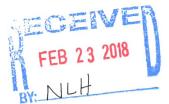




GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS



VIA HAND DELIVERY

February 14, 2018

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

RE: Request for Easement at 1022 Roberts Lane, Key West, Florida 33040

Dear Mr. Wright:

Please allow this correspondence to serve as an application for an Easement between the City of Key West and Pamela N. Heffner, the owner of the real property located at 1022 Roberts Lane, Key West, Florida 33040 ("Property").

If you should have any questions regarding this item, please do not hesitate to contact me.

Very truly yours,

Gregory S. Oropeza, Esq.

GSO:gg Enclosures Application Fee: \$2,150.00

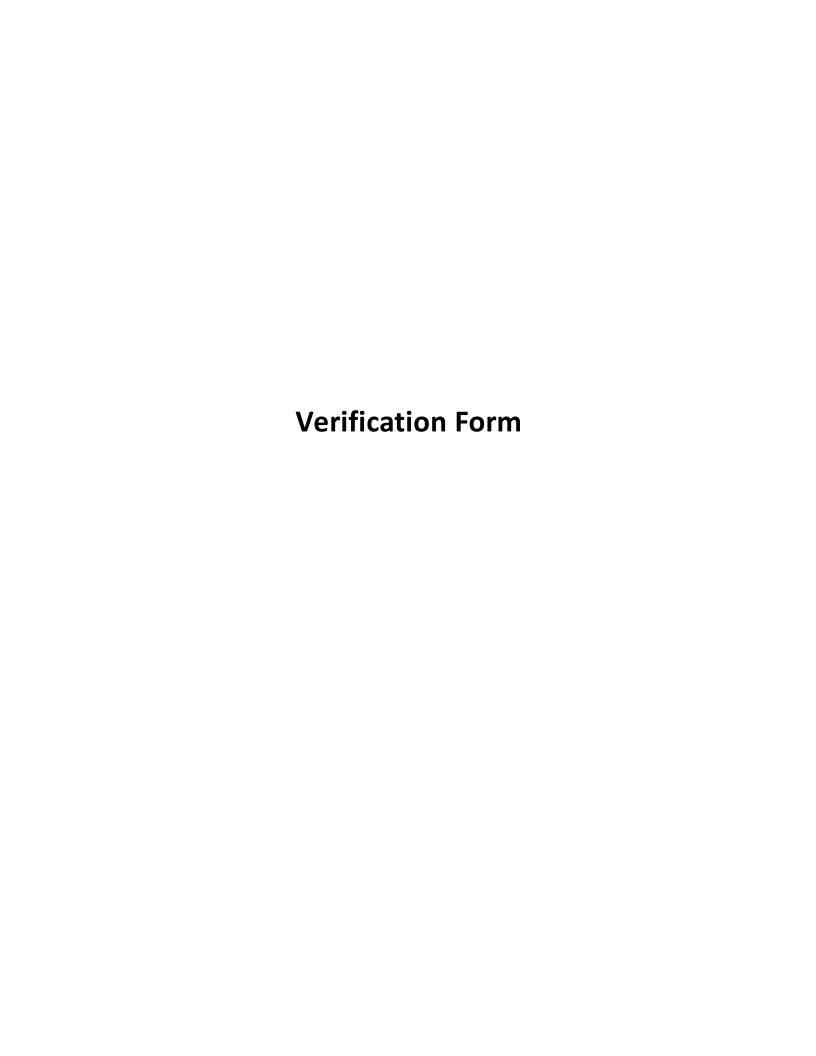
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee) (\$400 for each additional easement for same parcel)

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: 1022 Roberts Lane Zoning District: HHDR	Real Estate (RE) #: 00010740-000000
Property located within the Historic District?	Yes No
APPLICANT: ☐ Owner ☐ Author Name: Gregory S. Oropeza, Esq./ Oropeza, Stone	rized Representative es & Cardenas, PLLC
Mailing Address: 221 Simonton Street	
City: Key West	State: FL Zip: 33040
Home/Mobile Phone: Of	ffice: 305-294-0252 Fax: 305-294-5788
Email: greg@oropezastonescardenas.com	
PROPERTY OWNER: (if different than above) Name: Pamela N. Heffner	
Mailing Address: 1022 Roberts Lane	
	State: FL Zip: 33040
Home/Mobile Phone: Of	fice: Fax:
Email:	
Description of requested easement and use: The ease existed since at least the 1960's.	ement is to maintain improvements which have
Are there any easements, deed restrictions or other en 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
- \blacksquare Photographs showing the proposed easement area



