

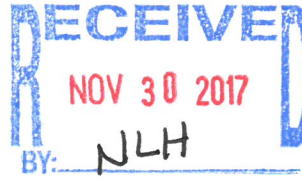
Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
WILLIAM B. SPOTTSWOOD
ERICA H. STERLING
CRISTINA L. SPOTTSWOOD
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696



OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD (of Counsel)

November 30, 2017

Patrick Wright, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Application for City Easement
Judy and Keith Roberts
1126 Stump Lane, Key West, Florida 33040

Mr. Wright,

Please allow this letter and supporting documentation to serve as Judy and Keith Roberts' ("Applicant") application for a City of Key West easement. Enclosed with this letter are the required easement application documents, along with a check for the remaining balance of the easement application fee.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Richard J. McChesney,
For the Firm

Enc.:
As stated



Application For Easement

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

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: 1126 Stump Lane

Zoning District: HHDR

Real Estate (RE) #: 00006800-000000

Property located within the Historic District?

☒ Yes

☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling

Mailing Address: 500 Fleming Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: _____

Office: (305) 294-9556

Fax: _____

Email: richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Judy and Keith Roberts

Mailing Address: 1126 Stump Lane

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: _____

Description of requested easement and use: Applicant requests an easement for the front portion of the structure, the entryway steps, and fence located on the Stump Lane right of way.

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 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

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

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

of Spottswood, Spottswood, Spottswood & Sterling PLLC
(print name of entity serving as Authorized Representative)

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:

1126 Stump Lane, Key West, Florida 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.


Signature of Authorized Representative

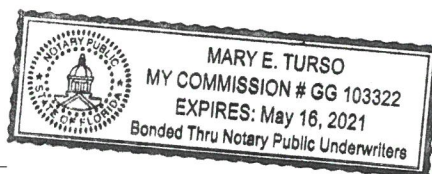
Subscribed and sworn to (or affirmed) before me on this November 30, 2017 by
date

Richard McChesney
Name of Authorized Representative

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


Notary's Signature and Seal

MARY E. TURSO

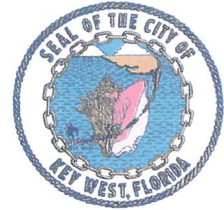


Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization Form

City of Key West
Planning Department



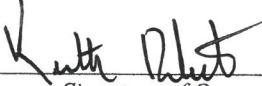
Authorization Form
(Individual or Joint Owner)

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

I, Keith and Judy Roberts authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling
Please Print Name of Representative

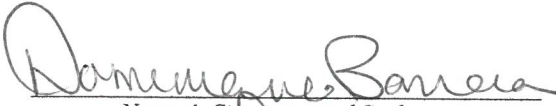
to be the representative for this application and act on my/our behalf before the City of Key West.

 *Signature of Owner* ✓ *Signature of Joint/Co-owner if applicable*


Subscribed and sworn to (or affirmed) before me on this 11-30-17
Date

by Keith Roberts
Name of Owner

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


Notary's Signature and Seal

Dominique Barrera
Name of Acknowledger typed, printed or stamped

 **DOMINIQUE BARRERA**
MY COMMISSION # FF 082838
EXPIRES: May 13, 2018
Commission Number, if any

Warranty Deed

Prepared by and return to:
Grace Philius
Kahane & Associates, P.A.
8201 Peters Road, Suite 3000
Plantation, FL 33324

File Number: 09-23345
Loan Number: 3002739419
Consideration: \$235,100.00

Doc# 1768956 12/02/2009 3:39PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

12/02/2009 3:39PM
DEED DOC STAMP CL: TRINA \$1,645.70

Doc# 1768956
Bk# 2442 Pg# 2054

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 28th day of October, 2009, between Deutsche Bank National Trust Company, as Trustee of the IndyMac IMSC Mortgage Loan Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1 under the pooling and servicing agreement dated June 1, 2007 whose post office address is 460 Sierra Madre Villa Ave, Ste 101, Pasadena, CA 91107, grantor, and Keith Roberts and Judy Roberts, husband and wife, whose post office address is 1375 Deal Road, Mooresville, NC 28115, 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 the Monroe County, Florida, to-wit:

On the Island of Key West and is part of Lot 1, Square 44, according to William A. Whitehead's map of said Island of Key West, delineated in February, A.D. 1829: Commencing at a point 60 feet from Southard Street which point is 51 feet from White Street and running thence at right angles in a Northwesterly direction and parallel with White Street 40 feet; thence at right angles in a Southwesterly direction and parallel with Southard Street 25 feet; thence at right angles in a Southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 25 feet to the Point of Beginning.

