

File #: **2016-061**

Owner's Name: Lot 13 Gulf Dr. LLC

Applicant: Lot 13 Gulf Dr. LLC

Agent: N/A

Type of Application: Variance - Admin – **PC**

Key: Key Largo

RE: 00529310.000000

County of Monroe

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kolhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 7.25.16

Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Variance - Admin
Type of application

Lot 13 Gulf Dr LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Sail Creech

Planning Staff

County of Monroe
Planning and Environmental Resources
2798 Overseas Highway, Suite 410
Marathon, Florida 33050



6/23/2016

Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park (PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Dear Ms. Santamaria:

I viewed a Public Notice dated 6/22/2016 regarding a variance on the above property, as no written notice was given. I am writing as an exercise in futility, as you have already approved the variance.

First, I would ask that you visit our once quaint, family neighborhood that has turned into row houses, with scant room for parking, no back yards, and windows peering into adjoining windows. Essentially, it is now a cement trailer park. On the corner of Sunset, Lake View, and Gulf you have packed five (5) houses into a small area. Your letters are misleading, as you are asking for variances for a home, not multiple homes. These homes become rentals or weekend homes and the only parking is in the streets, since they barely accommodate one compact vehicle. You claim concern for the environment, for the integrity of the island, and, hurricane evacuation, but none of these will be possible if you continue with this pattern of overbuilding. There will no longer be cross breezes, the air will be still, the heat index will rise, the already wild life will be placed in jeopardy. The barriers that once naturally buffered the noise and emitted oxygen for us and our grandchildren will be destroyed. You also know that overpopulating will more likely than not cause more violent crimes, arguments and disagreements amongst neighbors, health issues and an overall stressful environment, when a home should be void of all of those negative indicators.

The people who purchase these small lots knew that they had to build within the area as set out, yet none have, and all have been allowed variances to overbuild. These owners are not new to the area, and already knew how much room they had to build without the variances, but since these variances are being handed out like candy on Halloween, they too feel the ride on the entitlement train is theirs for the taking.

It's such a shame that fear, even my own, for speaking out, has diseased our community, and we are left with no choice but to cower at the sword of retaliation.

Very truly,


June Vander Wyden

10 Lake Shore Drive

Key Largo, FL 33037

(905) 393-3442

County of Monroe
Planning and Environmental Resources
2798 Overseas Highway, Suite 410
Marathon, Florida 33050



Resent 6/23/2016

Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park
(PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

Dear Ms. Santamaria:

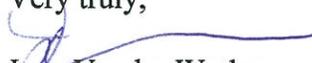
I am in receipt of your letter dated June 16, 2016 regarding a variance on the above property. I am writing as an exercise in futility, as you have already approved the variance.

First, I would ask that you visit our once quaint, family neighborhood that has turned into row houses, with scant room for parking, no back yards, and windows peering into adjoining windows. Essentially, it is now a cement trailer park. On the corner of Sunset, Lake View, and Gulf you have packed five (5) houses into a small area. Your letters are misleading, as you are asking for variances for a home, not multiple homes. These homes become rentals or weekend homes and the only parking is in the streets, since they barely accommodate one compact vehicle. You claim concern for the environment, for the integrity of the island, and, hurricane evacuation, but none of these will be possible if you continue with this pattern of overbuilding. There will no longer be cross breezes, the air will be still, the heat index will rise, the already wild life will be placed in jeopardy. The barriers that once naturally buffered the noise and emitted oxygen for us and our grandchildren will be destroyed. You also know that overpopulating will more likely than not cause more violent crimes, arguments and disagreements amongst neighbors, health issues and an overall stressful environment, when a home should be void of all of those negative indicators.

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June Vander Wyden
10 Lake Shore Drive
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Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park
(PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park
(PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

PETITION IN OPPOSITION TO VARIANCE REQUESTS

We hereby oppose the variance requests on the above referenced properties, and request a Public Hearing in Key Largo, Florida, which is the location of the above properties and the subdivision in which these properties and their residents are located.

NAME	ADDRESS	SIGNATURE/DATE
<u>Jane Vandenberg</u>	<u>10 Lake Shore Drive</u>	<u>[Signature]</u> 6/25/2016
<u>Cari Worden</u>	<u>81 LAKE SHORE DRIVE</u>	<u>[Signature]</u>
<u>Theresa Worden</u>	<u>81 Lakeshore Drive</u>	<u>[Signature]</u>
<u>DAVID DEBENET</u>	<u>61 FL. DR.</u>	<u>[Signature]</u>
<u>Gordon Peters</u>	<u>3 Sunset Blvd</u>	<u>[Signature]</u>
<u>ORLANDO F. GUESATA</u>	<u>21 FOINCIANA DRIVE</u>	<u>[Signature]</u> JUNE 27, 2016
<u>Dennis Caltagirone</u>	<u>73 Silver Springs Dr.</u>	<u>[Signature]</u>

County of Monroe
Planning and Environmental Resources
2798 Overseas Highway, Suite 410
Marathon, Florida 33050



Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park (PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

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NAME	ADDRESS	SIGNATURE/DATE
Karen Lasbury	2 Lake Shore Dr Key Largo	Karen R. Lasbury 6/27/16
Michael VanderWyden	10 Lake Shore Dr.	6/27/2016
Sharon Lavallee	79 Lake Shore Dr.	Sharon Lavallee
Mark Lavallee	79 Lake Shore Dr.	

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal
Major Road

Zoom Out

Address

Find

Identify

Select

Buffer

Measure

Print

Hooks Leads

Help

Click on our [Getting Started](#) tutorial!

