

Application



Mailing Address
PO Box 795
Aripeka, FL 34679

Street Address:
12529 Spring Hill Drive
Spring Hill, FL 34609
Phone: 352-683-9566
Fax: 352-683-9567
EB# 27060

October 21, 2014

Mr. Kevin Bond, AICP
City of Key West Planning Department
3140 Flagler Ave.
Key West, FL 33040

Re: Lot Split & Administrative Waiver to Lot Size
Lots 2 & 3 Amended Plat of Vista del Mar

Dear Mr. Bond;

The owner of lots two and three as described in the Amended Plat of Vista Del Mar as recorded in the public record of Monroe County, Florida, wishes to reconfigure the lots, as the previous owner split the lot line with a pool and has constructed a house on lot 3 and a garage and small residence on lot 2. The reason for the reconfiguration is to convey ownership of the home and pool and retain the garage and loft.

The zoning of the lots is (SF) Single Family, this zoning calls for single-family permanent residence and an accessory attached or detached unit. Based on this, the split of the lots would be acceptable. The code further along in section 122-238, outlines the dimensional lot requirements. Reconfigured lot 3 meets all the requirements as outlined within this section. Unfortunately, lot 2 does not meet these requirements; as the non-conforming depth has existed prior to; January 1, 1994 it does not appear to be an issue, per section 122-31 of the zoning code. The relocation of the demising property line to allow for single ownership of the swimming pool, will force a lot size reduction below the minimum lot area of 6000 S.F., but section 122-31(B) allows for a reduction in lot size of up to 25%. Thus, providing an allowed minimum lot size of 4500 S.F., which we shall exceed just slightly with the proposed lot reconfiguration.

This submittal is requesting a modification of the original configuration of lots two and three, which since originally platted were combined by ownership and description to allow for the construction on the property. Returning it to, two individual lots, one of which requiring a waiver from the minimum lot size, which we are requesting as a second part of the application.

- Civil Commercial Site Design
- Subdivision Design
- Drainage Design
- Transportation Engineering
- Utility Engineering
- Roadway Engineering
- Commercial and Residential Structural Design
- Building Engineering



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Should you have any further questions or which to discuss the proposal as a part of the staff review and approval process feel free to contact me.

Sincerely,

Richard J. Matassa, P.E.
Managing Director

Enc: Existing Lot Survey, Lot Description and proposed lot sketch

CC: Mary Li and William Arnold

- Civil Commercial Site Design
- Subdivision Design
- Drainage Design
- Transportation Engineering
- Utility Engineering
- Roadway Engineering
- Commercial and Residential Structural Design
- Building Engineering



A CIVIL DESIGN GROUP, LLC

PO Box 795

Aripeka, FL 34679

Tel: 352-683-9566 Fax: 352-683-9567

**To: Mr. Kevin Bond, AICP
City of Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040**

From: Richard Matassa

Date: October 27, 2014

**Subject : 2 Go Lane – Lot Split & Administrative Waiver to Lot
ACDG Project No.: 145002**

Attached please find:

No.	Qty.	Description:
1	1	Letter of Transmittal
2	1	Check in the amount of \$500.00
3	1	Letter of Request
4	1	Survey
5	1	Proposed Lot Split

Message:

Please call with any questions or comments.

Thank You.

Deed

06/06/2014 3:23PM
DEED DOC STAMP CL: Krys \$1,260.00

Prepared by and return to:
Gregory S. Oropeza, Esq.
SMITH | OROPEZA, P.L.
138 Simonton Street
Key West, Florida 33040

Doc# 1984596
Bk# 2688 Pg# 600

[Space Above This Line For Recording Data]

\$ 180,000.00

Quit Claim Deed

This Quit Claim Deed made this 4 day of June 2014 between John Marston, Esquire as Guardian Ad Litem for Stefan Hunter and Stefan Hunter Living Trust Dated October 26, 2000, whose post office address is 1101 Truman Avenue, Key West, Florida 33040, grantor, and Pine Isle Estate, LLC, a Florida limited liability company, whose post office address is 4167 Lily Drive, Hernando Beach, Florida 34607, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and is part of Lot 3 part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4 at Page 136 of the Monroe County Public Records and is more particularly described as follows: beginning at the northwesterly corner of said Lots 3 and 2 a distance of 209.05 feet to a point thence Southerly and at right angles a distance of 70 feet to a point thence Westerly and at right angles a distance of 44 feet to a point thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3 thence Northerly and at right angles and along the said Westerly line of Lot 3 a distance of 93.5 feet back to the point of beginning.

And.

KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOT 3 & INT IN GO LANE OR 268-243/4 OR 292-144/5 OR 303-470/1 OR 303-521/2 CO JUDGE'S DOCKET 11-146 OR 496-100 PROB #86-359-CP-10 OR 1001-1014/15P/R OR 1026-375/7 OR 1561-1207 OR 1668-204/205(LG) (UR M/T ON FILE HUNGER STEFAN) CW.

Grantor is executing this deed pursuant to the Court Order entered against Stefan Hunter and Stefan Hunter Living Trust Dated October 26, 2000, a copy of which is attached hereto and incorporated herein as Exhibit A.

Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

Stacey Bechtel
Witness Name: STACEY BECHTEL
Gregory Oropelza

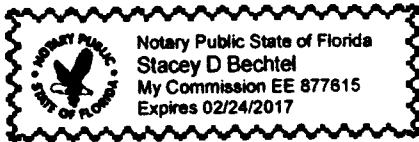
John Marston, Esquire
As Guardian Ad Litem for Stefan Hunter and Stefan
Hunter Living Trust Dated October 26, 2000.

Witness Name: Gregory Oropelza

STATE OF FL }
COUNTY OF mane }

The foregoing instrument was acknowledged before me this 4th day of June 2014 by John Marston, Esquire, who is ☒ personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Stacey Bechtel
Notary Public

Printed Name: STACEY BECHTEL

My Commission Expires: 2/24/17

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT,
IN AND FOR MONROE COUNTY, FLORIDA

PINE ISLE ESTATE, LLC, a Florida limited
liability company,

Doc# 1984596
Bk# 2688 Pg# 602

Plaintiffs,

CASE NO.: 2013-CA-558-K

v.

JUDGE: AUDLIN

STEFAN HUNTER and THE STEFAN
HUNTER LIVING TRUST DATED
OCTOBER 26, 2000,

Defendant.

