

**1126 STUMP LANE**

**EASEMENT AGREEMENT**

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 2018,  
between the City of Key West, Florida (hereinafter Grantor) and  
Keith Roberts and Judy Roberts as owners of property located at  
1126 Stump Lane, Key West, Florida (hereinafter the Grantee) (RE  
# 00006800-000000).

**I. RECITALS**

Grantee is owner of the property known as 1126 Stump Lane,  
Key West, Florida, including a one story framed structure with a  
loft, a front porch, wood entryway steps with railings, brick  
pavers, a fence within a planter, and a side fence along Stump  
Lane that encroaches onto the Grantor's right-of-way. Portions  
of Grantee's property encroach 233 square feet, more or less,  
onto the Grantor's right-of-way.

Commencing at the intersection of the Southwesterly right  
of way line of White Street with the Southeasterly right of way  
line of Stump Lane and run thence run Southwesterly along the  
Southeasterly right of way line of the said Stump Lane for a  
distance of 51.00 feet to the Point of Beginning, said point  
being 100 feet Northwesterly of the Northwesterly right of way  
line of Southard Street; thence continue Southwesterly along the

Southeasterly right of way line of the said Stump Lane for a distance of 25.00 feet; thence Northwesterly and at right angles for a distance of 22.00 feet to a curve, concave to the South, and having for its elements, a radius of 3.00 feet and a central angle of 90 degrees'00"; thence Easterly along the arc of said curve for a distance of 4.71 feet to a point thence Southeasterly and parallel with the Southwesterly right of way line of the said White Street for a distance of 6.40 feet back to the Point of Beginning, containing 233 square feet, more or less as specifically described and illustrated in the attached specific purpose survey dated December 26, 2017 by J. Lynn O'Flynn of J. Lynn O'Flynn, Inc. (Copy attached hereto). This encroachment impedes marketability of the property.

## II. CONVEYANCE OF EASEMENT

The Grantor hereby agrees to grant and convey to the Grantee an easement for encroachments, at the property located at 1126 Stump Lane, as more specifically described in the attached survey. The easement shall pertain to the existing one story framed structure with a loft, a front porch, wood entryway steps with railings, brick pavers, a fence within a planter, and a side fence along Stump Lane herein described, and not to any other encroachment. The granting of this easement is conditioned upon the following:

1. Prior to the easement becoming effective, the Grantee shall obtain Personal Liability insurance that extends coverage to the property that is governed by this easement with limits of no less than \$300,000. Coverage must be provided by an insurer authorized to conduct business in the State of Florida and with terms and conditions consistent with the latest version of the Insurance Service Office's (ISO) latest filed Homeowners or Personal Lines form.
2. The City may unilaterally terminate the easement upon a finding of public purpose by vote of the Key West City Commission.
3. The owner shall pay the annual fee of \$400.00 specified in Code Section 2-938(b) (3).
4. The owner shall irrevocably appoint the City Manager as its agent to permit the removal of the encroachment if the annual fee required by the Code of Ordinances is not paid.
5. The area in order to maintain an existing one story framed structure with a loft, a front porch, wood entryway steps with railings, brick pavers, a fence within a planter, and a side fence along Stump Lane shall be the total allowed construction within the easement area.
6. The easement area shall not be used in site size calculations such as lot, yard, and bulk calculations for site development.

7. The City reserves the right to construct surface improvements within the easement area.
8. To the fullest extent permitted by law, the Grantee expressly agrees to indemnify and hold harmless the City of Key West, their respective officers, directors, agents and employees (herein called the "indemnitees") from any and all liability for damage.

### III. CONSIDERATION

Grantee agrees to pay to Grantor all sums and fees for city sewer, city garbage, if unpaid; otherwise to promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance. Grantee further agrees to pay Grantor an annual fee for this easement in the total amount of \$400.00, payable annually on the anniversary date of the execution of this Easement Agreement, to the City of Key West. Failure to pay such annual fee and/or to conform with agreed upon additional conditions shall constitute grounds for the Grantor to terminate the easement.

### IV. EASEMENT TERMINATION

Grantee agrees that the improvements located on the Easement shall not be enlarged or expanded.

Grantee shall have the right to repair and maintain the improvements in the ordinary course of maintenance.

The easement shall terminate upon the removal of the existing one story framed structure with a loft, a front porch, a wood entryway steps with railings, brick pavers, a fence within a planter, and a side fence.

The Grantor herein expressly and irrevocably appoints the City Manager of the City of Key West as its agent to permit the removal of the encroachment in the event the annual fee referred to hereinabove is not paid.

In the event Grantor determines that retaking this property is necessary for a public purpose by virtue of a vote of the City Commission, then Grantor may unilaterally terminate this easement and reclaim the property without compensation to Grantee.

Prior to the easement becoming effective, the Grantee shall obtain Personal Liability insurance that extends coverage to the property that is governed by this easement with limits of no less than \$300,000. Coverage must be provided by an insurer authorized to conduct business in the State of Florida and with terms and conditions consistent with the latest version of the Insurance Service Office's (ISO) latest filed Homeowners or Personal Lines form.

This easement shall be considered a covenant that runs with the land and shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this easement  
the date above written.

ATTEST:

CITY OF KEY WEST

\_\_\_\_\_  
CHERYL SMITH, CITY CLERK  
STATE OF FLORIDA     )  
COUNTY OF MONROE     )

\_\_\_\_\_  
JAMES K. SCHOLL, CITY MANAGER

The foregoing instrument was acknowledged before me this  
\_\_\_\_ day of \_\_\_\_\_, 2018 by JAMES K. SCHOLL, City  
Manager of the City of Key West, on behalf of the City who is  
personally known to me or who has produced \_\_\_\_\_  
as identification.

\_\_\_\_\_  
Notary Public

State of Florida

My commission expires:\_\_\_\_\_

GRANTEE(S)

\_\_\_\_\_  
By: Judy and Keith Roberts, \_\_\_\_\_  
STATE OF \_\_\_\_\_)  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this  
\_\_\_\_ day of \_\_\_\_\_, 2018, by  
\_\_\_\_\_, for 1126 Stump Lane, who is  
personally known to me or who has produced \_\_\_\_\_  
as identification.

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_

My commission expires:\_\_\_\_\_