

# **Application**

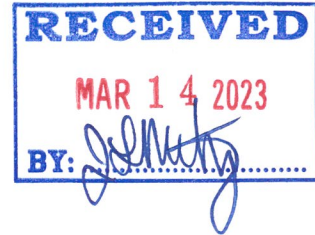


**EASEMENT APPLICATION**  
**CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



Application Fee Schedule

Easement Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$ 2,872.27

For each additional easement on the same parcel there is an additional fee of \$578.81

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 305-809-3764.

**PROPERTY DESCRIPTION:**

Site Address: 700 Eisenhower Rd., Key West, FL 33040

Zoning District: CG- General Commercial Real Estate (RE) #: 00023310-000000, Alt: 1024104

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Trepanier and Associates, Inc. Mailing

Address: 1421 First St. #101, Key West City:

State: FL Zip: 33040 Home/Mobile Phone: Office: 305-293-8983 Office:

Fax: \_\_\_\_\_

Email: Thomas@Owentrepanier.com

**PROPERTY OWNER:** (if different than above)

Name: Key West Lodge #1760 Loyal Order of Moose, Inc. Mailing

Address: 700 Eisenhower, Key West City:

State: FL Zip: 33040 Home/Mobile Phone: c/o: 305-293-8983 Office:

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description of requested easement and use: \_\_\_\_\_

This application requests an easement adjacent to Eisenhower Drive for existing land improvements for use by Key West Lodge #1760 Loyal Order of Moose, Inc., aka Moose Lodge of 700 Eisenhower Drive. These improvements include: the front section of the historic building built in 1958; a small wood deck creating access to utility meters; and, a fenced in side yard.

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No

If yes, please describe and attach relevant documents: \_\_\_\_\_

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

**REQUIRED SUBMITTALS:** All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.

- 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
- Monroe County Property record card
- Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- Photographs showing the proposed area
- Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

March 13, 2023

# MOOSE LODGE EASEMENT COVER LETTER

**700 Eisenhower Drive**

**RE# 00023310-000000**

TREPANIER



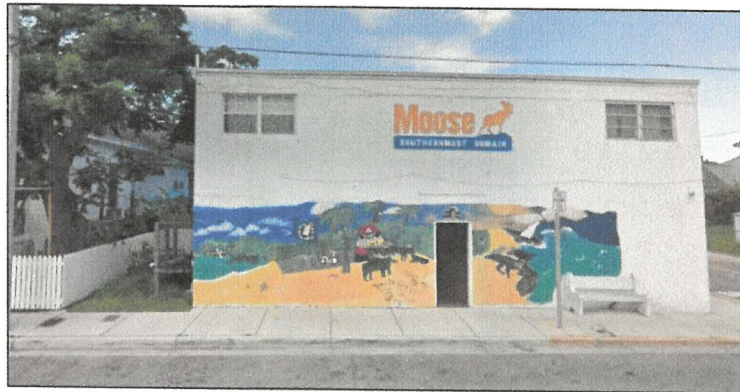
**& ASSOCIATES INC**  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

Dear Ms. Halloran,

Please find attached to this cover letter an application for an easement for Key West Lodge #1760 of the Loyal Order of Moose, Inc. at 700 Eisenhower Drive. The Lodge encroaches into the platted right of way.

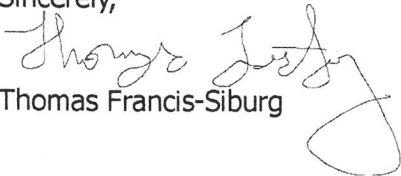
Attached are:

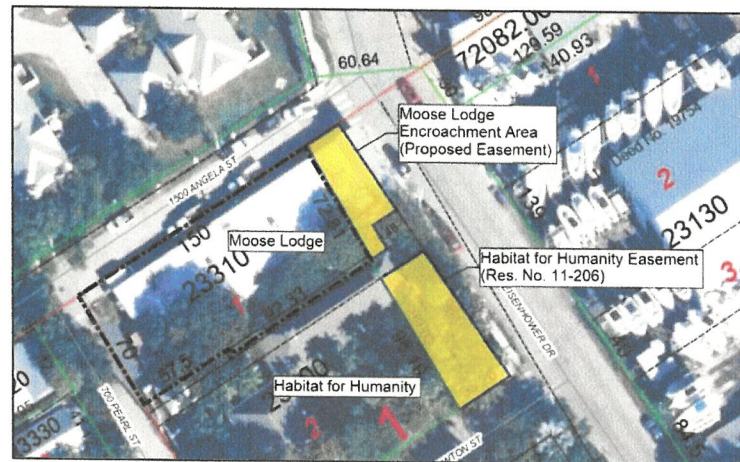
- Easement Application
- Application Fee
- Authorization and Verification Forms
- Deed
- MCPA Property Card
- Survey and Specific Purpose Survey
- Photos of Area
- Certificate of Liability Insurance



We thank you for your review and consideration of this application.