2016 Condo

2015 Condo

Expand All

MCPA GIS Public Portal

Monroe Overlay

Subdivisions

2013 Condo

Section Lines

Parcels

2016 Sales

Shoreline

Lot Lines

2015 Sales

Hooks Leads

Easements

Text Displays

2014 Sales

Qualified Condo Sales

Qualified Sales

2013 Sales

Transportation

Road Centerline

Road Block Name

Right of Way

Zoom-in Zoom-in to a defined extent...
 Zoom-out Zoom-out to a defined extent...
 Full Extent Zoom to the full extent tool was clicked!
 Latitude: 26.06474 Longitude: -80.436393
 Basemap Select a basemap Locate Clear



Buffer Results 58 features found

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
15278	528020	00528020-000000	49259
28613	528020	00528020-000000	2861390

Verified GC

✓ 3 GRANDCHILDREN REALTY LLC
29 COCONUT DR
KEY LARGO, FL 33037-2565

✓ 83 LAKE SHORE DRIVE LLC
83 LAKE SHORE DR
KEY LARGO, FL 33037-2570

★ BAPTISTE EVEREST R
33 BUTTONWOOD DR
KEY LARGO, FL 33037-2583

✓ COUNTY OF MONROE
1100 SIMONTON ST
KEY WEST, FL 33040

✓ CREEL WILLIAM S
PO BOX 379068
KEY LARGO, FL 33037-9068

✓ CURTIS ROBERT S
1 LAKE VIEW DR
KEY LARGO, FL 33037

✓ FLORIDA KEYS INVESTORS LLC
42 JEWFISH AVE
KEY LARGO, FL 33037-4776

✓ FRAGER GENERAL CONTRACTOR
SERVICES INC
2645 SW 79TH AVE
MIAMI, FL 33155-2538

✓ GOMEZ QUENTIN AND MARIELA
4254 DERBY DR
DAVIE, FL 33330-4336

★ GOODENOUGH ELIZABETH ANN
32 LAKEVIEW DRIVE
KEY LARGO, FL 33037

✓ HADLEY FRANCES L
8461 NW 185TH TER
HIALEAH, FL 33015-2548

✓ HALE MICHAEL JOSEPH
66 FLORIDA DR
KEY LARGO, FL 33037

✓ JOHNSON PHILIP E REVOCABLE TRUST
190 LORELANE PL
KEY LARGO, FL 33037-4235

✓ KELLER ROBERT J AND CHERYL L
PO BOX 371332
KEY LARGO, FL 33037-1332

✓ KOLTERMAN SUSAN
30 POINCIANA DR
KEY LARGO, FL 33037

✓ MCKENZIE ELSIE ALEXANDRA
13 GULF DR
KEY LARGO, FL 33037-2514

✓ MILIAN PABLO DANIEL
18 GULF DR
KEY LARGO, FL 33037

✓ MISCELLA EVELYN FAMILY REVOCABLE
TRUST
81 LAKESHORE DR
KEY LARGO, FL 33037

✓ OCONNOR JOHN EDWARD AND PAULA
47 AMELIA CIR
LITTLE SILVER, NJ 07739-1410

✓ OLISOVSKY JESSE
2431 2ND ST NE
NAPLES, FL 34120-4385

✓ PALMERS BAYSIDE ESCAPE LLC
15391 SW 210ND ST
MIAMI, FL 33187

✓ PANDO OSMEL
780 N SHORE DR
MIAMI BEACH, FL 33141-2436

✓ QUESADA ORLANDO R
PO BOX 371392
KEY LARGO, FL 33037-1392

✓ RAYMOND JANE AND RICHARD
13428 87TH ST N
WEST PALM BEACH, FL 33412-2355

✓ RINGER CHARLES AND NO SUK
PO BOX 656
SHAMOKIN DAM, PA 17876-0656

✓ ROSENBLUTH MICHAEL ALBERT AND
CATHERINE CONKLIN
912 5TH AVE APT 1A
NEW YORK, NY 10021-4147

✓ ROSIQUE JAVIER
9390 SW 34 ST
MIAMI, FL 33165

✓ SANCTUARY AT KEY LARGO CONDO
ASSOCIATION INC
PO BOX 372968
KEY LARGO, FL 33037-7968

Labels 1 of 2

★ = added to Applicant Labels

✓ SERUYA SIMON
7944 SW 8TH ST
MIAMI, FL 33144

✓ SMITH PERFECTO AND RAQUEL
3620 SW 108TH AVE
MIAMI, FL 33165-3514

~~SMITH PERFECTO AND RAQUEL H/W
3620 SW 108TH AVE
MIAMI, FL 33165~~

✓ SUNSET BEACH PARADISE INC
91750 OVERSEAS HWY
TAVERNIER, FL 33070-2642

✓ TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

✓ TONSMEIRE TOMAS
18 DE LEON DR
MIAMI SPRINGS, FL 33166-5912

✓ VANDER WYDEN MICHAEL F AND JUNE A
10 LAKE SHORE DR
KEY LARGO, FL 33037

✓ VAUGHT RALPH EUGENE AND SHARI E
REV TR 8/16/01
96000 OVERSEAS HWY APT C6
KEY LARGO, FL 33037-2107

✓ WIDMER JONNY J AND SYLVIA
11201 E LAKE HIGHLANDS DR APT 2027
DALLAS, TX 75218-4709

End of Additional File 2016-061

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
APR 25 2016
MONROE CO. PLANNING DEPT

Administrative Variance Application to the Director of Planning & Environmental Resources

Administrative Variance Application Fee: \$1,248.00

Date of Submittal: 4 / 20 / 2016
Month Day Year

Property Owner:

Lot 13 Gulf Dr. LLC
Name

Key Largo
PO Box 371819 FL 33037
Mailing Address (Street, City, State, Zip Code)

305-453-0505
Daytime Phone

construct911@aol.com
Email Address

Agent (if applicable):

Jesus Montecagudo
Name

Key Largo
PO Box 371819 FL 33037
Mailing Address (Street, City, State, Zip Code)

305-522-3887
Daytime Phone

construct911@aol.com
Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

28 13 Amd. Plat Key Largo Park Key Largo
Block Lot Subdivision Key

00529310-600000 1648540
Real Estate (RE) Number Alternate Key Number

Gulf Dr. Key Largo FL 33037 100
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

Land Use District Designation(s): Improved Subdivision

Present Land Use of the Property: vacant

Total Land Area: 2,700 sq

Pursuant to Monroe County Code, the Director of Planning & Environmental Resources is only authorized to grant the following variances:

- (a) Reduction in the front yard and rear yard non-shoreline setback requirements by no more than ten (10) feet and side yard non-shoreline setback requirements by no more than twenty (20) percent.
- (b) Reduction in the off-street parking requirements by no more than twenty (20) percent.

APPLICATION

- (c) Reduction in the buffer-yard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors by no more than ten (10) percent.
- (d) Reduction by no more than ten (10) percent in the total area of landscaping required for off-street parking and loading.

Please provide the standard required by the land development regulations: Front yard 25' Rear yard 20'
 (i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Front yard 15' Rear yard 10'
 (i.e. front yard setback of 20 feet, 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.