**ORDER AUTHORIZING GUARDIAN AD LITEM TO COMPLETE
REAL ESTATE CONVEYANCE**

THIS CAUSE having come before the Court upon Plaintiff, PINE ISLE ESTATE, LLC, a Florida limited liability company's Notice of Filing Affidavit of Diligent Search by Guardian Ad Litem John Marston, Esq., and this Court having reviewed said Notice of Filing, having reviewed the file, and being otherwise fully advised in the premises, finds,

1. Plaintiff and Defendants entered into a valid contract to convey real property located at 2 Go Lane, Key West, Florida 33040 having a parcel identification number of 00072000-000000 and alternate key number of 1075795 (the "Property") for a purchase price of \$180,000.00 (the "Contract"). In addition, the Contract required Defendants to quit claim any interest Defendants may have had in the main parcel located at 2 Go Lane, Key West, Florida, having a parcel identification number of 00072010-000000 and alternate key number 1075809.

2. Pursuant to the Contract, Plaintiff has expended \$43,333.00 as an earnest money deposit which was paid directly to Defendants and \$12,028.01 in attorney fees and costs in

having to bring the instant action.

3. Plaintiff will incur \$1,260.00 in documentary stamp tax upon the conveyance of the Property, Outstanding Real Estate Taxes in the amount of \$2,910.51 for 2013 real estate taxes, \$970.17 in pro-rated real estate taxes for 2014, \$975.00 in title insurance premium, \$500.00 in closing fees \$175.00 in title search fees pursuant to the Contract.

4. On January 30, 2014 this Court entered a Final Judgment against Defendants for specific performance; appointing John Marston, Esq., as Guardian Ad Litem and requiring the Guardian Ad Litem to perform a diligent search of Defendants.

5. Guardian Ad Litem John Marston, Esq. has not been able to locate Defendants after diligent search.

6. Defendant Stefan Hunter has an un-certified Judgment in the principal amount of \$166,663.55 filed for record against him in Official Record 2415, Page 1425 Public Records of Monroe County, Florida. Pursuant to the Contract, Defendant Stefan Hunter was obligated to clear said judgment as an encumbrance from the Property.

IT IS THEREFORE ORDERED AND ADJUDGED as follows:

1. Guardian Ad Litem John Marston is authorized to execute the attached Quit Claim Deed to Plaintiff for the real property located at 2 Go Lane, Key West, Florida 33040 having a parcel identification number of 00072000-000000; 00072010-000000 and alternate key number of 1075795; 1075809 ("Property") to Plaintiff, Pine Isle Estate, LLC, a Florida limited liability company. The Property is more particularly described as:

On the Island of Key West and is part of Lot 3 part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4 at Page 136 of the Monroe County Public Records and is more particularly described as follows: beginning at the northwesterly corner of said Lots 3 and 2 a distance of 209.05 feet to a point thence Southerly and at right angles a distance of 70 feet to a

point thence Westerly and at right angles a distance of 44 feet to a point thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3 thence Northerly and at right angles and along the said Westerly line of Lot 3 a distance of 93.5 feet back to the point of beginning.

And.

KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOT 3 & INT IN GO LANE OR 268-243/4 OR 292-144/5 OR 303-470/1 OR303-521/2 CO JUDGE'S DOCKET 11-146 OR496-100 PROB #86-359-CP-10 OR1001-1014/15P/R OR1026-375/7 OR1561-1207 OR1668-204/205(LG) (UR M/T ON FILE HUNGER STEFAN) CW.

2. In connection with the quit claim deed authorized herein, Guardian Ad Litem John Marston is authorized to execute a release and termination of the Unity of Title encumbering the subject property as recorded in Official Records Book 2246, Page 2087 Public Records of Monroe County, Florida.

3. Pursuant to the real estate Contract sued upon which is the subject of the instant matter, Plaintiff shall remit to the Clerk of the Court to be held in the registry of the Court the sum of \$117,848.31 ("Sale Proceeds") representing the purchase price of the Contract less fees and costs incurred by Plaintiff.

4. Plaintiff shall not be required to deposit the Sale Proceeds until Monroe County Public Records reflects the conveyance authorized herein occurs prior to the judgment referenced in paragraph 6 above being recorded as a certified copy, in accordance with standard title insurance practices.

5. The Sale Proceeds shall be held in the registry of the Court for the benefit of Defendants.

6. The Court shall retain jurisdiction to enter such further orders which may be necessary and proper to protect the contractual interests of Plaintiff's.

DONE AND ORDERED in Chambers at Key West, Monroe County, Florida this 23
day of April, 2014.

David J. Audlin, Jr.

Honorable David J. Audlin

Cc: Gregory S. Oropeza, Esq.
Stefan Hunter
John Marston, Esq.

Prepared by and return to:
Gregory S. Oropeza, Esq.
SMITH | OROPEZA, P.L.
138 Simonton Street
Key West, Florida 33040

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Quit Claim Deed

This Quit Claim Deed made this ____ day of April 2014 between John Marston, Esquire as Guardian Ad Litem for Stefan Hunter and Stefan Hunter Living Trust Dated October 26, 2000, whose post office address is 1101 Truman Avenue, Key West, Florida 33040, grantor, and Pine Isle Estate, LLC, a Florida limited liability company, whose post office address is 4167 Lily Drive, Hernando Beach, Florida 34607, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and is part of Lot 3 part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4 at Page 136 of the Monroe County Public Records and is more particularly described as follows: beginning at the northwesterly corner of said Lots 3 and 2 a distance of 209.05 feet to a point thence Southerly and at right angles a distance of 70 feet to a point thence Westerly and at right angles a distance of 44 feet to a point thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3 thence Northerly and at right angles and along the said Westerly line of Lot 3 a distance of 93.5 feet back to the point of beginning.

And.

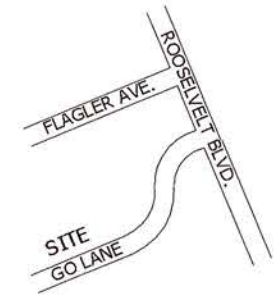
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Grantor is executing this deed pursuant to the Court Order entered against Stefan Hunter and Stefan Hunter Living Trust Dated October 26, 2000, a copy of which is attached hereto and incorporated herein as Exhibit A.

Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

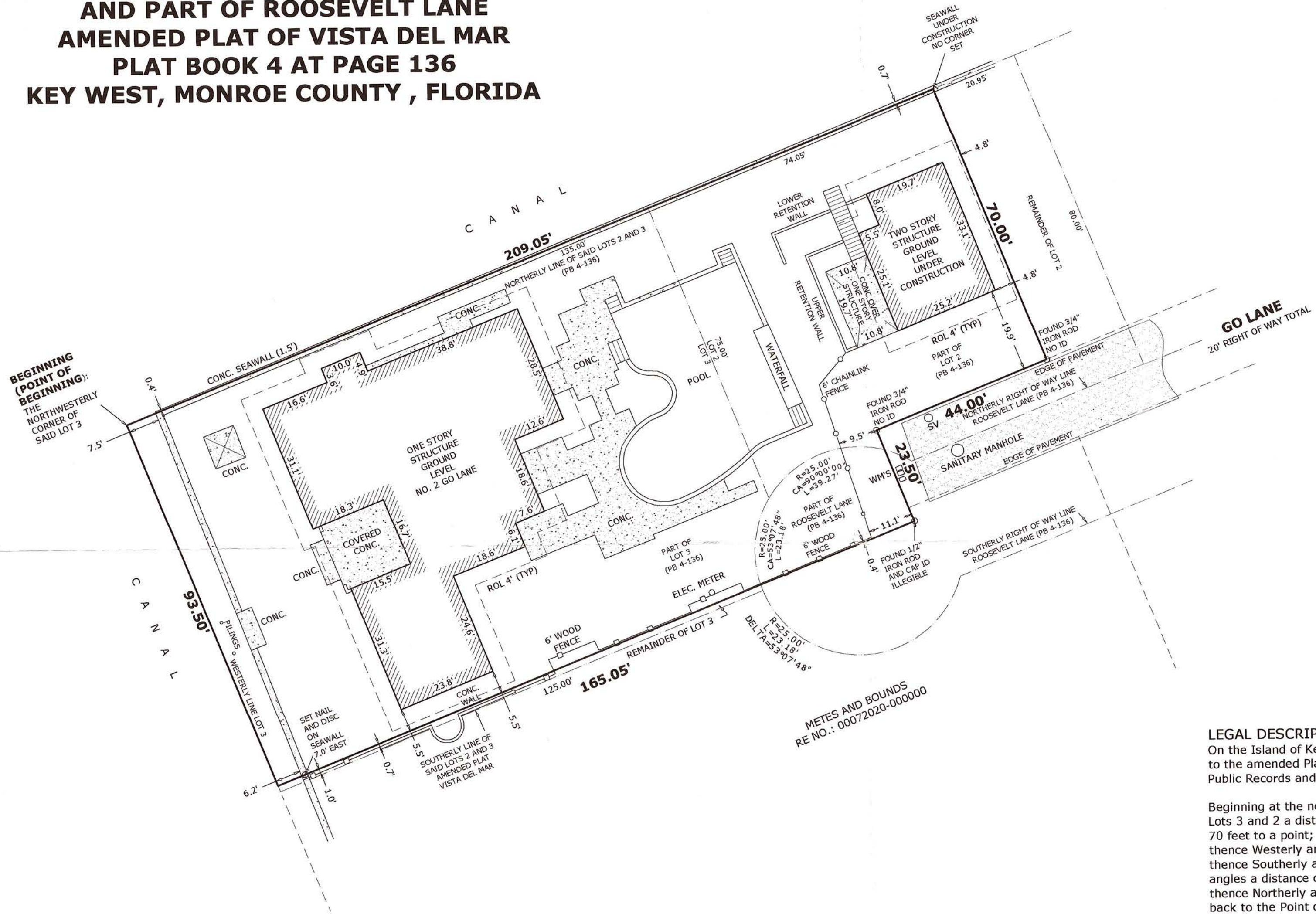
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

Survey



LOCATION MAP - NTS

MAP OF BOUNDARY SURVEY
PART OF LOT 3 AND PART OF LOT 2
AND PART OF ROOSEVELT LANE
AMENDED PLAT OF VISTA DEL MAR
PLAT BOOK 4 AT PAGE 136
KEY WEST, MONROE COUNTY, FLORIDA



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'

BEARING BASE: 90° LOT
ASSUMED ALONG THE NORTHERLY
LINE OF LOTS 2 AND 3
AMENDED PLAT OF VISTA DEL MAR
PLAT BOOK 4, PAGE 136
MONROE COUNTY RECORDS

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
2 GO LANE
KEY WEST, FLORIDA

LEGAL DESCRIPTION -OFFICIAL RECORDS BOOK 1561, PAGE 1207

On the Island of Key West and is part of Lot 3 part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4 at Page 136 of the Monroe County Public Records and is more particularly described as follows:

Beginning at the northwesterly corner of said Lot 3 then Easterly along the Northerly line of said Lots 3 and 2 a distance of 209.05 feet to a point; thence Southerly and at right angles a distance of 70 feet to a point; thence Westerly and at right angles a distance of 44 feet to a point; thence Southerly and at right angles a distance of 23.5 feet to a point; thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3; thence Northerly and at right angles and along the Westerly line of Lot 3 a distance of 93.5 feet back to the Point of Beginning.

CERTIFIED TO -
PINE ISLE ESTATE LLC

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

BFP = BACK-FLOW PREVENTER BO = BLOW OUT C = CALCULATED C&G = 2" CONCRETE CURB & GUTTER CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CBRW = CONCRETE BLOCK RETAINING WALL CI = CURB INLET CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE C/S = CONCRETE SLAB CURD = COVERED D = DEED DEASE = DRAINAGE EASEMENT DELTA = DELTA ANGLE DMH = DRAINAGE MANHOLE EB = ELECTRIC BOX EL = ELEVATION ELEV = ELEVATED EM = ELECTRIC METER ENCL = ENCLOSURE FFE = FINISHED FLOOR ELEVATION FH = FIRE HYDRANT	FI = FENCE INSIDE FND = FOUND FND&D = FOUND NAIL & DISK (#XXXX) FO = FENCE OUTSIDE FOL = FENCE ON LINE GB = GRADE BREAK GI = GRATE INLET GL = GROUND LEVEL GW = GUY WIRE HB = HOSE BIB IP = IRON PIPE IR = IRON ROD L = ARC LENGTH LE = LOWER ENCLOSURE LS = LANDSCAPING M = MEASURED MB = MAILBOX MHWL = MEAN HIGH WATER LINE MTFL = METAL FENCE NAVD = NORTH AMERICAN NAVDT = NATIONAL GEODETIC NGVD = NATIONAL GEODETIC NTS = NOT TO SCALE OHW = OVERHEAD WIRES	P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION PK = PARKER KALON NAIL PM = PARKING METER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS ROL = ROOF OVERHANG LINE ROWL = RIGHT OF WAY LINE R/W = RIGHT OF WAY SCO = SANITARY CLEAN-OUT SH&D = SET NAIL & DISK LB 7846 SIR = SET IRON ROD 1/2" LB 7846 SMH = SANITARY MANHOLE SPV = SPRINKLER CONTROL VALVE SV = SEWER VALVE TB = TELEPHONE BOX TBM = TIDAL BENCHMARK TWH = TELEPHONE MANHOLE	TOB = TOP OF BANK TOS = TOE OF SLOPE TS = TRAFFIC SIGN TYP = TYPICAL UEASE = UTILITY EASEMENT UPC = CONCRETE UTILITY POLE UPH = METAL UTILITY POLE UPW = WOOD UTILITY POLE VB = VIDEO BOX WD = WOOD DICK WDF = WOOD FENCE WL = WOOD LANDING WM = WATER METER WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE T = TREE TBM = BUTTERNWOOD TGL = GUMBO LIMBO TMA = MAHOGANY TO = OAK TMA = PALM YPAC = COCONUT PALM TPOIN = ROYAL POINCIANA TSCM = SCHEFFERA TSG = SEAGRAPE TUNK = UNKNOWN
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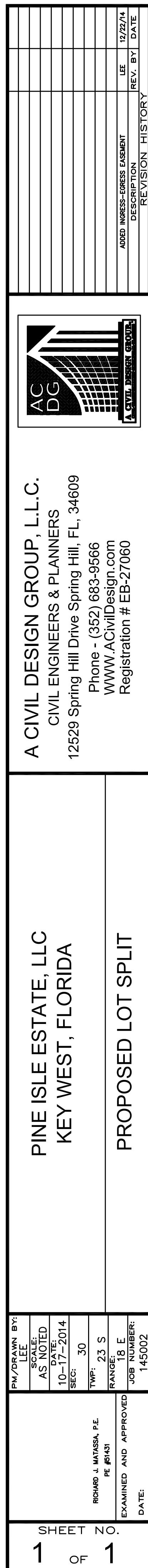
SCALE: 1"=20'
FIELD WORK DATE: 08/02/14
REVISION DATE: -/-/
SHEET 1 OF 1
DRAWN BY: GF
CHECKED BY: RER
INVOICE #: 14071604