City of Key West Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I,, in my capacity	_{y as} Managing Partner
of Oropeza, Stones & Card	
(print name of entity serving as	Authorized Representative)
being duly sworn, depose and say that I am the A the deed), for the following property identified as the	authorized Representative of the Owner (as appears on the subject matter of this application:
1022 Roberts Lane	
Street Address	of subject property
application, are true and correct to the best of my	s, plans and any other attached data which make up they knowledge and belief. In the event the City or the herein which proves to be untrue or incorrect, any ll be subject to revocation.
Dec	
Signature of Authorized Representative	
	Feb. 8, 2018
Subscribed and sworn to (or affirmed) before me on	this date by
Oregory of Oropeza	
Name of Authorized Representative	
He/She is personally known to me or has presented	as identification.
Patrice Dae Sanita	
Notary's Signature and Seal	PATRICIA GAE GANISTER MY COMMISSION # FF153175 EXPIRES: September 20, 2018
Name of Acknowledger typed, printed or stamped	
Commission Number, if any	



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,} Pamela N. Heffner	authorize
Please Print Name(s) of Owner	(s) as appears on the deed
Oropeza, Stones & Carder	nas, PLLC
Please Print Name of	Representative
to be the representative for this application and act on m	
Signature of Owner	Signature of Joint/Co-owner if applicable
Subscribed and sworn to (or affirmed) before me on this	February 14,2018
_{by} Pamela N. Heffner	
Name of O	wner
He/She is personally known to me or has presented	as identification.
Patrie Dan Gamte Notary's Signature and Seal	
Name of Acknowledger typed, printed or stamped	PATRICIA GAE GANISTER MY COMMISSION # FF153175 EXPIRES: September 20, 2018
Commission Number, if any	



Doc# 2092634 09/22/2016 9:14AN Filed & Recorded in Official Records of MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza | Hawks
138-142 Simonton Street
Key West, FL 33040

305-296-7227

File Number: 2016-204

Will Call No .:

09/22/2016 9:14AM DEED DOC STAMP CL: Krys \$4,893.00

Doc# 2092634 Bk# 2816 Pg# 2291

Parcel Identification No. 00010740-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of September, 2016 between Michael L. Moschel as Trustee(s) of the Michael L. Moschel Revocable Trust 8/17/2001 whose post office address is 618 Catholic Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Pamala N. Heffner, a married woman whose post office address is 1022 Roberts Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY LYING AND BEING SITUATED IN MONROE COUNTY, FLORIDA TO WIT:

PART OF LOT TWO (2) IN SQUARE FIFTY-SIX (56) KNOWN AND DESCRIBED IN THE MAP OR

PLAN OF THE CITY OF KEY WEST BY WILLIAM A. WHITEHEAD IN FEBRUARY 1829 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ONE HUNDRED AND TWENTY-FIVE FEET (125) FROM THE CORNER OF FRANCES STREET AND AN ALLEYWAY OF FIVE (5) FEET (KNOWN NOW AS ROBERTS LANE) AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION TWENTY-FIVE (25) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION TWENTY-FIVE (45) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FORTY-FIVE (45) FEET TO THE POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

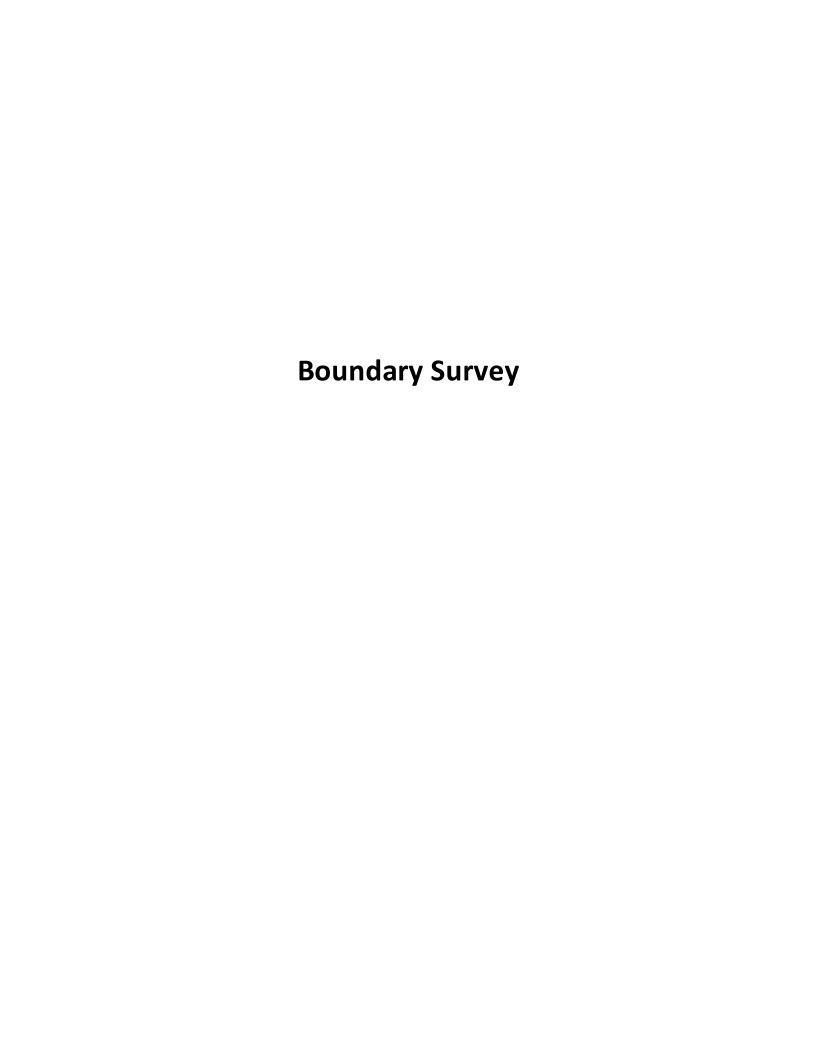
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