Parcel Identification Number: 1007048

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.

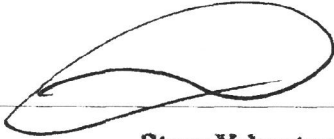
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:

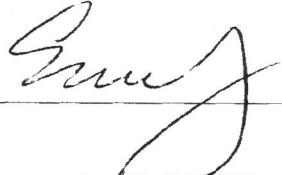


Witness Name: Michael Albers
REO Closer



Witness Name: Steve Yelverton
Closer

Deutsche Bank National Trust Company, as Trustee of
the IndyMac IMSC Mortgage Loan Trust 2007-AR1,
Mortgage Pass-Through Certificates, Series 2007-AR1
under the pooling and servicing agreement dated June
1, 2007, by OneWest Bank, FSB, Attorney in Fact



By:

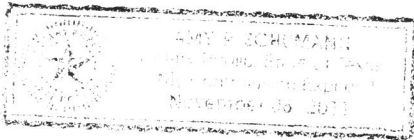
EVELYN LOUISE CHAVEZ
AVP / REO

State of: Texas
County of: Travis

28

EVELYN LOUISE CHAVEZ
AVP / REO

The foregoing instrument was acknowledged before me this 28 day of October, 2009, by
of **OneWest Bank, FSB, Attorney in Fact** for **Deutsche Bank National Trust Company**, as Trustee of the **IndyMac IMSC**
Mortgage Loan Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1 under the pooling and servicing
agreement dated **June 1, 2007**, who (**X**) is personally known to me or () has produced _____ as identification.



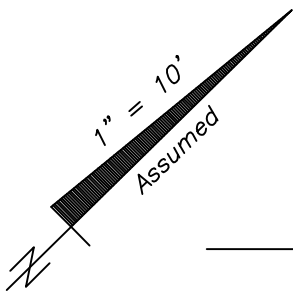
Notary Public

Printed Name: _____

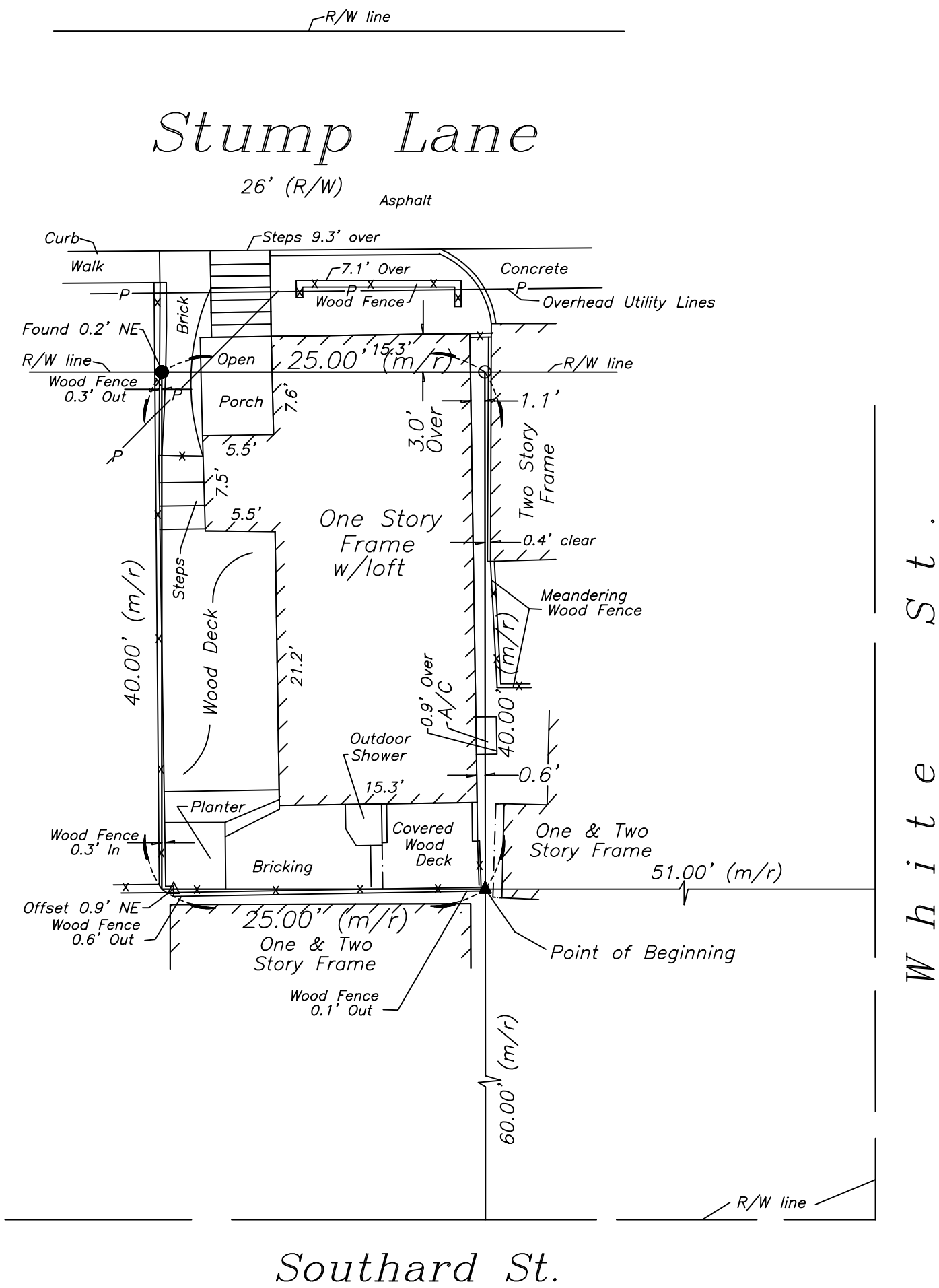
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Boundary Survey