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

SIGNED: *Robert E. Reece*
ROBERT E. REECE, PS-6632, PROFESSIONAL SURVEYOR AND MAPPER

Plans



This plan shall not be used as a construction document unless stamped "APPROVED FOR CONSTRUCTION"

User Name: richardm Plot Date: Jan 07, 2010 - 7:33pm Drawing Name: \\server\ltd\ltd\Projects\145002\145002sta.dwg

GRANT OF EASEMENT

This Grant of Easement from xxxxx (Grantor), to xxxxx (Grantee) whose post office address xxxxxxxx.

PREAMBLE

WHEREAS, Grantor is seized in fee simple and is in possession of the following described real property located in Hernando County, Florida (the “Parcel X”):

xxxxxxx

WHEREAS, the Grantee are seized in fee simple and are in possession of the following described real property contiguous to the Grantor’s Real Property and located in xxxxx County, Florida (the “Parcel X”):

Xxxxx

WHEREAS, the Grantor has agreed in consideration of the sum of Ten Dollars (\$10.00) and good and valuable consideration to grant the Grantee, their heirs, successors, and assigns, ingress/egress, utility and drainage rights unencumbered to the follow portion of Parcel (xxxgrantorsparcel) as described:

EASEMENT

Xxxxxx

TO HAVE AND TO HOLD the Easement hereby granted unto the Grantee, their heirs, successors and assigns, as appurtenant to, for the benefit of, and which will run with the real property.

The Grantee, their heirs, successors and assigns, shall have the right, at their expense, to clear and maintain the Easement for their use. If a lawsuit is brought to enforce or enjoin violations of this Grant of Easement, the prevailing party is entitled to its reasonable attorney fees and costs incurred.

There shall be no permanent structure such as a fence or off building constructed on said Easement by the Grantor or Grantee.

In Witness Whereof, The said Grantor has signed and sealed these presents the day and year first above written. Signed, Sealed and Delivered in Presence of:

Witness

Witness to print name under signature

STATE OF FLORIDA,

COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Matassa Richard and Lynn D., husband and wife.

to me known to be the person described in or who identified him/herself by means of _____ and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this ____day ____of