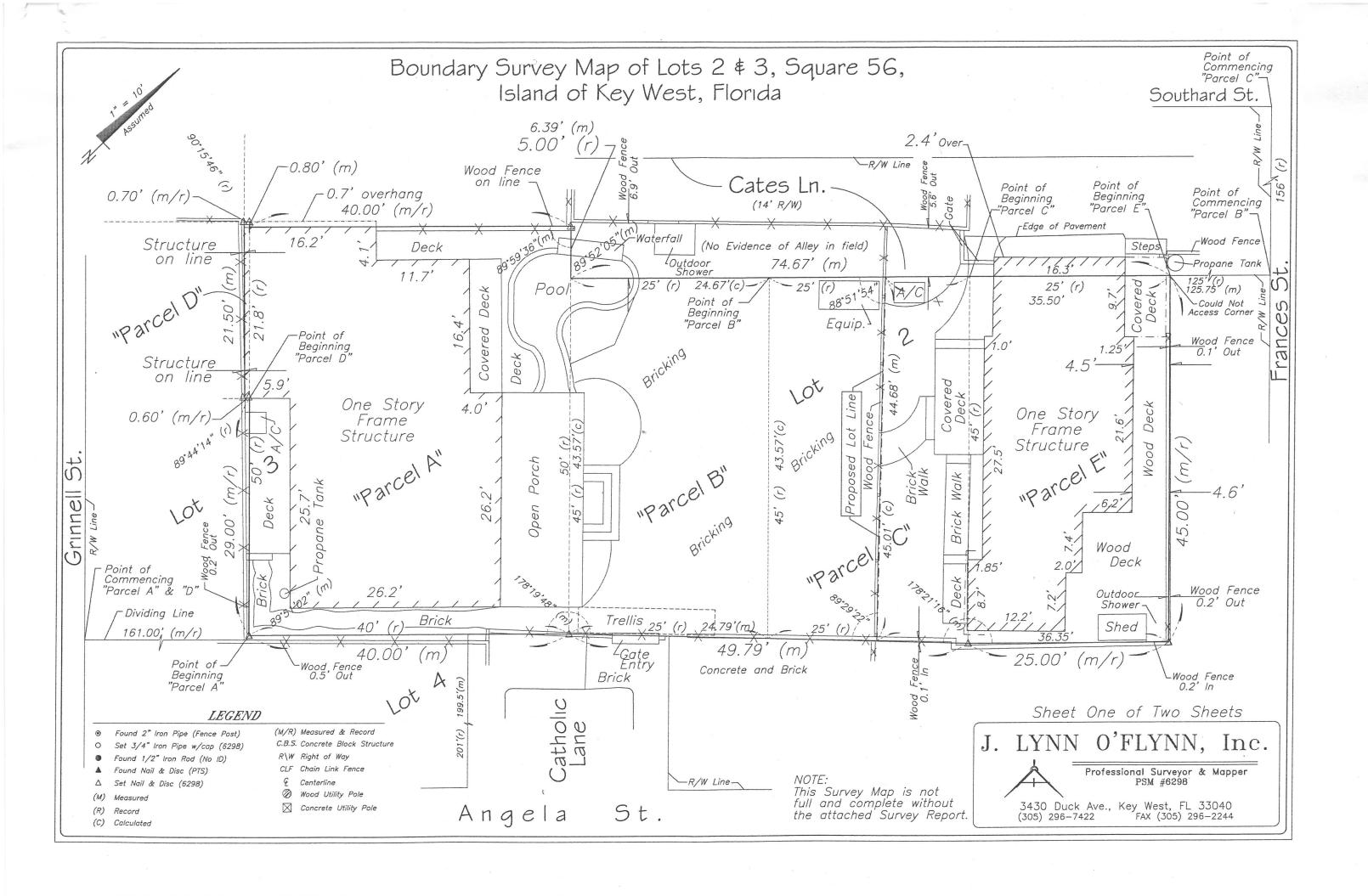
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Doc# 2092634 Bk# 2816 Pg# 2292