Sincerely,

  
Thomas Francis-Siburg



CC: Mr. Owen Trepanier  
Mr. George Esbensen, President

# **Authorization Form**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

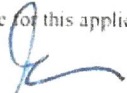
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, George Esbensen as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of Key West Lodge #1760 Loyal Order of Moose, Incorporated  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Trepanier and Associates, Inc.  
*Please Print Name of Representative*

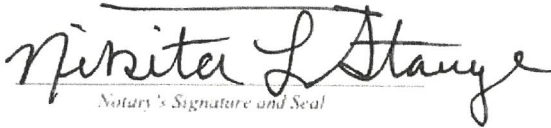
to be the representative of this application and act on my/our behalf before the City of Key West.

  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 3/10/2023  
*Date*

by George Esbensen  
*Name of person with authority to execute documents on behalf of entity owner*

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

  
*Notary's Signature and Seal*

Nikita Stange  
*Name of Acknowledger typed, printed or stamped*

HH149093  
*Commission Number, if any*



**Nikita L. Stange**  
Notary Public  
State of Florida  
Comm# HH149093  
Expires 7/5/2025

# Verification Form



**City of Key West  
Planning Department  
Verification Form**  
*(Where Applicant is an entity)*

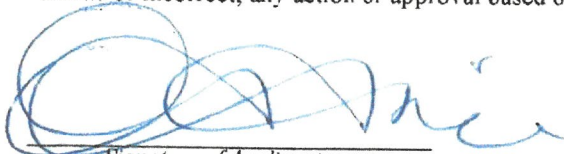
I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Trepanier and Associates, Inc.  
*(print name of entity)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

700 Eisenhower Dr. Key West, FL 33040  
*Street address of subject property.*


I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this July 8, 2022 by  
*date*  
Owen Trepanier  
*Name of Applicant*

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

  
*Notary's Signature and Seal*

Nikita L. Stange  
*Name of Acknowledger typed, printed or stamped*



**Nikita L. Stange**  
Notary Public  
State of Florida  
Comm# HH149093  
Expires 7/5/2025

HH 149093  
*Commission Number, if any*



**Sunbiz**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

KEY WEST LODGE #1760, LOYAL ORDER OF MOOSE, INCORPORATED

### Filing Information

**Document Number** N05000012231  
**FEI/EIN Number** 59-0873276  
**Date Filed** 12/06/2005  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 12/23/2009  
**Event Effective Date** NONE

### Principal Address

700 EISENHOWER DR.  
 KEY WEST, FL 33040

### Mailing Address

700 EISENHOWER DR.  
 KEY WEST, FL 33040

### Registered Agent Name & Address

Esbensen, George  
 700 EISENHOWER DRIVE  
 KEY WEST, FL 33040

Name Changed: 01/11/2023

Address Changed: 05/01/2010

### Officer/Director Detail

#### **Name & Address**

Title President

Esbensen, George  
 700 EISENHOWER DR.  
 KEY WEST, FL 33040

Title Administrator

Miller, Larry  
700 EISENHOWER DR.  
KEY WEST, FL 33040

Title VP

Manuel, Todd  
700 EISENHOWER DR.  
KEY WEST, FL 33040

### Annual Reports

Report Year	Filed Date
2021	04/09/2021
2022	03/22/2022
2023	01/11/2023

### Document Images

<a href="#">01/11/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/22/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/09/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/18/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/05/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/15/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/16/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/03/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/17/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/23/2009 -- Amendment</a>	View image in PDF format
<a href="#">10/15/2009 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">07/30/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/01/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2008 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">08/04/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/18/2006 -- Name Change</a>	View image in PDF format
<a href="#">03/13/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/06/2005 -- Domestic Non-Profit</a>	View image in PDF format

