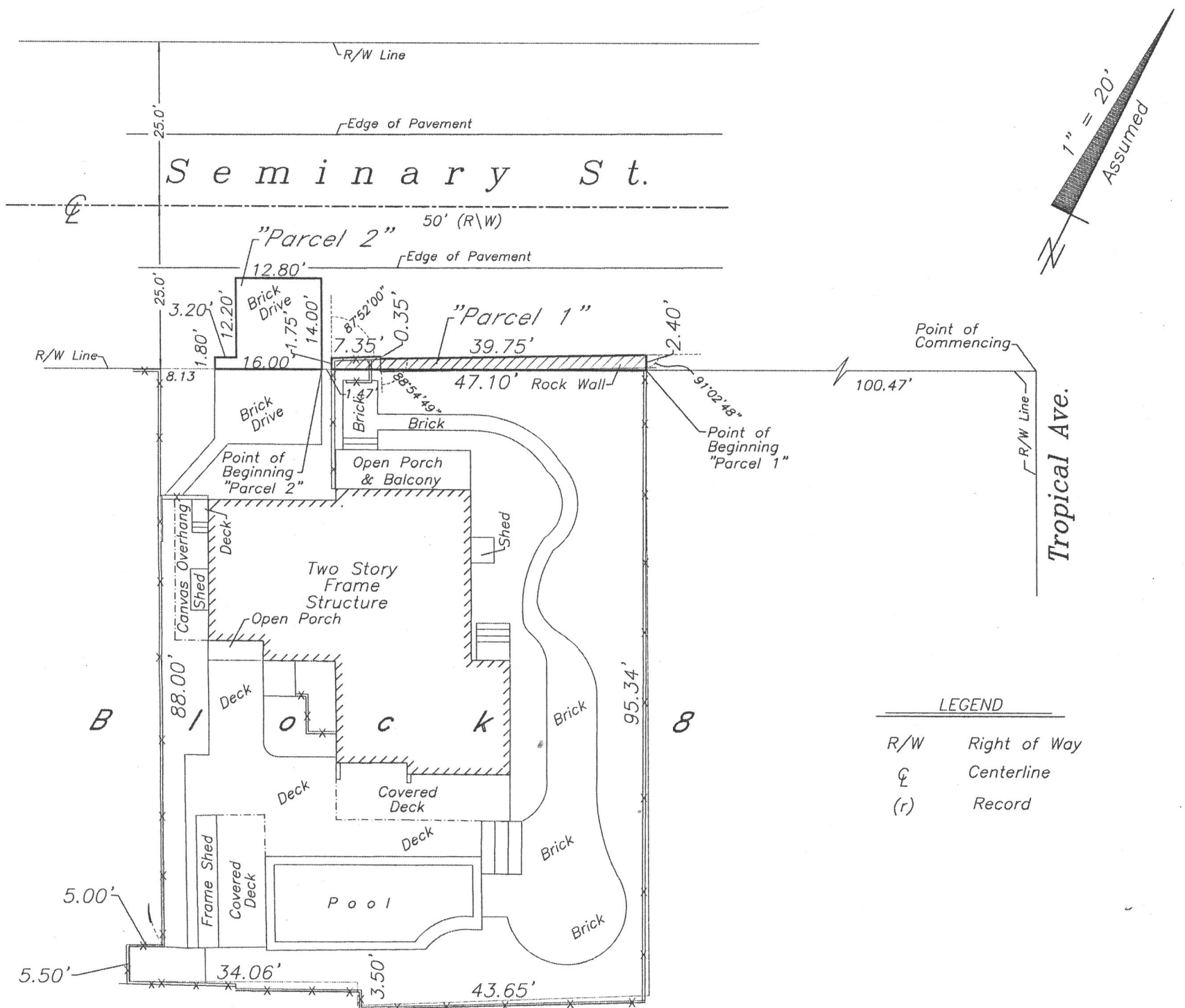
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Survey

Specific Purpose Survey Map to illustrate a legal description of a portion of the right of way of Seminary Street adjacent to Block 8, TROPICAL BUILDING AND INVESTMENT COMPANY'S Plat, on the Island of Key West, prepared by the undersigned



NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Specific Purpose Survey Report to illustrate a legal description
of a portion of the right of way of Seminary Street adjacent to
Block 8, TROPICAL BUILDING AND INVESTMENT COMPANY'S Plat,
on the Island of Key West, prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1230 Seminary 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. Adjoiners are not furnished.
9. This Sketch does not represent a field boundary survey.
10. This Survey Report is not full and complete without the attached Survey Map.