Signed, sealed and delivered in our presence:	
Witness Name: Gregory occopie Witness Name: Jule RWH	Michael L. Moschel, Individually and as Trustee
State of Florida County of Monroe	
The foregoing instrument was acknowledged before me this 2 personally known or [X] has produced a driver's license as iden	1st day of September, 2016 by Michael L. Moschel, who [_] is ntification.
	β - \sim
[Notary Seal]	Notary Public
GREGORY OROPEZA MY COMMISSION #FF136307	Printed Name:
EXPIRES July 1, 2018 (407) 398-0153 FioridaNotaryService.com	My Commission Expires:

MONROE COUNTY OFFICIAL RECORDS





Boundary Survey Report of Lots 2 \$ 3, Square 56, Island of Key West, Florida

NOTES

- 1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
- 2. Underground foundations and utilities were not located.
- 3. All angles are 90° (Measured & Record) unless otherwise noted.
- 4. Street address: 618 Catholic Lane & 1022 Roberts 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. Date of field work: November 18, 2017
- 9. Ownership of fences is undeterminable, unless otherwise noted.
- 10. Adjoiners are not furnished.
- 11. All improvements are now shown.
- 12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

PARCEL "A":

In the City of Key West in Lot 3, Square 56, according to Wm. A. Whitehead's map and survey of said City of Key West, delineated in February, A.D. 1829. Commencing 161 feet from the NE'ly line of Grinnell Street on the dividing line of Lots 3 & 4 and running thence 40 feet; thence at right angles thereto NW'ly on the dividing line of Lots 2 & 3, 50 feet; thence at right angles thereto and parallel with Grinnell Street 50 feet to the Point of Beginning.

ALSO; PARCEL "B":

In the City of Key West, County of Mornoe and State of Florida and is part of Lots 2 & 3, Square 56 according to W.A. Whitehead's plan of the Island of Key West, delineated in February, 1829, and commences 175 feet from the corner of Frances Street and an alley and runs thence in a SW'ly direction 25 feet; thence at right angles in a NE'ly direction 45 feet; thence at right angles in a NW'ly direction 45 feet to the Point of Beginning.

ALSO; PARCEL "C":

A parcel of land in Lot 2, Square 56, according to Wm. A. Whitehead's diagram of the Island of Key West and more particularly described as follows: Commencing at the intersection of the Southeasterly property line of Southeasterly property line of Frances Street for a distance of 156 feet to a point, said point being on the Southeasterly property line of a 14 foot alley; thence at right angles and Southwesterly along the Southeasterly property line of said 14 foot alley for a distance of 150 feet and 9 inches to the Point of Beginning of the parcel of land hereinafter described; thence at right angles and Southeasterly for a distance of 45 feet to a point; thence at right angles and Southwesterly for a distance of 25 feet to a point; thence at right angles and Northwesterly for a distance of 25 feet back to the Point of Beginning.

ALSO: PARCEL "D".

A parcel of land on the Island of Key West, and known as a part of Lot 3, Square 56, according to W.A. Whitehead's Map delineated in February, A.D. 1829; said parcel being more particularly described as follows: COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'ly along the said dividing line for a distance of 161.0 feet; thence NW'ly and at right angles for a distance of 29 feet to the SE'ly face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'ly along the previously mentioned course for a distance of 21.8 feet to the NW'ly face of an overhang on said structure; thence SW'ly with a deflection angle of 90°15'46" to the left and along said overhang for a distance of 0.7 of a foot to the SW'ly face of said overhang; thence SE'ly and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'ly and at right angles for a distance of 0.6 of a foot back to the Point of Beginning.

ALSO; PARCEL "E": Part of Lot Two (2) in Square Fifty-six (56) known and described in the map or plan of the city of Key West by William A. Whitehead in February 1829 and more particularly described as follows: COMMENCING at a point one hundred and twenty-five feet (125) from the corner of Frances Street and an alleyway of five (5) feet (known as Roberts Lane) and running thence in a Southwesterly direction twenty-five (25) feet; thence at right angles in a Northwesterly direction forty-five (45) feet; thence at right angles in a Northwesterly direction forty-five (45) feet to the point of beginning.

BOUNDARY SURVEY FOR: Michael Moschel:

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 OFLYNN, INC.