**2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N05000012231

**Entity Name:** KEY WEST LODGE #1760, LOYAL ORDER OF MOOSE, INCORPORATED

**Current Principal Place of Business:**

700 EISENHOWER DR.  
KEY WEST, FL 33040

**Current Mailing Address:**

700 EISENHOWER DR.  
KEY WEST, FL 33040

**FEI Number: 59-0873276**

**Certificate of Status Desired: No**

**Name and Address of Current Registered Agent:**

ESBENSEN, GEORGE  
700 EISENHOWER DRIVE  
KEY WEST, FL 33040 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: GEORGE ESBENSEN

01/11/2023

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title            PRESIDENT  
Name            ESBENSEN, GEORGE  
Address        700 EISENHOWER DR.  
City-State-Zip: KEY WEST FL 33040

Title            ADMINISTRATOR  
Name            MILLER, LARRY  
Address        700 EISENHOWER DR.  
City-State-Zip: KEY WEST FL 33040

Title            VP  
Name            MANUEL, TODD  
Address        700 EISENHOWER DR.  
City-State-Zip: KEY WEST FL 33040

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: GEORGE ESBENSEN

PRESIDENT

01/11/2023

Electronic Signature of Signing Officer/Director Detail

Date

# **Specific Purpose Survey**



BEARING BASE:  
ALL BEARINGS ARE BASED  
ON THE LEGAL DESCRIPTION  
CALL OF DEED BEARING OF  
N41°27'42"W ALONG THE  
NORTHEASTERLY R/W LINE OF  
PEARL STREET.

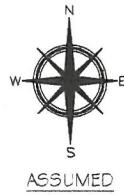
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

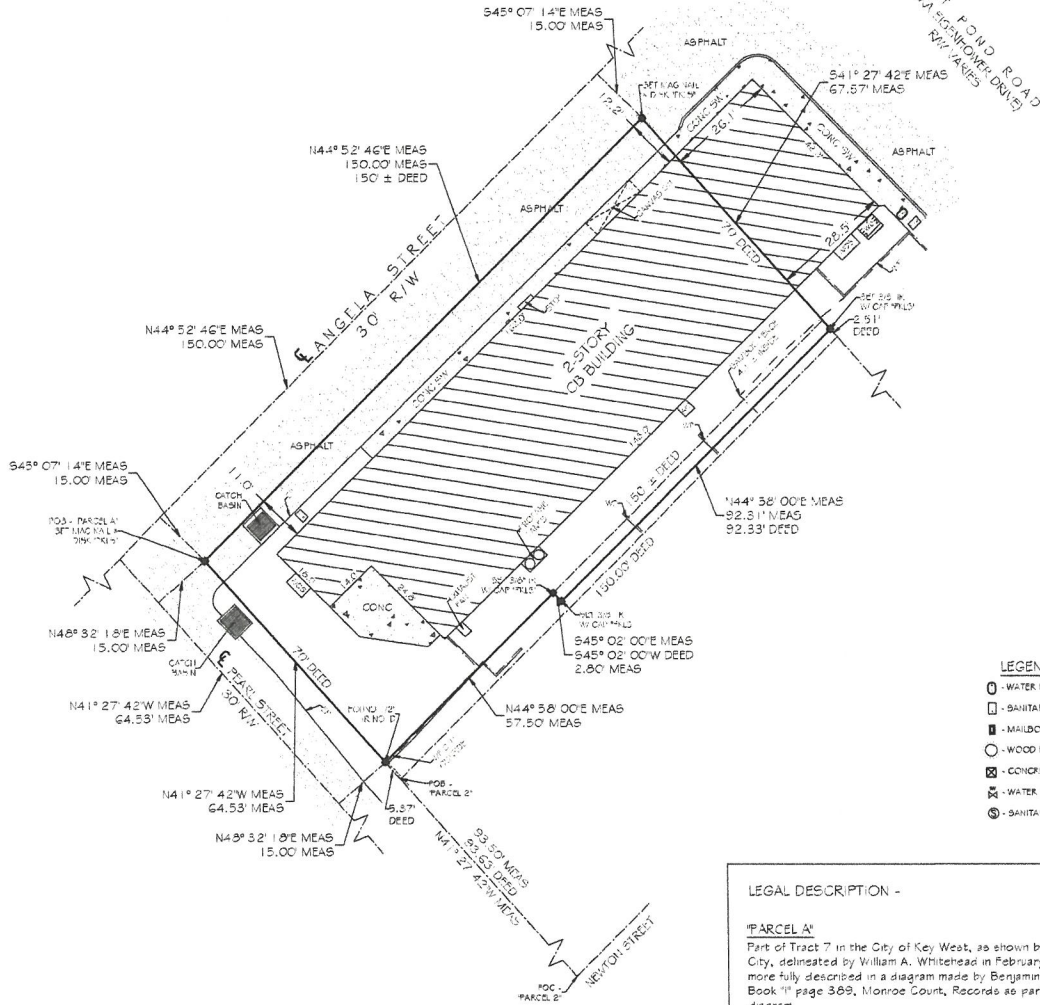
ADDRESS:  
700 EISENHOWER DRIVE  
KEY WEST, FL 33040