SPECIFIC PURPOSE SKETCH TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED:

PARCEL 1: A parcel of land on the Island of Key West and known as a portion of the right of way of Seminary Street, adjacent to Block 8, of Tract 19, as shown on the TROPICAL BUILDING AND INVESTMENT COMPANY'S Plat, recorded in Plat Book 1, at Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Tropical Avenue with the Southeasterly right of way line of Seminary Street and run thence Southwesterly along the Southeasterly right of way line of the said Seminary Street for a distance of 100.47 feet to the Point of Beginning of the parcel being described herein; thence continue Southwesterly along the Southeasterly right of way line of the said Seminary Street for a distance of 47.10 feet; thence Northwesterly and at right angles for a distance of 1.75 feet; thence Northeasterly with a deflection angle of 87°52'00" to the right for a distance of 7.35 feet; thence Southeasterly and at right angles for a distance of 0.35 feet; thence Northeasterly with a deflection angle of 88°54'49" to the left for a distance of 39.75 feet; thence Southeasterly with a deflection angle of 91°02'48" to the right for a distance of 2.40 feet back to the Point of Beginning, containing 95 square feet, more or less.

PARCEL 2: A parcel of land on the Island of Key West and known as a portion of the right of way of Seminary Street, adjacent to Block 8, of Tract 19, as shown on the TROPICAL BUILDING AND INVESTMENT COMPANY'S Plat, recorded in Plat Book 1, at Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Tropical Avenue with the Southeasterly right of way line of Seminary Street and run thence Southwesterly along the Southeasterly right of way line of the said Seminary Street for a distance of 149.04 feet to the Point of Beginning of the parcel being described herein; thence continue Southwesterly along the Southeasterly right of way line of the said Seminary Street for a distance of 16.00 feet; thence Northwesterly and at right angles for a distance of 1.80 feet; thence Northeasterly and at right angles for a distance of 3.20 feet; thence Northwesterly and at right angles for a distance of 12.20 feet; thence Northeasterly and at right angles for a distance of 12.80 feet; thence Southeasterly and at right angles for a distance of 14.00 feet back to the Point of Beginning, containing 185 square feet, more or less.

SPECIFIC PURPOSE SKETCH FOR: Susan Henshaw Jones;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SKETCH
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

June 20, 2017

Revised September 18, 2017

Site Visit









Additional Information



Summary

Parcel ID 00042070-000000
 Account # 1042714
 Property ID 1042714
 Millage Group 10KW
 Location 1230 SEMINARY ST, KEY WEST
 Address
 Legal KW TROPICAL BLDG AND INVESTMENT CO SUB PT LOT 15 & PT LOT
 Description 16& PT LOT 10 SQR 8 TR 19 PB1-34 G7-387 H1-48 OR522-728
 OR1007-25/26R/S OR1047-1666Q/C OR1047-1667/1668 OR1103-
 2291/2292 OR1458-2319/20 OR1782-1959/61(LG)
 (Note: Not to be used on legal documents)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

WARING JOHN S
 1230 Seminary ST
 Key West FL 33040-3402

WARING SYDNEY H/W
 1230 Seminary ST
 Key West FL 33040-3402

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$278,762	\$271,277	\$268,451	\$275,516
+ Market Misc Value	\$24,852	\$21,629	\$20,248	\$20,832
+ Market Land Value	\$469,404	\$604,455	\$716,501	\$430,842
= Just Market Value	\$773,018	\$897,361	\$1,005,200	\$727,190
= Total Assessed Value	\$730,457	\$725,379	\$719,622	\$708,987
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$705,457	\$700,379	\$694,622	\$683,987