- 1) The applicant shall demonstrate a showing of good and sufficient cause:
As these lots are small in size, the above reduction will enable a single family residence to be constructed
- 2) Failure to grant the variance would result in exceptional hardship to the applicant:
failure to grant the variance would not allow the owner to construct a residence on said lot
- 3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:
None
- 4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
The lot size is 2700 sq ft which is not the same size as other improved subdivision properties.
- 5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:
The neighborhood constructed residences mostly have received variances of some sort to construct their residences.

APPLICATION

- 6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

- 7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

- 8) The variance is the minimum necessary to provide relief to the applicant:

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Complete administrative variance application** (unaltered and unbound);
- Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);**
- Current Property Record Card(s) from the Monroe County Property Appraiser;**
- Location map;**
- Photograph(s) of site from adjacent roadway(s);**
- Boundary Survey, prepared by a Florida registered surveyor – three (3) sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Site Plan, prepared by a Florida registered architect, engineer or landscape architect– three (3) sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Land use district of site and any adjacent land use districts;
 - Locations and dimensions of all existing and proposed structures and drives;
 - Type of ground cover (i.e. concrete, asphalt, grass, rock);
 - Adjacent roadways;
 - Setbacks as required by the land development regulations;
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

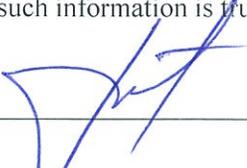
If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)

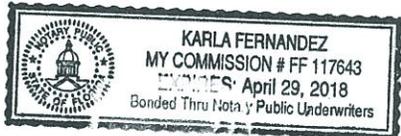
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant:  Date: 4/20/2016

Sworn before me this 20th day of April, 2016



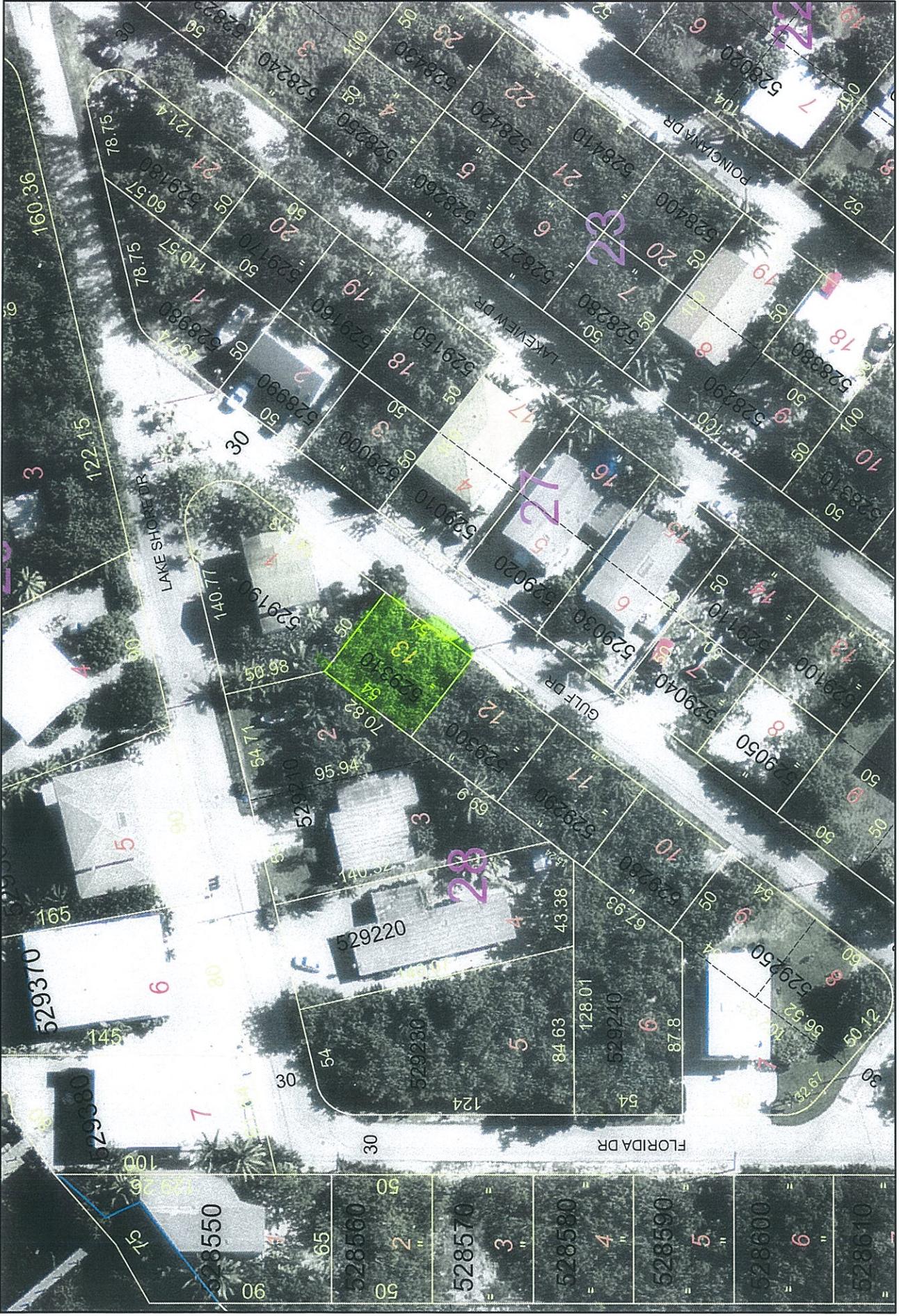

 Notary Public
 My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

gulf dr.

MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1.886

Date: 4/18/2016



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1:1,666

Date: 4/18/2016



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1648540 Parcel ID: 00529310-000000

Ownership Details

Mailing Address:

RAYMOND JANE AND RICHARD
13428 87TH ST N
WEST PALM BEACH, FL 33412-2355

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 28-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: KEY LARGO PARK AMD
Legal Description: BK 28 LT 13 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR407-144-145 OR834-637
OR2165-171/72 OR2452-1938/39 OR2728-16/17