Boundary Survey Map of part of Lot 1, Square 44,
Island of Key West



LEGEND

- | | |
|---------------------------------|-------------------------|
| ▲ Found Nail & Disc (6298) | (M) Measured |
| ○ Found #5 Iron Rod (6298) | (R) Record |
| ● Found 1/2" Iron Rod (LB 7700) | (M/R) Measured & Record |
| △ Set Nail & Disc (6298) | CLF Chain Link Fence |
| ⊗ Wood Utility Pole | R\W Right of Way |
| | ℄ Centerline |

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

Boundary Survey Report of part of Lot 1, Square 44,
Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1126 Stump Lane, 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. All bricking and concrete is not shown.
9. Date of field work: November 28, 2017.
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 and is part of Lot 1, Square 44, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829: Commencing at a point 60 feet from Southard Street which point is 51 feet from White Street and running thence at right angles in a Northwesterly direction and parallel with White Street 40 feet; thence at right angles in a Southwesterly direction and parallel with Southard Street 25 feet; thence at right angles in a Southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 25 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Steven Richard Rasmussen;
IberiaBank d/b/a IberiaBank Mortgage;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

November 29, 2017

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

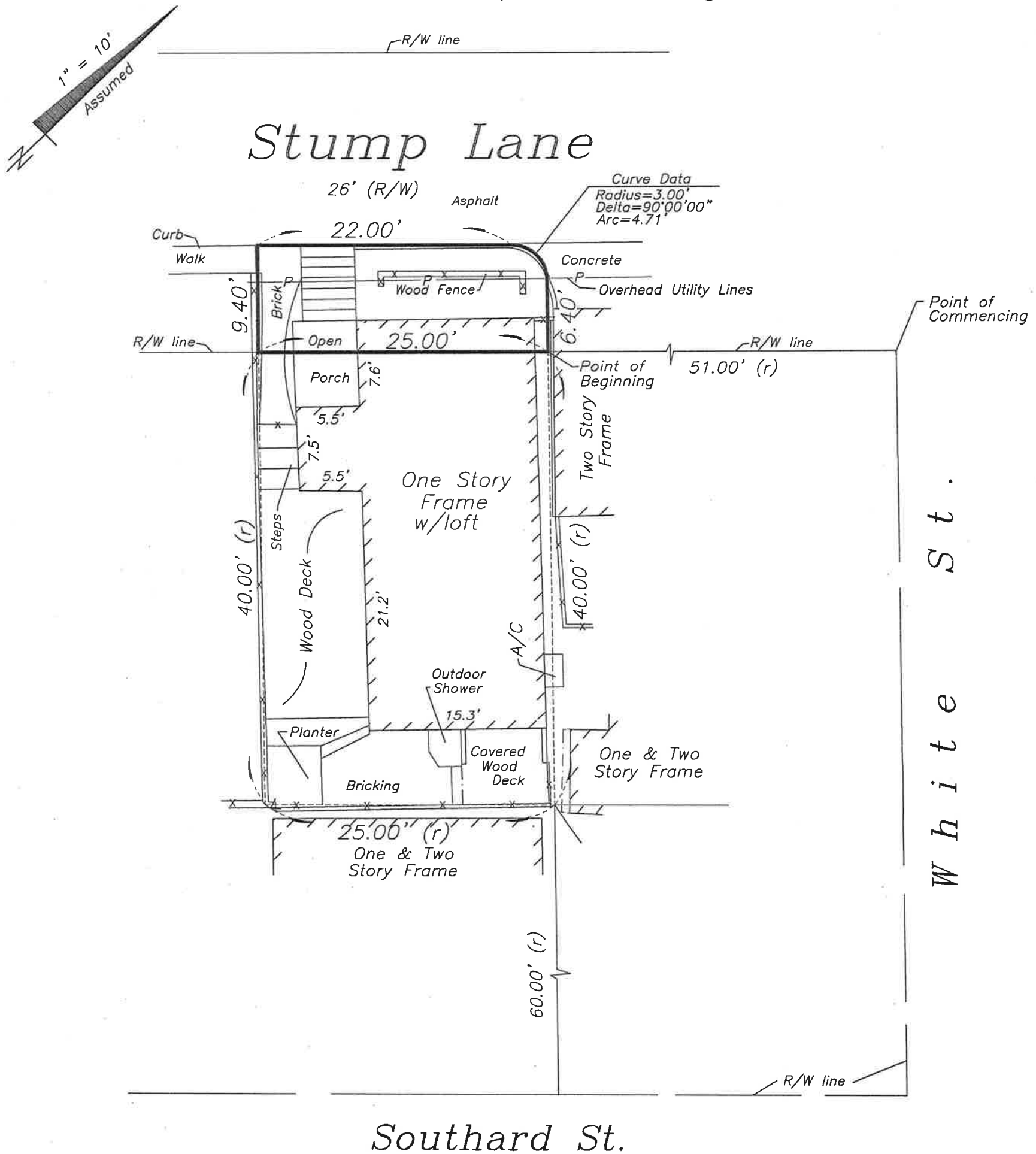


Professional Surveyor & Mapper
PSM #6298

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

Specific Purpose Survey

Specific Purpose Survey Map of part of Lot 1, Square 44,
Island of Key West, to illustrate a legal description
authored by the undersigned



LEGEND

- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ℄ Centerline

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 of part of Lot 1, Square 44,
Island of Key West, to illustrate a legal description
authored 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: 1126 Stump Lane, 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.

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