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

December 8, 2017

Revised to show new proposed lot line 1/3/18

THIS SURVEY
IS NOT
ASSIGNABLE

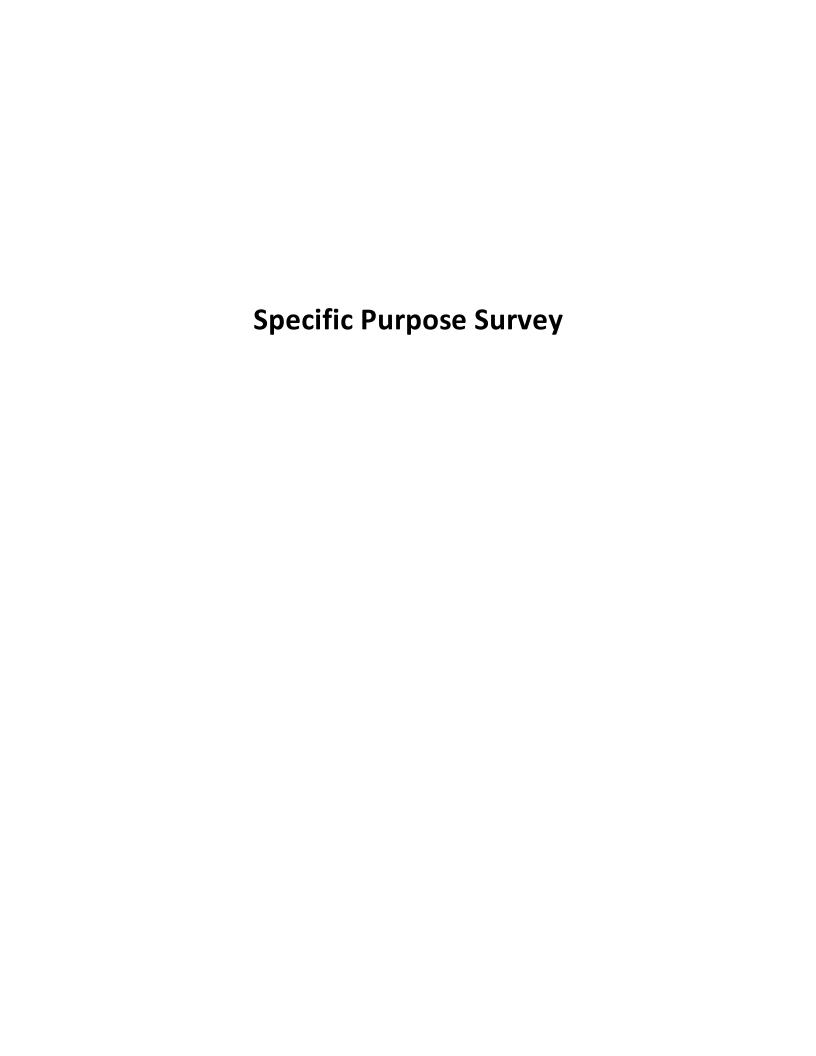
Sheet Two of Two Sheets

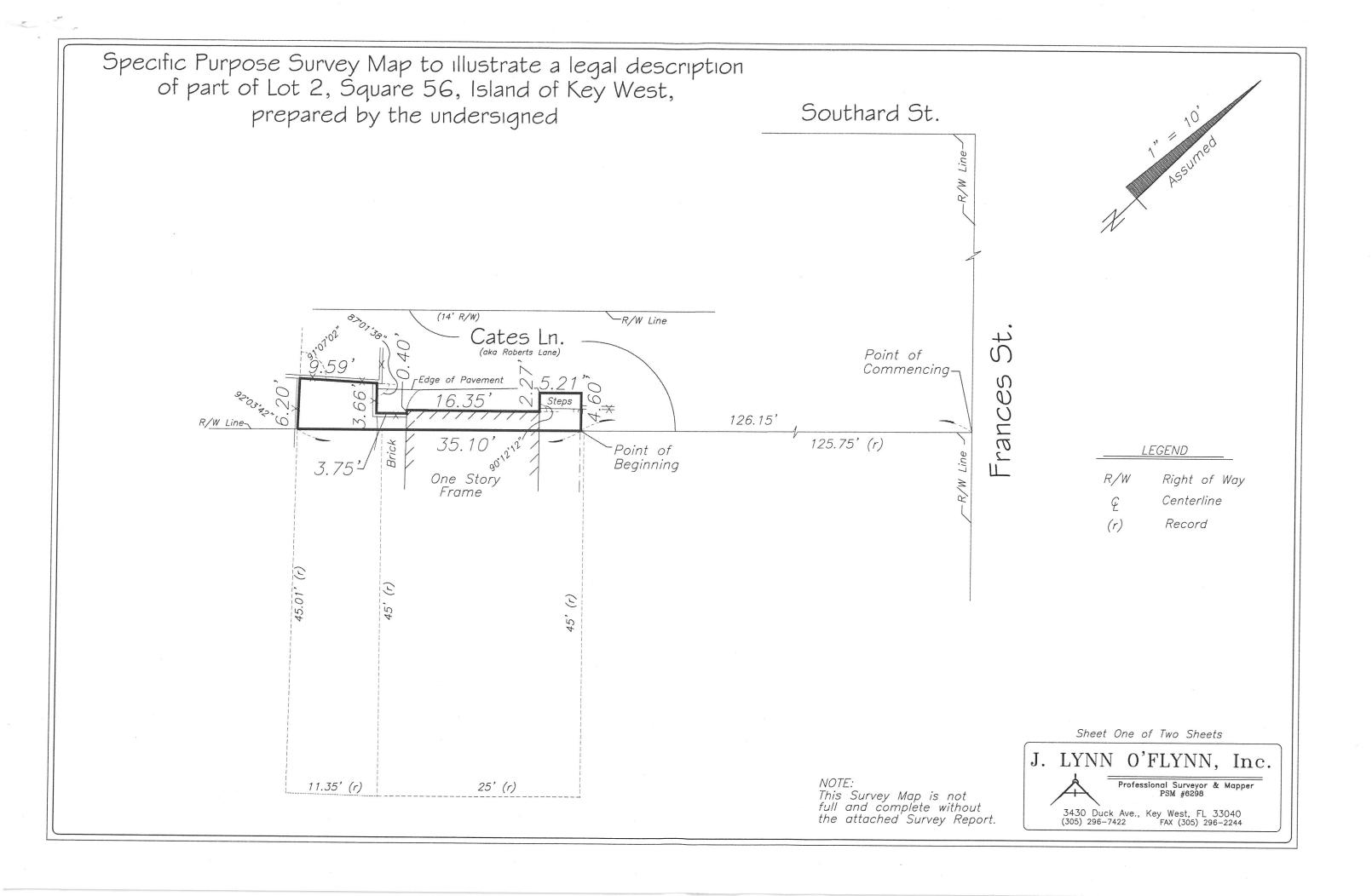
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper PSM #6298