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	54	50	2,700.00 SF

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	0	27,406	27,406	1,316	0	27,406
2014	0	0	11,653	11,653	1,197	0	11,653
2013	0	0	11,653	11,653	1,089	0	11,653
2012	0	0	990	990	990	0	990
2011	0	0	990	990	990	0	990
2010	0	0	1,080	1,080	1,080	0	1,080
2009	0	0	6,480	6,480	6,480	0	6,480
2008	0	0	22,680	22,680	22,680	0	22,680
2007	0	0	37,800	37,800	37,800	0	37,800
2006	0	0	8,100	8,100	8,100	0	8,100
2005	0	0	5,400	5,400	5,400	0	5,400
2004	0	0	5,400	5,400	5,400	0	5,400
2003	0	0	4,050	4,050	4,050	0	4,050
2002	0	0	4,050	4,050	4,050	0	4,050
2001	0	0	4,050	4,050	4,050	0	4,050
2000	0	0	4,050	4,050	4,050	0	4,050
1999	0	0	4,050	4,050	4,050	0	4,050
1998	0	0	4,050	4,050	4,050	0	4,050
1997	0	0	4,050	4,050	4,050	0	4,050
1996	0	0	4,050	4,050	4,050	0	4,050
1995	0	0	4,050	4,050	4,050	0	4,050
1994	0	0	4,050	4,050	4,050	0	4,050
1993	0	0	4,050	4,050	4,050	0	4,050
1992	0	0	4,050	4,050	4,050	0	4,050
1991	0	0	5,400	5,400	5,400	0	5,400
1990	0	0	4,455	4,455	4,455	0	4,455
1989	0	0	3,348	3,348	3,348	0	3,348
1988	0	0	3,348	3,348	3,348	0	3,348
1987	0	0	4,455	4,455	4,455	0	4,455
1986	0	0	3,510	3,510	3,510	0	3,510
1985	0	0	3,510	3,510	3,510	0	3,510
1984	0	0	3,510	3,510	3,510	0	3,510
1983	0	0	3,244	3,244	3,244	0	3,244
1982	0	0	3,244	3,244	3,244	0	3,244

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
-----------	----------------------------	-------	------------	---------------

2/27/2015	2728 / 16	47,500	WD	37
6/8/2009	2452 / 1938	100	QC	11
11/4/2005	2165 / 171	20,000	WD	C
5/1/1981	834 / 637	4,000	WD	Q

This page has been visited 26,631 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File Number: 2016235
Print Date & Time: 4/8/2016 4:52 PM
Escrow Officer: Christine Squier
Settlement Location: 101925 Overseas Highway
Key Largo, FL 33037

Absolute First Title, LLC
101925 Overseas Highway
Key Largo, FL 33037

Property Address: Property Address
0 Gulf Drive Key Largo, Florida 33037

Subdivision
Lot 13, Block 28, AMENDED PLAT OF KEY LARGO PARK, Book 3, Page 62 Florida

PIN
00529310-000000 / 1648540

Buyer: Lot 13 Gulf Dr. LLC, a Florida limited liability company - P.O. Box 371819, Key Largo, FL 33037
Seller: Jane Raymond - 13428 87th St N, West Palm Beach, FL 33412
Richard Raymond - 13428 87th St N, West Palm Beach, FL 33412

Lender:

Settlement Date: 4/12/2016
Disbursement Date: 4/12/2016
Additional dates per state requirements: 4/12/2016

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$35,000.00	Sales Price of Property	\$35,000.00	
		Prorations/Adjustments		
		Closing Cost Credit from Absolute First Title, LLC		\$100.00
		Title Charges & Escrow/Settlement Charges		
		Title - Owner's Policy (optional) \$35,000.00 Premium - \$201.25 to Absolute First Title, LLC	\$201.25	
		OIR Title Surcharge to Stewart Title Guaranty Company	\$3.28	
		Title - Settlement Fee to Absolute First Title, LLC	\$450.00	
		Title - Title Search Fee to Absolute First Title FBO Propertyinfo	\$75.00	
		Government Recording and Transfer Charges		
		Recording Fees Deed: \$10.00 Mortgage: to Clerk of the Circuit Court	\$10.00	
		Tax Stamp for State Deed to Clerk of the Circuit Court	\$245.00	
		Miscellaneous		
		Survey Fee		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit

\$0.00	\$35,000.00	Subtotals	\$35,984.53	\$100.00
		Due From Borrower		\$35,884.53
\$35,000.00		Due To Seller		
\$35,000.00	\$35,000.00	Totals	\$35,984.53	\$35,984.53

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. **SELLER INSTRUCTIONS:** If this real estate was our principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Absolute First Title, LLC to cause the funds to be disbursed in accordance with this statement.

LOT 13 GULF DR. LLC, A FLORIDA LIMITED LIABILITY COMPANY



 Jesus Monteaquda, Authorized Member



 Diana Monteaquda, Authorized Member



 Jane Raymond



 Richard Raymond

This Instrument Prepared by and Return to:
Christine Squier
Absolute First Title, LLC
101925 Overseas Highway
Key Largo, FL 33037
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. and A.K. Numbers:
00529310-000000 / 1648540
File No.: 2016235

WARRANTY DEED

This Warranty Deed, Made the 12th day of April, 2016, by Jane Raymond and Richard Raymond, whose post office address is: 13428 87th St N, West Palm Beach, FL 33412, hereinafter called the "Grantor", to Lot 13 Gulf Dr. LLC, a Florida limited liability company, whose post office address is: P.O. Box 371819, Key Largo, FL 33037, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Monroe County, Florida, to wit:

Lot 13, Block 28, AMENDED PLAT OF KEY LARGO PARK, according to the plat thereof, as recorded in Plat Book 3 at Page 62 of the Public Records of Monroe County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon. **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 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Carmen Davis*
Printed Name: CARMEN DAVIS

Jane Raymond
Jane Raymond

Witness Signature: *Renee Dunn*
Printed Name: Renee Dunn

Richard Raymond
Richard Raymond

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 11 day of April, 2016 by Jane Raymond and Richard Raymond, who are personally known to me or have produced FLDC as identification.

Camilo Molina
Notary Public Signature
Printed Name: Camilo Molina

My Commission Expires: 120092
(SEAL)



Certified Copy

I certify the attached is a true and correct copy of the Articles of Organization of LOT 13 GULF DR. LLC, a limited liability company organized under the laws of the state of Florida, filed electronically on March 22, 2016 effective March 22, 2016, as shown by the records of this office.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this limited liability company is L16000058059.

Authentication Code: 160324140509-100283648251#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty Fourth day of March, 2016



Ken Detzner
Ken Detzner
Secretary of State

Certificate of Status

I certify from the records of this office that LOT 13 GULF DR. LLC, is a limited liability company organized under the laws of the State of Florida, filed electronically on March 22, 2016, effective March 22, 2016.

The document number of this company is L16000058059.