A parcel of land on the Island of Key West and is part of Lot 1, Square 44, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829: 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 9.40 feet; thence Northeasterly 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°00'00"; 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.

DESCRIPTION FOR: Steven Richard Rasmussen;

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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

December 26, 2017

THIS SURVEY
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

Monroe County Property Appraiser



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 00006800-000000
 Account # 1007048
 Property ID 1007048
 Millage Group All
 Location Address 1126 STUMP LN., KEY WEST
 Legal Description K/W PT LOT 1 SQR 44 OR 188-563/64 OR 579-789/DIC PET&ORD 2-74-123 OR 784-752 OR 823-2278 OR 975-876 OR 1259-1169/70R/S OR 1322-1763/64R/S OR 1905-2053/54 OR 2187-802/03 OR 2280-2461 OR 2432-541C/T OR 2442-2054/55
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/6B/25
 Affordable No
 Housing



Owner

ROBERTS KEITH AND JUDY
 5300 BAVARIAN LN
 WILMINGTON NC 28405

Valuation

	2017	2016	2015	2014	2012
+ Market Improvement Value	\$69,815	\$64,729	\$66,974	\$65,066	\$70,203
+ Market Misc Value	\$1,861	\$1,963	\$1,752	\$1,651	\$1,772
+ Market Land Value	\$198,320	\$236,495	\$210,195	\$175,163	\$176,895
= Just Market Value	\$269,996	\$303,187	\$278,921	\$241,880	\$248,870
= Total Assessed Value	\$269,996	\$292,674	\$266,068	\$241,880	\$248,870
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$269,996	\$303,187	\$278,921	\$241,880	\$248,870

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1.000.00	Square Foot	25	40

Buildings

Building ID	449	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1925
Building Type	S.F.R. - R1/R1	Effective Year Built	1995
Gross Sq Ft	1104	Foundation	WD CONC PADS
Finished Sq Ft	540	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	102	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	0
Interior Walls	V/WALL BD/W/D WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	40	0	0
FLA	FLOOR LIV AREA	540	540	0
PTO	PATIO	494	0	0
SBF	UTIL FIN BLK	30	0	0
TOTAL		1,104	540	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1996	1997	1	168 SF	2
TILE PATIO	1996	1997	1	192 SF	4
FENCES	1988	2007	1	48 SF	2