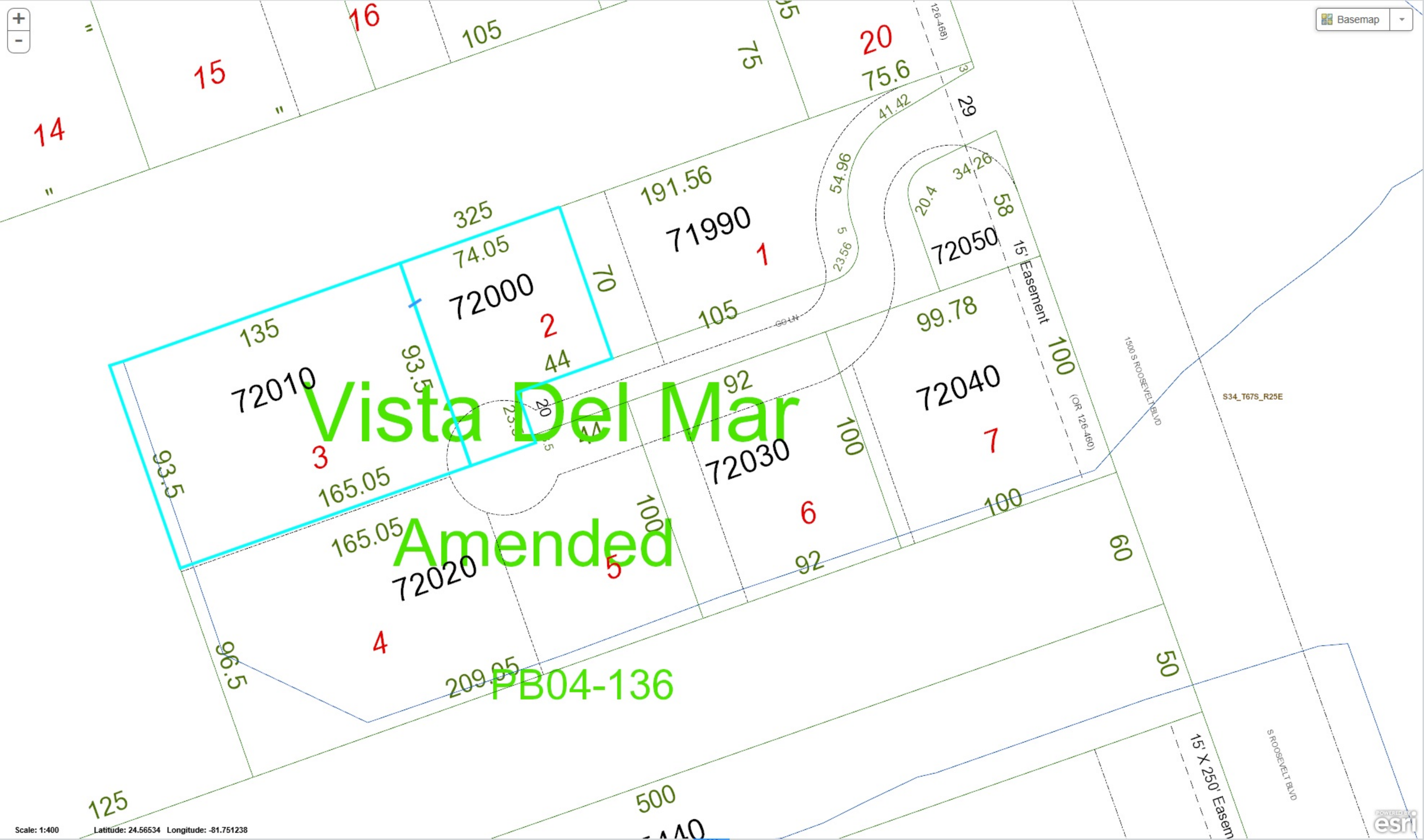
AD. 2015

Other Information



Vista Del Mar
Amended

PB04-136



AMENDED PLAT VISTA DEL MAR

A RE-SUBDIVISION OF LOTS 21, 22, 23, 24 & ROOSEVELT LANE VISTA DEL MAR - P.B. 3-124

CITY OF KEY WEST-MONROE COUNTY-FLORIDA

E. R. McCarthy
Land Surveyor
Civil Engineer
Key West, Florida

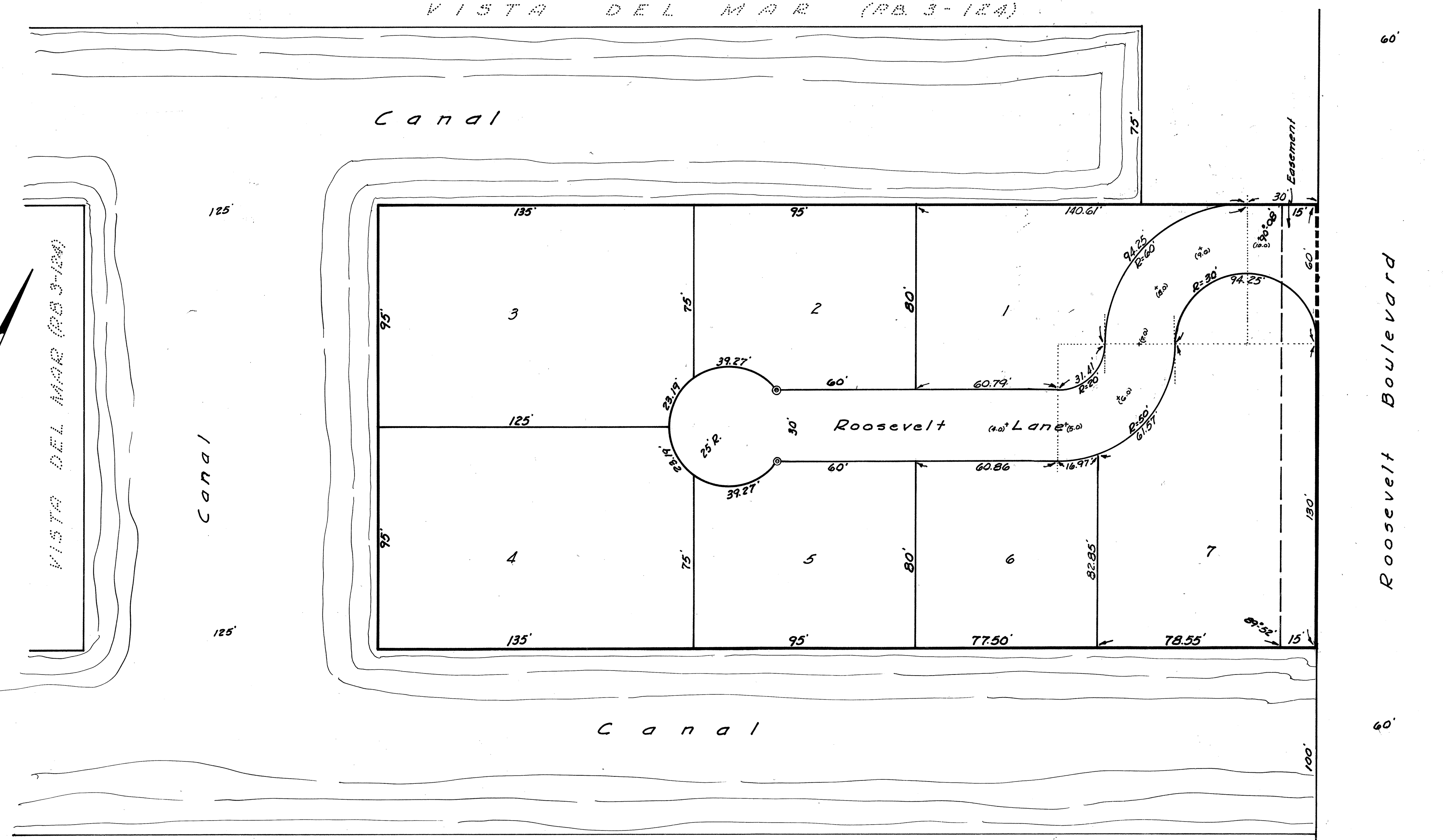
Scale: 1"=30'

Scale in feet

March 1959

0 15 30 60 90 120

VISTA DEL MAR (P.B. 3-124)



KNOW ALL MEN BY THESE PRESENTS:
That Charles Thornburgh and Nancy Thornburgh, his wife, and John Robert Kent and Sandra Kent, his wife, owners of the following described property have caused to be made the attached plat entitled "AMENDED PLAT-VISTA DEL MAR"

DESCRIPTION: A parcel of land in the City of Key West, Monroe County, Florida and known as Lots 21, 22, 23, 24 and Roosevelt Lane, Vista Del Mar according to a plat thereof recorded in Plat Book 3 at Page 124 Official Records of Monroe County, Florida.

The canals shall remain dedicated as shown.
The lane as shown is hereby reserved to the exclusive use of the property owners in this subdivision.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 17th day of April A.D. 1959

Witnessed by <i>Ronald M. Bush</i>	<i>Charles Thornburgh</i> (Seal) Charles Thornburgh
<i>Nancy Thornburgh</i>	<i>Nancy Thornburgh</i> (Seal) Nancy Thornburgh
<i>Helen Adelrose</i>	<i>John Robert Kent</i> (Seal) John Robert Kent
<i>Bette King</i>	<i>Sandra Kent</i> (Seal) Sandra Kent

STATE OF FLORIDA 55
COUNTY OF MONROE
I hereby certify that on this day personally appeared before me, the undersigned authority, Charles Thornburgh and Nancy Thornburgh, his wife, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and official seal this 17th day of April A.D. 1959

My commission expires Feb. 16, 1960
Ronald M. Bush
Notary Public
State of Florida

STATE OF CALIFORNIA 55
COUNTY OF LOS ANGELES
I hereby certify that on this day personally appeared before me, the undersigned authority, John Robert Kent and Sandi Kent, his wife, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and official seal this 9th day of April A.D. 1959

My commission expires June 18, 1962
Bette King
Notary Public
State of California

Engineer's Notes:
1. @ indicates Permanent Reference Monuments.
2. Figures in parenthesis indicate the grade at E. of Lane.