I further certify that said company has paid all fees due this office through December 31, 2016, and its status is active.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 160324140509-100283648251#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty Fourth day of March, 2016



Ken Detzner
Ken Detzner
Secretary of State

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L16000058059
FILED 8:00 AM
March 22, 2016
Sec. Of State
cewilson

Article I

The name of the Limited Liability Company is:

LOT 13 GULF DR. LLC

Article II

The street address of the principal office of the Limited Liability Company is:

104615 OVERSEAS HWY. #3
KEY LARGO, FL. 33037

The mailing address of the Limited Liability Company is:

PO BOX 371819
KEY LARGO, FL. 33037

Article III

The name and Florida street address of the registered agent is:

JESUS MONTEAGUDO
104615 OVERSEAS HWY. #3
KEY LARGO, FL. 33037

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JESUS MONTEAGUDO

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
JESUS MONTEAGUDO
104615 OVERSEAS HWY. #3
KEY LARGO, FL. 33037

Title: AMBR
DIANA MONTEAGUDO
104615 OVERSEAS HWY. #3
KEY LARGO, FL. 33037

L16000058059
FILED 8:00 AM
March 22, 2016
Sec. Of State
cewilson

Article V

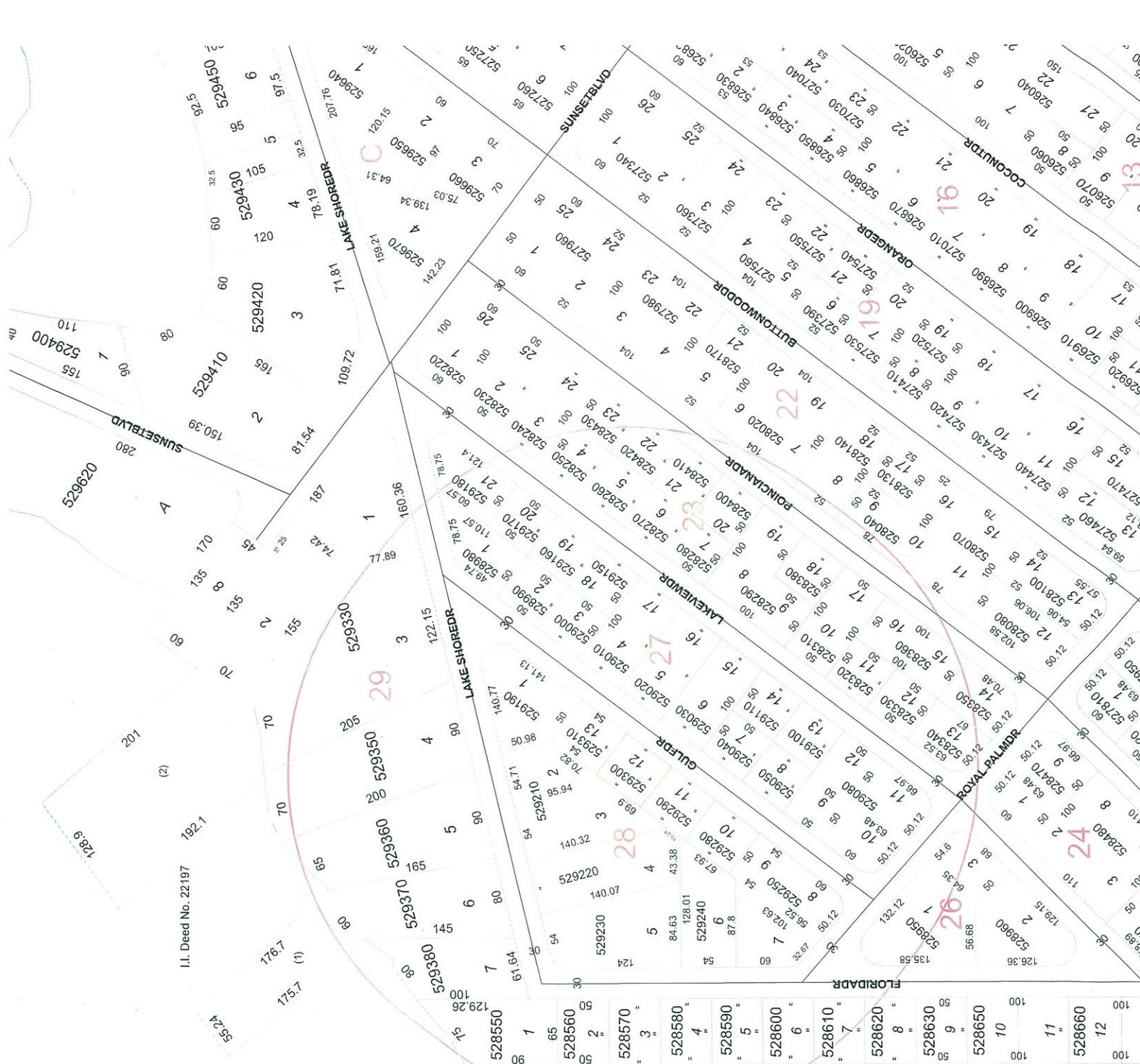
The effective date for this Limited Liability Company shall be:

03/22/2016

Signature of member or an authorized representative

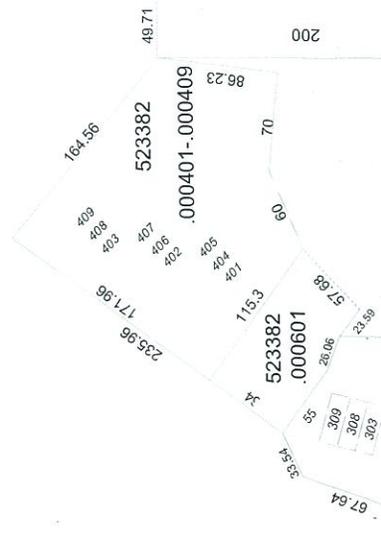
Electronic Signature: JESUS MONTEAGUDO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