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





Specific Purpose Survey Report to illustrate a legal description of part of Lot 2, Square 56, Island of Key West, prepared by the undersigned

NOTES:

- 1. The legal description shown hereon was authored by the undersigned.
- 2. Underground foundations and utilities were not located.
- 3. All angles are 90° (Measured & Record) unless otherwise noted.
- 4. Street address: 1022 Roberts 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. This Survey Report is not full and complete without the attached Survey Map.
- 9. Adjoiners are not furnished.
- 10. The description contained herein and sketch do not represent a field boundary survey.

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

A parcel of land on the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February, A.D., 1829, as part of Lot 2 in Square 56, said parcel being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Southeasterly right of way line of an alleyway, known as Cates Lane (aka Roberts Lane), with the Southwesterly right of way line of Frances Street and run thence Southwesterly along the Southeasterly right of way line of the said Cates Lane for a distance of 126.15 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said Cates Lane for a distance of 35.10 feet to a point, said point being on the Northeasterly face of an existing wood fence; thence Northwesterly with a deflection angle of 92°03'42" to the right and along the said Northeasterly face of a wood fence for a distance of 6.20 feet to the Southeasterly face of an existing wood fence; thence Northeasterly with a deflection angle of 87°01'38" to the right and along the Northeasterly face of an existing wood fence for a distance of 3.66 feet; thence Northeasterly and at right angles for a distance of 3.75 feet to the Southwesterly face of an existing One Story Frame Structure; thence Northwesterly and at right angles for a distance of 10.40 feet; thence Northwesterly with a deflection angle of 90°12'12" to the left for a distance of 2.27 feet; thence Northwesterly and at right angles for a distance of 5.21 feet; thence Southeasterly and at right angles for a distance of 4.60 feet back to the Point of Beginning, containing 128 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Pamala N. Heffner;

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 THIS SURVEY IS NOT ASSIGNABLE