I HEREBY CERTIFY that the attached "AMENDED PLAT-VISTA DEL MAR" is true and correct to the best of my knowledge and belief as recently surveyed by me and platted under my direction. I also certify that Permanent Reference Monuments were set in accordance with Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

E. R. McCarthy
E. R. McCarthy
Registered Land Surveyor No. 645
Registered Engineer No. 5433
State of Florida

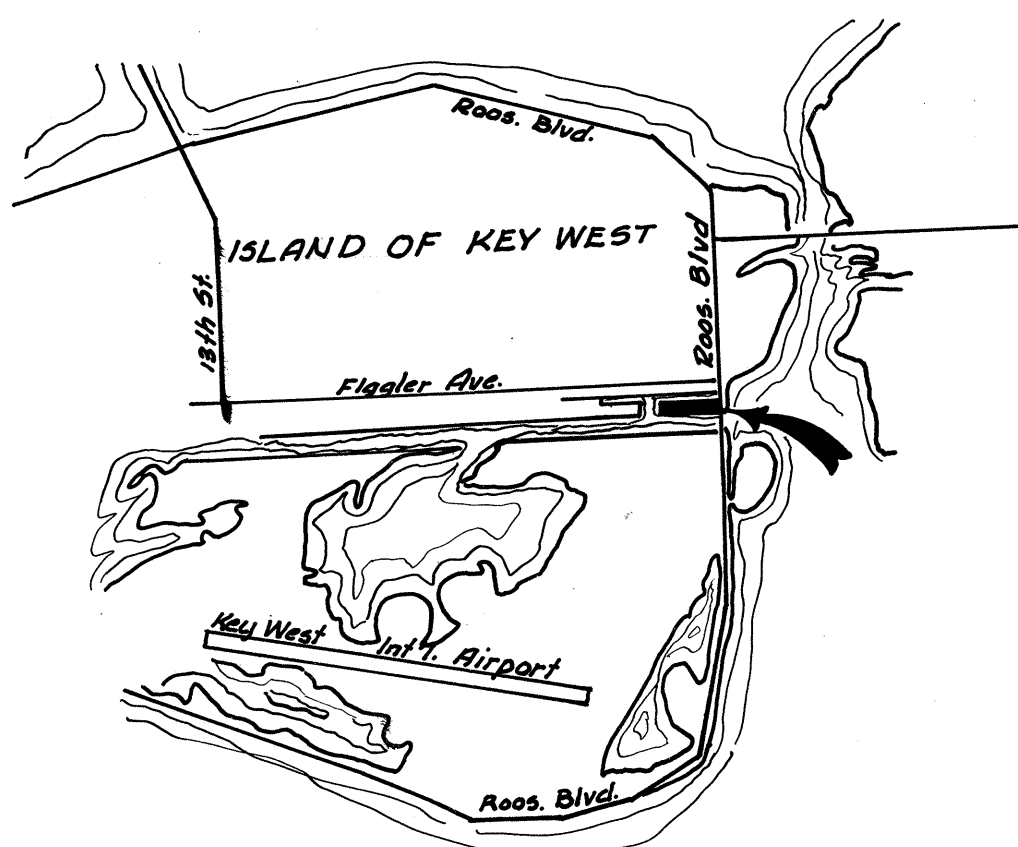
This plat was accepted and approved for record by the Planning Commission of the City of Key West, Florida this 24th day of June A.D. 1959.

This plat accepted and approved for record this 15th day of May A.D. 1959.
Harold King 5-15-59
City Manager

This plat was approved by Resolution of the Board of City Commissioners of the City of Key West, Florida this 6th day of July A.D. 1959.
Victor Howe
City Clerk
Mr. Delia Coto
Mayor

This plat was approved by Resolution of the Board of County Commissioners of Monroe County, Florida this 13th day of October A.D. 1959 and filed for record in Plat Book 4 at Page 136.

Earl P. Adams
Clerk of the Circuit Court
Gerald Shumaker
Chairman of the Board



LOCATION SKETCH

DRC Minutes/Comments



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Development Review Committee
November 21, 2014
Utilities Comments

405 Fleming Street, Unit 101

Exception for Outdoor Merchandise Display

Please provide a survey and site plan that indicates where the merchandise will be displayed and shows the access route from the parking space to the nearest sidewalk. Please include dimensions on the site plan, to indicate the width of the walkway (clear floor area) around the merchandise display.

3434 Riviera Drive

Habitable Space Variance

Please install roof gutters and direct downspouts back onto property, into landscaped areas, to prevent stormwater runoff from the structure from impacting the adjacent property.

917 Duval Street

Awning Replacement

No comments.

1212 Duval Street

Transient License Transfer

No comments.

2 Go Lane

Lot Split

Please provide recorded documents showing abandonment of the portion of Roosevelt Lane encompassed by Lots 2 and 3. This requirement shall not be necessary, if Roosevelt Lane (a.k.a. Go Lane) is found to be a private road.

Please provide utility easements for water and sanitary sewer service lines that cross one property to serve the other property, if determined to be necessary.

Property Appraiser Record Card

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1075795** Parcel ID: **00072000-000000**

Ownership Details

Mailing Address:

PINE ISLE ESTATE LLC
4167 LILY DR
HERNANDO BEACH, FL 34607-3352

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

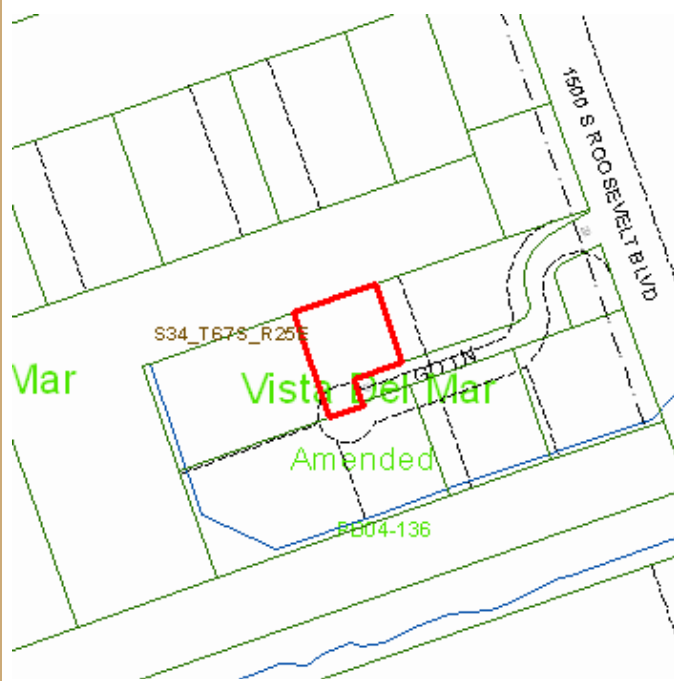
**Affordable
Housing:** No

**Section-
Township-Range:** 34-67-25

**Property
Location:** 2 GO LN KEY WEST

Legal KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LT 2 AND INT IN GO LANE OR268-243/4 OR293-502/503 OR303-470/1
Description: OR303-521/2 CO JUDGE'S DOCKET 11-146 OR471-675/76 OR496-100 OR1001-1014/15P/R OR1026-375/7 OR1561-1207 OR1668-204/05 OR2688-600/05