11. Deed No. 22197

523382.0007



523382
000601

528660

523382
000401-000409

523382
000601

83 LAKE SHORE DRIVE LLC
83 LAKE SHORE DR
KEY LARGO, FL33037

HALE MICHAEL JOSEPH
66 FLORIDA DR
KEY LARGO, FL 33037

ROSIQUE JAVIER
9390 SW 34 ST
MIAMI, FL 33165

MISCELLA EVELYN FAMILY
REVOCABLE TRUST
81 LAKESHORE DR
KEY LARGO, FL33037

FLORIDA DRIVE PROPERTY
LLC
68 FLORIDA DR
KEY LARGO, FL 33037-1819

CURTIS ROBERT S
1 LAKE VIEW DR
KEY LARGO, FL 33037

RAYMOND JANE AND RICHARD
13428 87TH ST N
WEST PALM BEACH, FL 33412-2355

MONTEAGUDO JESUS AND
DIANA
PO BOX 371819
KEY LARGO, FL 33037-1819

SERUYA SIMON
7944 SW 8TH ST
MIAMI, FL 33144

JOHNSON PHILIP E
REVOCABLE TRUST
190 LORELANE PL
KEY LARGO, FL33037-4235

OLSOVSKY JESSE
2431 2ND ST NE
NAPLES, FL 34120-4385

SERUYA SIMON
7944 SW 8TH ST
MIAMI, FL 33144

MONTEAGUDO JESUS AND
DIANA
PO BOX 371819
KEY LARGO, FL 33037-1819

VAUGHT RALPH EUGENE AND
SHARI E REV TR 8/16/01
96000 OVERSEAS HWY APT C6
KEY LARGO, FL 33037-2107

3 GRANDCHILDREN REALTY
LLC
29 COCONUT DR
KEY LARGO, FL 33037-2565

MONTEAGUDO JESUS AND
DIANA
PO BOX 371819
KEY LARGO, FL 33037-1819

GOMEZ QUENTIN AND MARIELA
4254 DERBY DR
DAVIE, FL 33330-4336

MCKENZIE ELSIE ALEXANDRA
13 GULF DR
KEY LARGO, FL 33037-2514

HADLEY FRANCES L
8461 NW 185TH TER
HIALEAH, FL 33015-2548

WIDMER JONNY J AND SYLVIA
11201 E LAKE HIGHLANDS DR APT
2027
DALLAS, TX 75218-4709

3 GRANDCHILDREN REALTY
LLC
29 COCONUT DR
KEY LARGO, FL 33037-2565

SERUYA SIMON
7944 SW 8TH ST
MIAMI, FL 33144

TONSMEIRE TOMAS
18 DE LEON DR
MIAMI SPRINGS, FL 33166-5912

MONTEAGUDO JESUS AND
DIANA
PO BOX 371819
KEY LARGO, FL 33037-1819

ROSIQUE JAVIER
9390 SW 34 ST
MIAMI, FL 33165

FLORIDA KEYS INVESTORS LLC
42 JEWFISH AVE
KEY LARGO, FL 33037-4776

RINGER CHARLES G AND NO
SUK
PO BOX 656
SHAMOKIN DAM, PA 17876-0656

VANDER WYDEN MICHAEL F AND
JUNE A
10 LAKE SHORE DR
KEY LARGO, FL 33037

QUESADA ORLANDO R
PO BOX 371392
KEY LARGO, FL 33037-1392

KOLTERMAN SUSAN
30 POINCIANA DR
KEY LARGO, FL 33037

~~WIDMER JONNY J AND SYLVIA
11201 E LAKE HIGHLANDS DR
APT 2027
DALLAS, TX 75218-4709~~

PANDO OSMEL
780 N SHORE DR
MIAMI BEACH, FL 33141-2436

MIRANDA EMILY
63 FLORIDA DR
KEY LARGO, FL 33037-2508

~~RAYMOND JANE AND RICHARD
13428 87TH ST N
WEST PALM BEACH, FL 33412-2355~~

~~RINGER CHARLES AND NO
SUK
PO BOX 656
SHAMOKIN DAM, PA 17876-0656~~

~~SANCTUARY AT KEY LARGO CONDO
ASSOCIATION INC
PO BOX 372968
KEY LARGO FL 33037-7968~~

~~SMITH PERFECTO AND RAQUEL
H/W
3620 SW 108TH AVE
MIAMI, FL 33165~~

CREEL WILLIAM S
PO BOX 379068
KEY LARGO, FL 33037-9068

THE COUNTY OF MONROE
1100 SIMONTON ST
KEY WEST, FL 33040-3110

~~SMITH PERFECTO AND
RAQUEL
3620 SW 108TH AVE
MIAMI, FL 33165-3514~~

~~OCONNOR JOHN EDWARD AND
PAULA
47 AMELIA CIR
LITTLE SILVER, NJ 07739-1410~~

~~PALMERS BAYSIDE ESCAPE
LLC
15391 SW 210ND ST
MIAMI FL 33187~~

~~MONTEAGUDO JESUS AND
DIANA
PO BOX 371819
KEY LARGO, FL 33037-1819~~

KELLER ROBERT J AND CHERYL L
PO BOX 371332
KEY LARGO, FL 33037-1332

COUNTY OF MONROE
1100 SIMONTON ST
KEY WEST, FL 33040

~~MONTEAGUDO JESUS AND
DIANA
PO BOX 371819
KEY LARGO, FL 33037-1819~~

MILIAN PABLO DANIEL
18 GULF DR
KEY LARGO, FL 33037

~~SUNSET BEACH PARADISE INC
91750 OVERSEAS HWY
TAVERNIER, FL 3070-2642~~

~~RINGER CHARLES AND NO
SUK
PO BOX 656
SHAMOKIN DAM, PA 17876-0656~~

~~SMITH PERFECTO AND
RAQUEL
3620 SW 108TH AVE
MIAMI FL, 33165-3514~~

~~JUNKINS JOACHIM R AND HELGA
24126 SW 120TH AVE
HOMESTEAD, FL 33032-4304~~

~~SERYA SIMON
7944 SW 8TH ST
MIAMI, FL 33144~~

~~ROSENBLUTH MICHAEL ALBERT
AND CATHERINE CONKLIN
912 5TH AVE APT 1A
NEW YORK, NY 10021-4147~~

~~TIITF
3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE, FL 32399-3000~~

~~SMITH PERFECTO AND
RAQUEL
3620 SW 108TH AVE
MIAMI, FL 33165-3514~~

~~FRAGER GENERAL CONTRACTOR
SERVICES INC
2645 SW 79TH AVE
MIAMI, FL 33155-2538~~

~~TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000~~

~~SMITH MICHAEL AND DONNA
515 CARIBBEAN BLVD
KEY LARGO, FL 33037-4342~~

~~COUNTY OF MONROE
1100 SIMONTON STREET
KEY WEST, FL 33040~~

~~TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000~~

MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

Category	Area (sq ft)	% of Total
Roofs	2,700.00	41.59%
Decks / Patios	0.00	0.00%
Driveways	0.00	0.00%
Other	0.00	0.00%
Total	2,700.00	41.59%