February 20, 2018

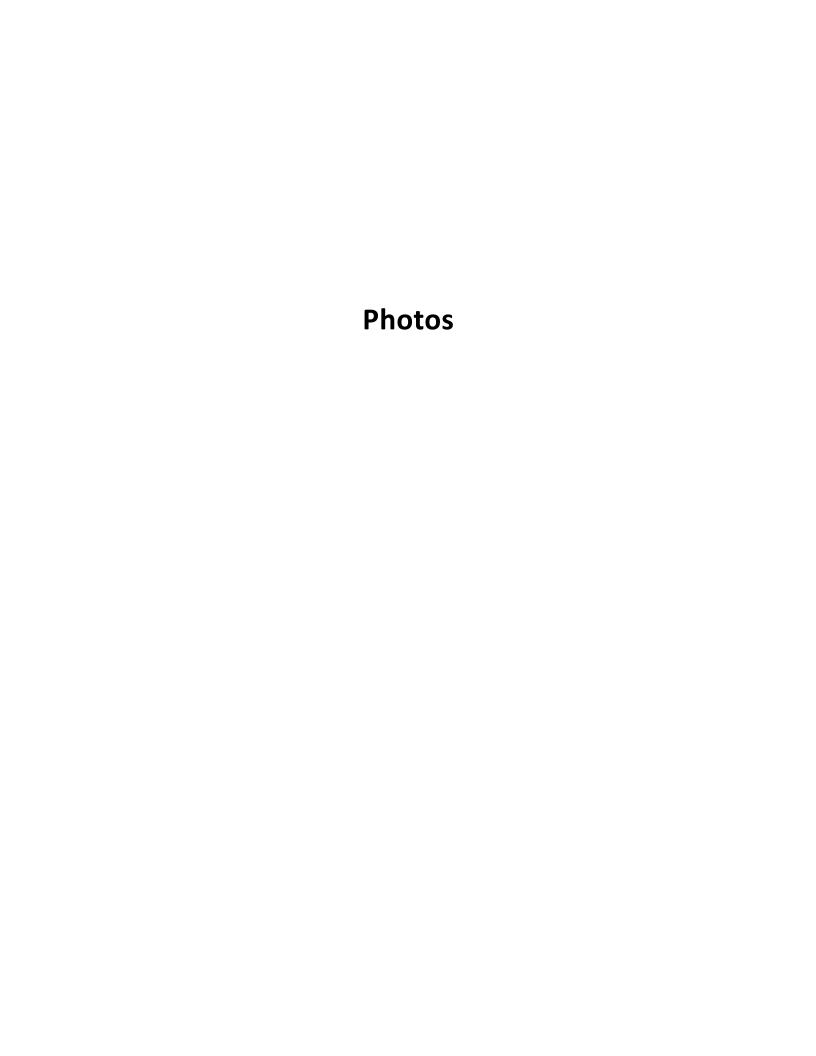
Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper

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 00010740-000000 Account # 1011037

Property ID 1011037 10KW

Millage Group

Location 1022 ROBERTS LN, KEY WEST

Address Legal Description

KW PT LOT 2 SQR 56 OR96-481 OR326-114/115 OR537-136 OR537-137 OR564-1078 OR564-1079L/E OR793-982D/C OR809-911 OR947-1871 OR2371-1603/04

OR2816-2291/92

(Note: Not to be used on legal documents)

Neighborhood

Property

SINGLE FAMILY RESID (0100)

Class

Subdivision

Sec/Twp/Rng 06/68/25

Affordable

Housing

No



Owner

HEFFNER PAMELA N 1022 Roberts I N Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$407,193	\$111,895	\$115,412	\$110,311
+ Market Misc Value	\$5,209	\$5,541	\$4,981	\$4,645
+ Market Land Value	\$172,980	\$197,767	\$241,176	\$200,980
= Just Market Value	\$585,382	\$315,203	\$361,569	\$315,936
= Total Assessed Value	\$585,382	\$315,203	\$347,529	\$315,936
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$585,382	\$315,203	\$361,569	\$315,936

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	1,125.00	Square Foot	25	45

Buildings

Building ID Style 1 STORY ELEV FOUNDATION

Building Type S.F.R. - R1/R1 Gross Sq Ft Finished Sq Ft 708

Stories 1 Floor Condition **AVERAGE** Perimeter 130 **Functional Obs** Economic Obs

Depreciation % Interior Walls WALL BD/WD WAL **Exterior Walls** Year Built **EffectiveYearBuilt** Foundation

Roof Type Roof Coverage Flooring Type **Heating Type** Bedrooms

Full Bathrooms 2 Half Bathrooms Grade 600

Code Description Sketch Area Finished Area Perimeter OPX **EXC OPEN PORCH** 60 0 0 FLA FLOOR LIV AREA 708 708 0 OPF OP PRCH FIN LL 68 0 0 SBF **UTIL FIN BLK** 18 0 0 TOTAL 854 708 0

CUSTOM 1928

2010 WD CONC PADS GABLE/HIP MIN/PAINT CONC CONC S/B GRND

FCD/AIR DUCTED with 0% NONE

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2009	2010	1	85 SF	2
FENCES	2009	2010	1	180 SF	2
WOOD DECK	2009	2010	1	300 SF	2