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,940.56	Square Foot	73	95

Buildings

Building ID	3296	Exterior Walls	ABOVE AVERAGE WOOD with 3% WD FRAME	
Style		Year Built	1943	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	3859	Roof Type	IRR/CUSTOM	
Finished Sq Ft	1911	Roof Coverage	METAL	
Stories	3 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	293	Bedrooms	3	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	30	Grade	650	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	339	0	0
DUF	FIN DET UTILIT	60	0	0
FAT	FINISHED ATTIC	640	0	0
FLA	FLOOR LIV AREA	1,911	1,911	0
OUU	OP PR UNFIN UL	102	0	0
OPF	OP PRCH FIN LL	164	0	0
PTO	PATIO	643	0	0
TOTAL		3,859	1,911	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1969	1970	1	344 SF	2
BRICK PATIO	1979	1980	1	180 SF	2
FENCES	1979	1980	1	180 SF	1
BRICK PATIO	1979	1980	1	468 SF	4
WATER FEATURE	1986	1987	1	1 UT	1
FENCES	1986	1987	1	130 SF	2
BRICK PATIO	1988	1989	1	105 SF	2
FENCES	1988	1989	1	150 SF	2
FENCES	1988	1989	1	70 SF	2
RES POOL	1988	2000	1	376 SF	3

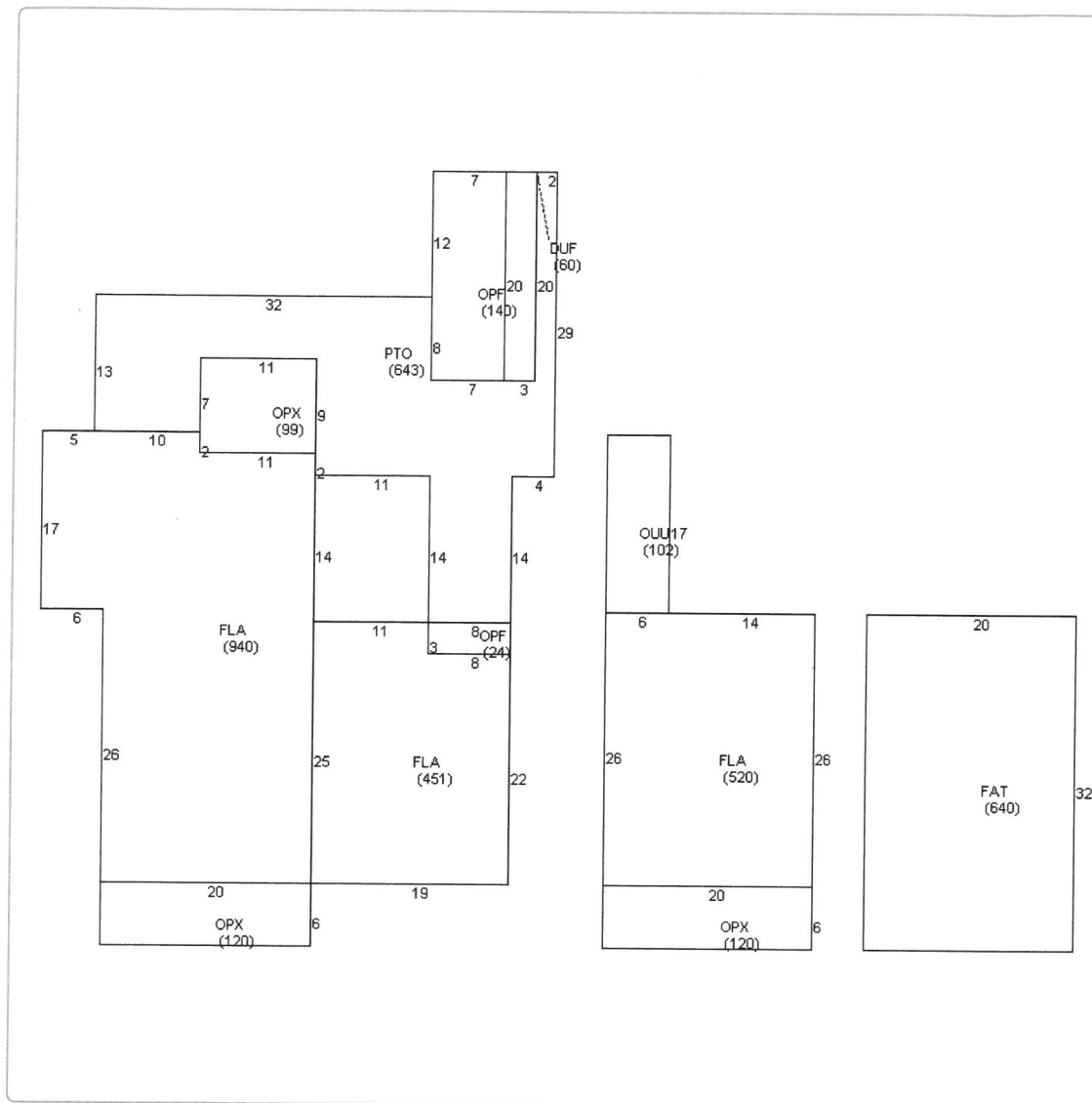
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/1/2002	\$728,000	Warranty Deed		1782	1959	Q - Qualified	Improved
4/1/1997	\$342,000	Warranty Deed		1458	2319	O - Unqualified	Improved
8/1/1989	\$337,500	Warranty Deed		1103	2291	Q - Qualified	Improved
3/1/1987	\$1	Warranty Deed		1007	25	M - Unqualified	Improved