2. Determine Percentage of Impervious Coverage on site:

Category	Area (sq ft)	% of Total
Roofs	2,700.00	41.59%
Decks / Patios	0.00	0.00%
Driveways	0.00	0.00%
Other	0.00	0.00%
Total	2,700.00	41.59%

3. Determine "Disturbed Area" (1114.3/0.21.4)

Category	Area (sq ft)	% of Total
Native Vegetation - If no BMP enter "0"	0.00	0.00%
Disturbed Area	2,700.00	41.59%
Total	2,700.00	41.59%

4. Determine Required Swale Volume - Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:
 Disturbed Area = 2,700.00 sq ft
 Native Vegetation = 0.00 sq ft
 Swale Volume = 2,700.00 cu ft

b. For a NEW home with 40% or greater Impervious Coverage, use:
 Disturbed Area = 2,700.00 sq ft
 Native Vegetation = 0.00 sq ft
 Swale Volume = 2,700.00 cu ft

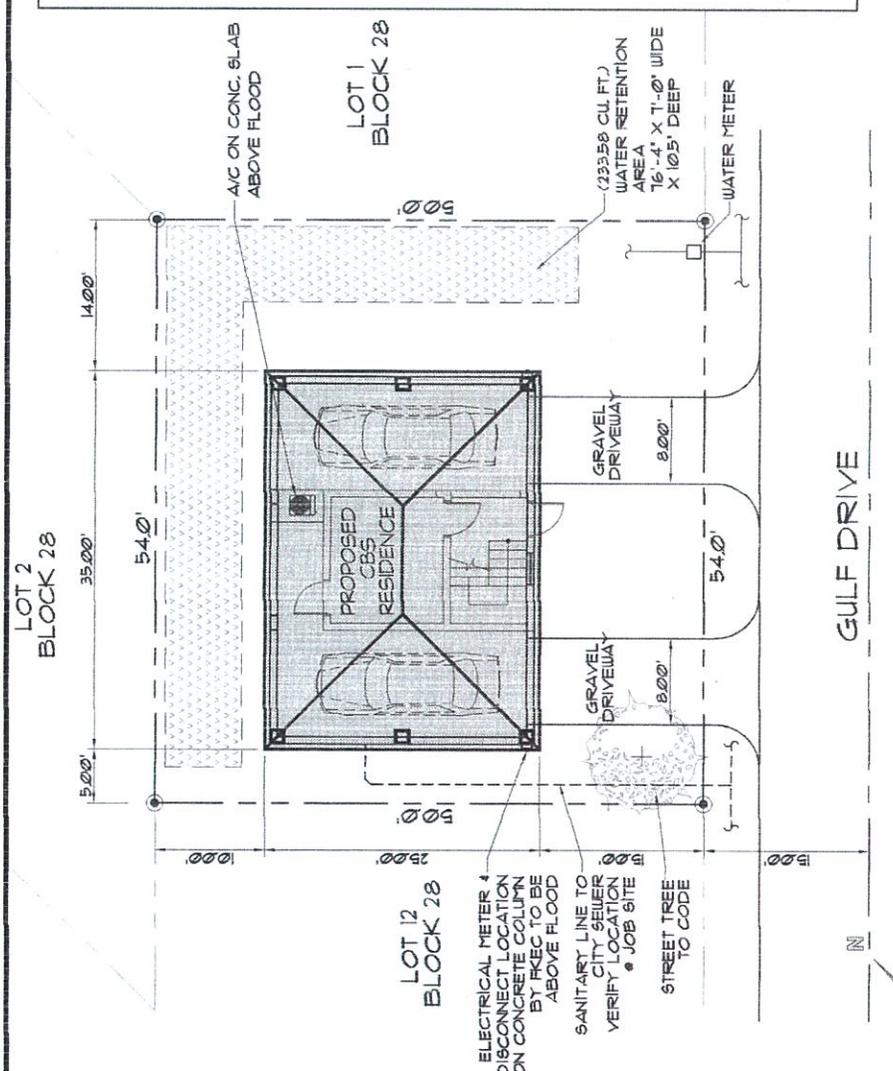
c. For an EXISTING home with less than 40% Impervious Coverage, use:
 Disturbed Area = 2,700.00 sq ft
 Native Vegetation = 0.00 sq ft
 Swale Volume = 2,700.00 cu ft

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

Swale Volume	Swale Length	Swale Depth	Cross Sectional Area
2,700.00	76.27	1.05	3.08

Either a, b, or c2 (E.g. a V-shaped area with 4:1 slopes, 8 feet wide and 1 foot deep has a SF of Cross Sectional Area.)

Swales: These formulas are derived from the collected Water Quality treatment to paragraph 17.02(c), 3.6 of Monroe County Code 11-3. Unapproved 10/2012



SITE PLAN
SCALE: 1" = 10'

LEGAL DESCRIPTION
LOT 13, BLOCK 28, AMENDED PLAT OF KEY LARGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

COMPLIANCE WITH THE FLORIDA BUILDING CODE
To the best of the undersigned's ability and professional judgment, these plans meet the requirements of the Florida Building Residential Code (FBRC), 2014

TERMITE PROTECTION
Provide preconstruction treatment protection against subterranean termites in compliance with FBRC Section 1916.1-1916.2
 A Certificate of Compliance shall be issued to the building department by a licensed pest control company that contains the following statement:
 "The Building has received a complete treatment for the prevention of subterranean termites. Treatment is accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

CONNECT TO EXISTING SEWER SYSTEM

UNIT AREA

RESIDENCE AC. AREA 193 SF. X 2 FLOOR	156 SF.
RESIDENCE ROOF AREA	675 SF.
GRAVEL DRIVEWAY	246 SF.

STRUCTURAL DESIGN CRITERIA
SWALE TYPICAL CROSS SECTION
NTS.

STRUCTURAL DESIGN CRITERIA
WIND VELOCITY - 110 MPH, AT A HEIGHT OF 30 FEET.
EXPOSURE - D
RISK CATEGORY 1

MAP OF BOUNDARY SURVEY

Vacant Land, Gulf Drive, Key Largo,
Monroe County, Florida, 33037
ID# 00529310-000000

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Field work date: March 28, 2016.

2. LEGAL DESCRIPTION:

Lot 13, Block 28 of AMENDED PLAT OF KEY LARGO PARK, according o the plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.