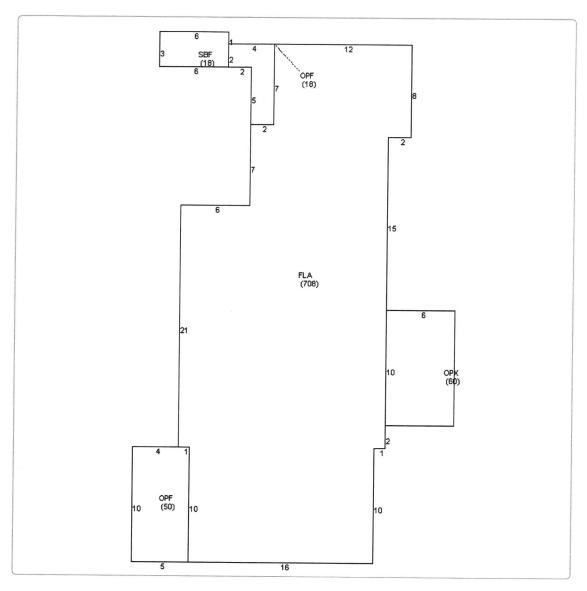
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/21/2016	\$699,000	Warranty Deed	2092634	2816	2291	01 - Qualified	Improved
7/15/2008	\$500,000	Warranty Deed		2371	1603	C - Unqualified	Improved
7/1/1985	\$40,500	Warranty Deed		947	1871	Q - Qualified	Improved
4/1/1980	\$26,000	Warranty Deed		809	911	U - Unqualified	Improved
2/1/1973	\$40	Conversion Code		793	982D	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes ♦
08-4547	12/19/2009	12/28/2009	\$6,900		INSTALL ONE 2 TON CENTRAL AC WITH 7 OPENINGS
09-1175	5/7/2009	12/28/2009	\$2,000		INSTALL 7 Z-STYLE SHUTTERS ,5 ALUMINUM SHUTTERS,4 LEXAN COVERING
09-1053	4/20/2009	12/28/2009	\$400		*ATF* BRICK PAVER WALKWAY
09-1053	4/20/2009	12/28/2009	\$400		ATF-BRICK PAVER WALKWAY 85 SF
08-4594	1/27/2009	12/28/2009	\$3,000		REPLACE 300sf ROTTED DECK BOARDS IN BACK.INSTALL NEW WINDOWS IN MSTR BATH
09-0132	1/27/2009	12/28/2009	\$2,000		INSTALL NEW ALUMINUM SHUTTERS TO COVER 4 NEW WINDOWS IN MSTR BATH
08-4616	1/9/2009	12/28/2009	\$6,800		10 SQRS PITCHED AREA, VCRIMP ROOF
08-4616	1/2/2009	12/28/2009	\$6,800		INSTALL 10 SQRS PITCHED AREA INSTALL NEW VCRIMP & MOD RUBBER TO NEW CONSTRUCTION
08-4544	12/19/2008	12/28/2009	\$2,000		REPLACE 500SF SHEATING ON MAIN GABLE ROOF
08-4387	12/9/2008	12/28/2009	\$1,500		NEW MSTR BATH PLAN- 3 NEW WINDOWS, CHANGE COLLAR TIES IN LIVING ROOM, REFRAME GABLE AND REPLACE SIDING 200sf DELETE ADDITIONAL DECKING 40sf, DELETE ARBOR IN REAR DECK, FRAME NEW CLOSET
08-3599	12/3/2008	12/28/2009	\$30,000		REFRAME GABLE END, NEW 60sf DECK, REVISE PLAN FOR MSTR BATH, 5 NEW WINDOWS, 2 DECK PIERS
08-3599	10/20/2008	12/28/2009	\$20,000		INSTALL 3 NEW EXT DOORS,3 NEW INT DOORS,400SF NEW DECKING, 600SF NEW FLOORING HARD WOOD & TILE,NEW KITCH CABINETS,SISSTE EXISTING ROOF FRAMING, FRAME 30LF OF PARTITITON WALLS & DEMO 40LF
08-3712	10/7/2008	12/28/2009	\$6,500		REMOVE ALL EXISTING WIRING, 700sf AREA, NEW 200AMP SVC
08-3713	10/3/2008	12/28/2009	\$5,600		ROUGH & SET 1 WAHSER BOX, 3 LAVS, 2 TOILETS, 1 KITCH SINK, 2 SHOWERS, 1 ICE MAKER, 1 D/W, 1 W/H
98/0073	1/30/1998	9/18/2002	\$2,500		SIDING PERMIT EXPIRED
9600393	1/12/1996	8/3/2000	\$500		ROOFING
9600400	1/12/1996	8/3/2000	\$5,000		RENOVATIONS
B933582	12/1/1993	12/1/1995	\$1,000		REPAIR/REPLACE SILL & SDG

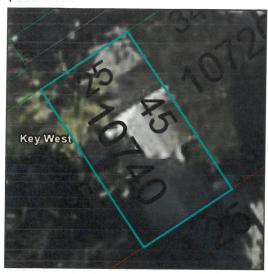
Sketches (click to enlarge)



Photos



Мар



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 Data: 2/8/2018, 7:00:37 AM



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