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010C - RESIDENTIAL CANAL	67	70	5,890.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 785
 Year Built: 2005

Building 1 Details

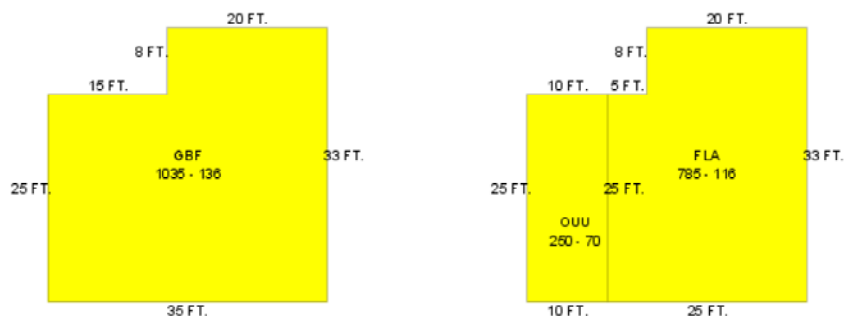
Building Type R1 Condition A Quality Grade 550
 Effective Age 9 Perimeter 116 Depreciation % 7
 Year Built 2005 Special Arch 0 Grnd Floor Area 785
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP Roof Cover CONC/CLAY TILE Foundation CONCRETE SLAB
 Heat 1 FCD/AIR DUCTED Heat 2 Bedrooms 2
 Heat Src 1 ELECTRIC Heat Src 2

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	GBF	4:CONC BLOCK	1	2005		N			1,035
2	OUU	4:CONC BLOCK	1	2005		N			250
3	FLA	4:CONC BLOCK	1	2005		Y			785

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	490 SF	70	7	1962	1963	5	60
2	GR2:GARAGE	676 SF	26	26	1978	1979	5	60

Appraiser Notes

#2 GO LANE LOT ON RIGHT SIDE W/GARAGE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B952957	09/01/1995	12/01/1995	5,600	Residential	ALUMINIUM SHUTTERS
	11-2206	06/24/2011	02/04/2014	165,000	Residential	RE-ROOF MAIN HOUSE AND GARAGE

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
2014	139,228	27,037	353,332	519,597	189,161	0	519,597
2013	140,709	27,307	167,030	335,046	171,965	0	335,046
2012	0	27,848	128,484	156,332	156,332	0	156,332
2011	0	28,389	128,484	156,873	156,873	0	156,873
2010	0	28,659	128,484	157,143	157,143	0	157,143
2009	0	29,200	167,477	196,677	196,677	0	196,677
2008	0	29,741	235,200	264,941	264,941	0	264,941
2007	0	25,797	367,500	393,297	393,297	0	393,297
2006	0	23,692	343,000	366,692	366,692	0	366,692
2005	0	24,233	245,000	269,233	269,233	0	269,233
2004	0	24,503	176,400	200,903	200,903	0	200,903
2003	0	25,044	147,000	172,044	172,044	0	172,044
2002	0	25,585	98,000	123,585	123,585	0	123,585
2001	0	25,855	98,000	123,855	123,855	0	123,855
2000	0	12,215	84,525	96,740	96,740	0	96,740
1999	0	13,149	84,525	97,674	97,674	0	97,674
1998	0	13,425	84,525	97,950	97,950	0	97,950
1997	0	13,786	74,725	88,511	88,511	0	88,511
1996	0	14,212	74,725	88,937	88,937	0	88,937
1995	0	14,488	74,725	89,213	89,213	0	89,213
1994	0	14,849	74,725	89,574	89,574	0	89,574
1993	0	15,273	74,725	89,998	89,998	0	89,998
1992	0	15,549	74,725	90,274	90,274	0	90,274
1991	0	15,911	74,725	90,636	90,636	0	90,636
1990	0	2,366	74,725	77,091	77,091	0	77,091
1989	0	2,439	73,500	75,939	75,939	0	75,939
1988	0	1,904	68,600	70,504	70,504	0	70,504
1987	0	1,960	41,072	43,032	43,032	0	43,032
1986	0	2,016	41,072	43,088	43,088	0	43,088
1985	0	2,044	30,233	32,277	32,277	0	32,277
1984	0	2,100	30,233	32,333	32,333	0	32,333
1983	0	2,156	30,233	32,389	32,389	0	32,389

1982	0	2,184	30,233	32,417	32,417	0	32,417
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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
6/4/2014	2688 / 600	180,000	QC	11
2/12/1999	1561 / 1207	1	WD	M
9/1/1987	1026 / 375	1	WD	M

This page has been visited 161,221 times.

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1075809** Parcel ID: **00072010-000000**

Ownership Details

Mailing Address:

PINE ISLE ESTATE LLC
4167 LILY DR
HERNANDO BEACH, FL 34607-3352

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

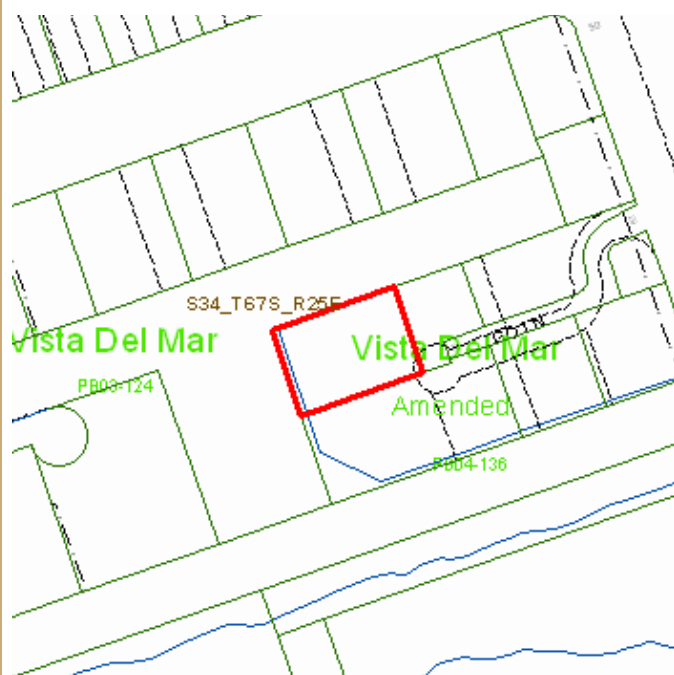
Section-Township- 34-67-25

Range:

Property Location: 2 GO LN KEY WEST

Legal Description: KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOT 3 AND INT IN GO LANE OR268-243/4 OR292-144/5 OR303-470/1 OR303-521/2 CO JUDGE'S DOCKET 11-146 OR496-100 PROB86-359-CP-10 OR1001-1014/15P/R OR1026-375/7 OR1561-1207 OR1668-204/05 OR2625-1050TAX/DEED OR2688-600/05

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010C - RESIDENTIAL CANAL	94	165	12,622.50 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 3194
 Year Built: 1963

Building 1 Details

Building Type R1
 Effective Age 17
 Year Built 1963
 Functional Obs 0

Condition P
 Perimeter 394
 Special Arch 0
 Economic Obs 0

Quality Grade 700
 Depreciation % 22
 Grnd Floor Area 3,194

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

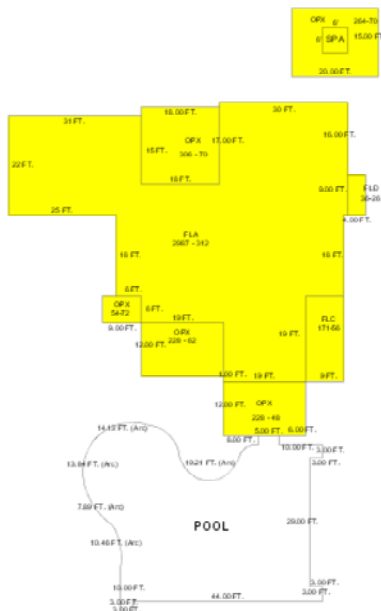
Roof Cover CONC/CLAY TILE
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 2

Extra Features:

2 Fix Bath 1
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPX		1	1990					306
0	OPX		1	1990					264
0	OPX		1	1990					228
0	FLD	5:C.B.S.	1	2005		Y			36
0	FLC	5:C.B.S.	1	2005		Y			171
1	FLA	5:C.B.S.	1	1990	N	Y	0.00	0.00	2,987
2	OPX		1	1990	N	N	0.00	0.00	228
3	OPX		1	1990	N	N	0.00	0.00	54

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	1,624 SF	232	7	1962	1963	5	60
2	PT4:PATIO	845 SF	0	0	1988	1989	4	50
3	PO4:RES POOL	1,662 SF	0	0	1988	1989	2	50
4	DK4:WOOD DOCKS	126 SF	21	6	1974	1975	2	40
5	WD2:WOOD DECK	405 SF	15	27	1999	2000	2	40
6	HT2:HOT TUB	1 UT	0	0	2004	2005	2	50

Appraiser Notes

2005-11-15 - BOTH HOUSES GUTTED.BCS

1999-8-20 - IT IS THE END HOUSE ON RIGHT AND IT IS GUTTED.BCS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	02-0454	03/19/2002		8,000	Residential	ENCLOSE DECK 2ND FLOOR
4	99-1982	06/30/1999		126,350		REMODEL/A.C./R00F
24	99-1982	05/08/2001		128,350		UP-GRADE PERMIT
25	00-3717	05/08/2001		683,610	GARAGE & 2ND FLOOR GYM,WD DECK,A/C, POOL (2345 SF)	
	00-0277	04/04/2000		100,000		REPAIR SEAWALL
	99-1413	04/05/2000		154,825		
	03-1354	05/13/2003		800		WD FENCE 96LF X 6'

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
2014	459,047	113,266	580,799	1,153,112	1,153,112	0	1,153,112
2013	470,243	115,638	274,560	860,441	860,441	0	860,441
2012	716,588	117,959	211,200	1,045,747	1,045,747	0	1,045,747
2011	722,186	120,330	211,200	1,053,716	1,053,716	0	1,053,716
2010	728,833	122,651	211,200	1,062,684	1,062,684	0	1,062,684
2009	811,427	125,023	316,800	1,253,250	1,253,250	0	1,253,250
2008	764,402	127,343	605,880	1,497,625	1,497,625	0	1,497,625
2007	759,449	99,741	946,688	1,805,878	1,805,878	0	1,805,878
2006	718,286	92,640	883,575	1,694,501	1,694,501	0	1,694,501
2005	547,076	61,455	631,125	1,239,656	1,239,656	0	1,239,656
2004	557,206	62,286	454,410	1,073,902	856,946	25,000	831,946
2003	563,277	63,117	378,675	1,005,069	840,968	25,000	815,968
2002	602,994	63,948	252,450	919,392	821,258	25,000	796,258
2001	505,940	64,780	252,450	823,170	808,325	25,000	783,325
2000	505,940	61,103	217,738	784,782	784,782	25,000	759,782
1999	458,627	52,919	217,738	729,284	729,284	0	729,284

1998	290,423	42,266	217,738	550,427	550,427	0	550,427
1997	290,423	43,182	192,493	526,099	485,898	25,000	460,898
1996	246,359	37,679	192,493	476,531	471,746	25,000	446,746
1995	246,359	38,714	192,493	477,566	460,240	25,000	435,240
1994	220,321	35,327	192,493	448,141	448,141	25,000	423,141
1993	220,321	36,254	192,493	449,068	449,068	25,000	424,068
1992	220,321	37,254	192,493	450,068	450,068	25,000	425,068
1991	220,321	38,018	192,493	450,832	450,832	25,000	425,832
1990	234,542	21,966	192,493	449,001	449,001	25,000	424,001
1989	213,220	20,357	189,338	422,915	422,915	0	422,915
1988	119,414	16,024	176,715	312,153	312,153	0	312,153
1987	118,230	16,438	105,802	240,470	240,470	0	240,470
1986	118,871	16,737	105,802	241,410	241,410	25,500	215,910
1985	114,683	17,059	87,221	218,963	218,963	25,500	193,463
1984	106,972	17,473	87,221	211,666	211,666	25,500	186,166
1983	106,972	17,772	87,221	211,965	211,965	25,500	186,465
1982	109,379	18,093	87,221	214,693	214,693	25,500	189,193

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
6/4/2014	2688 / 600	180,000	QC	11
4/26/2013	2625 / 1050	375,100	TD	11
2/12/1999	1561 / 1207	1,151,000	WD	M
9/1/1987	1026 / 375	495,000	WD	M

This page has been visited 161,159 times.

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