3. AREA:

Containing 2,700 Square Feet or 0.06 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow per Plat Book 3, Page 62, of the Public Records of Monroe County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929 Datum.

Benchmark used:

PNC 100.4 , Elevation 8.47'(N.G.V.D. 1929)

F.D.O.T. Brass disc in concrete monument stamped "90 / 06 /100.4"

Located @ Overseas Hwy and Royal Palm Drive.

6. FLOOD INFORMATION:

NFIP Community Name: Monroe County and Unincorporated Areas, Community Number 125129, Map/Panel Number 12087C0931, Suffix: K, FIRM Panel Effective/Revised Date 02-18-2005, Flood Zone AE, Base Flood Elevation 10 feet.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
No determination was made as to how the site can be served with utilities.

8. CERTIFY TO:

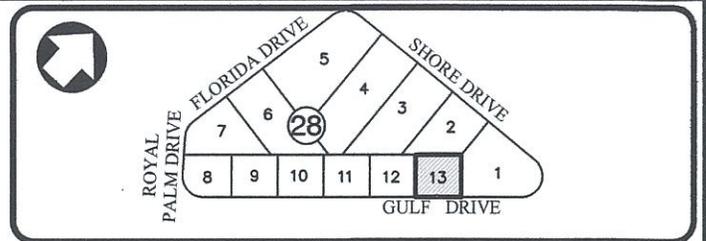
JESUS MONTEAGUDO AND DIANA MONTEAGUDO

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

This Survey Map and Report are not full and complete without the other.



LOCATION SKETCH
NOT TO SCALE



FormTech
Land Surveying, Inc.

12209 S.W. 129th Court, Miami, Florida, 33186
Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal:


03-28-2016

Date:

Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660

Proj # 15-0703

Job # 16-0365

LOT 13

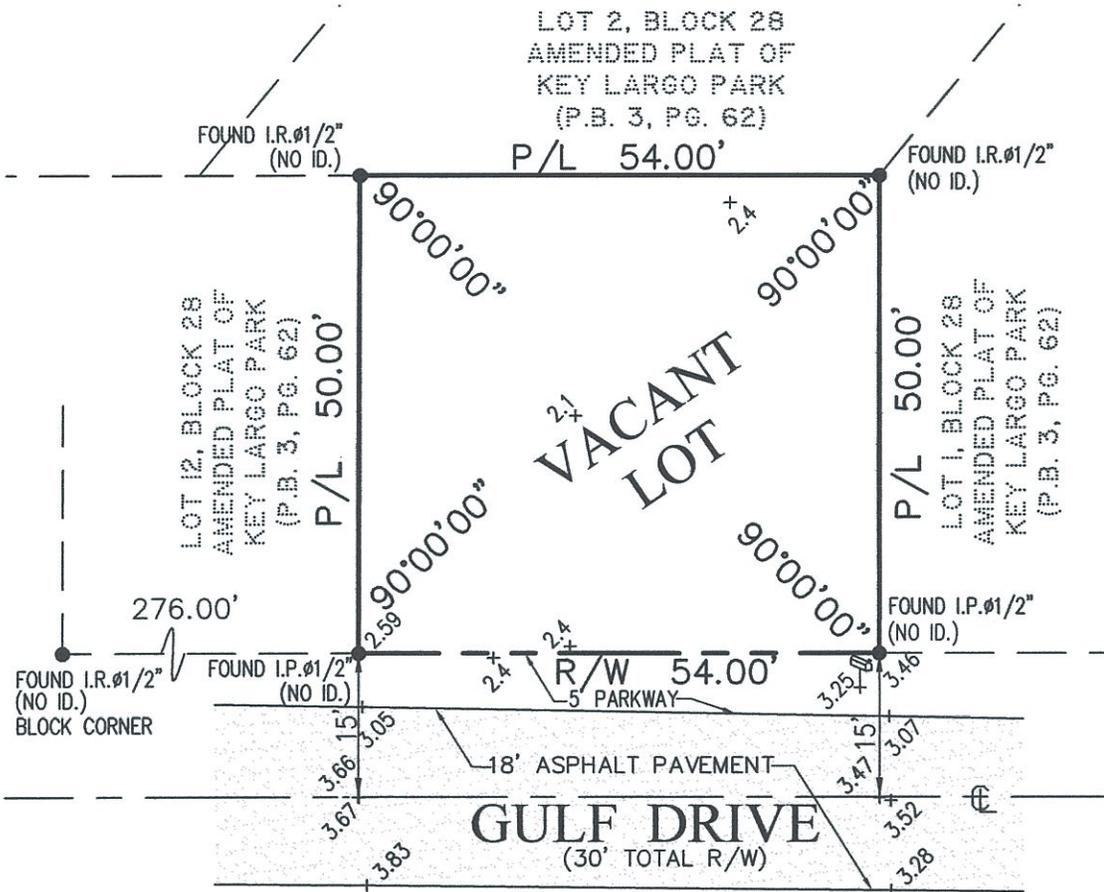
Page 1 of 2

MAP OF BOUNDARY SURVEY

Scale: 1" = 20'



P.B. 3, PG. 62



Abbreviations

- A Arc
- FND Found
- U.E. Utility Easement
- IP Iron Pipe
- IR Rebar
- N&D Nail & Disc
- P.B. PLat Book
- Pg. Page
- R/W Right-of-Way
- CL Center Line
- CL Clear
- M Monument Line
- TBM Temporary Benchmark
- W/P Water Pump
- BFE Base Flood Elevation

Legend

- ⊕ Unknown Manhole
- ⊞ Electric Box
- ⊛ MLP Light Pole
- ⊙ Property Corner
- ⊛ Fire Hydrant
- ⊞ Catch basin
- ⊞ WM Water Meter
- ⊞ WV Water Valve
- ⊞ Utility Pole
- x— Chain Link Fence
- //— Wood Fence
- — — Metal Fence
- duL— Overhead Utility line

RECEIVED
 APR 25 2016
 2016-061
 MONROE CO. PLANNING DEPT

FormTech
 Land Surveying, Inc.

State of Florida LB # 7980
 12209 S.W. 129th Court, Miami, Florida, 33186
 Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588
 www.formtechsurveyors.com email: info@formtechsurveyors.com

Proj # 15-0703
 Job # 16-0365
 LOT 13
 Date: 03-28-2016
 Page 2 of 2

This Survey Map and Report are not full and complete without the other.