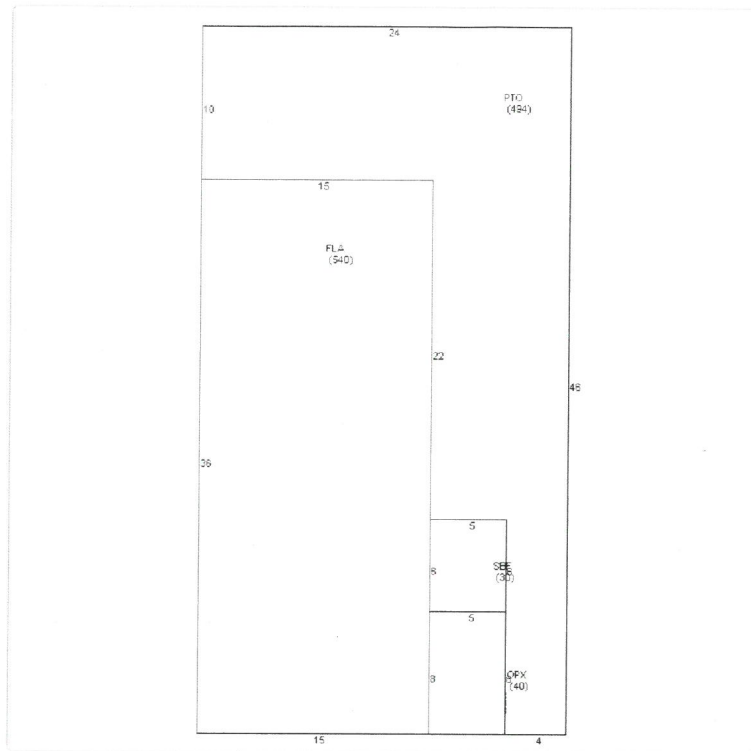
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/28/2009	\$235,100	Warranty Deed		2442	2054	Q2 - Qualified	Improved
9/18/2009	\$100	Certificate of Title		2432	541	12 - Unqualified	Improved
3/14/2007	\$519,000	Warranty Deed		2280	2461	O - Unqualified	Improved
2/13/2006	\$525,000	Warranty Deed		2187	802	Q - Qualified	Improved
6/27/2003	\$300,000	Warranty Deed		1905	2053	Q - Qualified	Improved
9/1/1994	\$73,500	Warranty Deed		1322	1763	Q - Qualified	Improved
5/1/1993	\$61,500	Warranty Deed		1259	1169	Q - Qualified	Improved
5/1/1986	\$54,900	Warranty Deed		975	876	Q - Qualified	Improved
1/1/1981	\$35,000	Warranty Deed		823	2278	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
10-1561	6/3/2010	2/25/2011	\$3,500		R & R 560# OF CONCH SHINGLES ON PITCHED ROOF
05-2632	6/29/2005	12/31/2005	\$2,000	Residential	BRING PLUMBING UP TO DATE
03-3185	11/25/2003	10/27/2004	\$3,300	Residential	ROTTED SIDING, ELECTRICAL
03-3145	9/4/2003	10/27/2004	\$2,400	Residential	RENOVATE BATHROOM
03-2705	8/6/2003	10/27/2004	\$4,500	Residential	REPAIR SILLS AND PIERS
9500110	12/1/1995	12/1/1997	\$1	Residential	FENCE
E950546	12/1/1995	12/1/1997	\$1,000	Residential	ELECTRICAL
B952770	8/1/1995	12/1/1997	\$1,050	Residential	DECK
B951515	5/1/1995	12/1/1997	\$2,000	Residential	DOORS & WINDOWS
P950674	3/1/1995	12/1/1997	\$1,800	Residential	PLUMBING
B950571	2/1/1995	12/1/1997	\$4,000	Residential	INTERIOR REPAIR

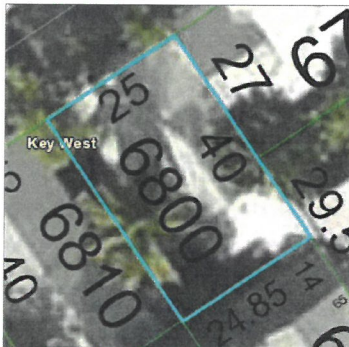
Sketches (click to enlarge)



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

Last Data Upload: 11/30/2017 4:26:33 AM

Schneider
Developed by
The Schneider Corporation



1007048 1126 STUMP LN 10/05/16