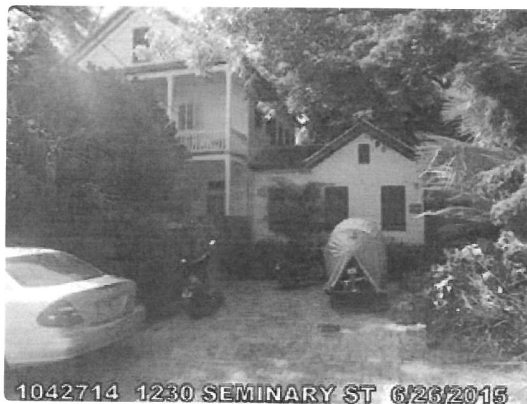
Permits

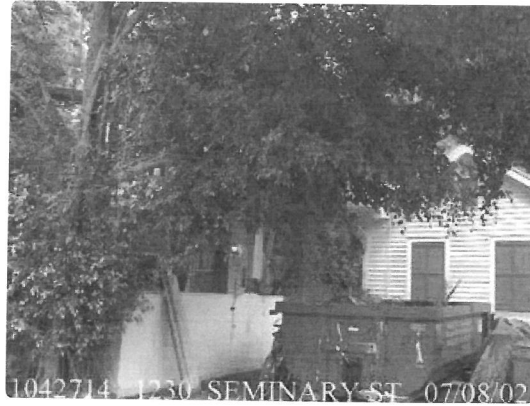
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-4445	7/24/2006	8/9/2006	\$6,500	Residential	REPLACE V-CRIMP ROOFING 9 SQRS.
03-0322	2/4/2003	9/29/2003	\$4,000	Residential	BUILD SHED & CABANA
02-3356	1/21/2003	9/29/2003	\$500	Residential	2ND FLOOR & POOL DECKING
02-2827	10/21/2002	9/29/2003	\$6,150	Residential	REPLACE POOL COPING
0102596	7/23/2001	10/25/2001	\$3,000	Residential	REPAIRS
0001917	7/12/2000	8/7/2000	\$2,800	Residential	RESURFACE POOL
9904186	1/5/2000	8/7/2000	\$2,000	Residential	REPLACE 200AMP PANEL

Sketches (click to enlarge)



Photos





Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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 The Schneider
 Corporation