COMMUNITY NO.: 120163  
MAP NO.: 12087G-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: G

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 05-T685-R25E



- LEGEND**
- WATER METER
  - SANITARY SEWER CLEAN OUT
  - MAILBOX
  - WOOD POWER POLE
  - CONCRETE POWER POLE
  - WATER VALVE
  - SANITARY SEWER MANHOLE

TOTAL AREA = 9,936.14 SQFT ±

CERTIFIED TO -

KEY WEST LODGE #1760 LOYAL ORDER  
OF MOOSE INC.;

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

AS = ASPHALT	CONC = CONCRETE	CONC. ON = CONCRETE ON	CONC. IN = CONCRETE IN	CONC. UNDER = CONCRETE UNDER	CONC. OVER = CONCRETE OVER	CONC. THROUGH = CONCRETE THROUGH	CONC. TO = CONCRETE TO	CONC. FROM = CONCRETE FROM	CONC. BY = CONCRETE BY	CONC. WITH = CONCRETE WITH	CONC. AND = CONCRETE AND	CONC. OR = CONCRETE OR	CONC. BUT = CONCRETE BUT	CONC. NOR = CONCRETE NOR	CONC. NEITHER = CONCRETE NEITHER	CONC. EITHER = CONCRETE EITHER	CONC. NEAR = CONCRETE NEAR	CONC. AWAY = CONCRETE AWAY	CONC. TOWARD = CONCRETE TOWARD	CONC. AWAY FROM = CONCRETE AWAY FROM	CONC. TOWARD AND AWAY FROM = CONCRETE TOWARD AND AWAY FROM	CONC. TOWARD AND TOWARD = CONCRETE TOWARD AND TOWARD	CONC. AWAY FROM AND AWAY FROM = CONCRETE AWAY FROM AND AWAY FROM	CONC. AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND TOWARD	CONC. TOWARD AND AWAY FROM AND TOWARD = CONCRETE TOWARD AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND TOWARD AND TOWARD = CONCRETE AWAY FROM AND TOWARD AND TOWARD	CONC. TOWARD AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE TOWARD AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND TOWARD AND TOWARD AND TOWARD = CONCRETE AWAY FROM AND TOWARD AND TOWARD AND TOWARD	CONC. TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD = CONCRETE AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD	CONC. TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD = CONCRETE AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD	CONC. TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD = CONCRETE AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD	CONC. TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD = CONCRETE AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD	CONC. TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD = CONCRETE AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD	CONC. TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE TOWARD AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD = CONCRETE AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND AWAY FROM AND TOWARD	CONC. AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD = CONCRETE AWAY FROM AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD AND TOWARD
--------------	-----------------	------------------------	------------------------	------------------------------	----------------------------	----------------------------------	------------------------	----------------------------	------------------------	----------------------------	--------------------------	------------------------	--------------------------	--------------------------	----------------------------------	--------------------------------	----------------------------	----------------------------	--------------------------------	--------------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**LEGAL DESCRIPTION -**

**"PARCEL A"**  
Part of Tract 7 in the City of Key West, as shown by the map of said City, delineated by William A. Whitehead in February, A.D. 1829, but more fully described in a diagram made by Benjamin Albury, Sr., and Book 11 page 369, Monroe County, Records as part of Lot 1 on said diagram.

Commencing at the corner of Angela and Pearl Streets and running in a Northeastly direction along Angela Street 150 feet, more or less, to Salt Pond Road; thence at right angles in a South easterly direction along the Salt Pond Road 70 feet; thence at right angles in a Southwesterly direction and parallel to Angela Street 150 feet, more or less, out to Pearl Street, thence at right angles in a Northwesterly direction along Pearl Street 70 feet; thence at right angles in a Southwesterly direction and parallel to Angela Street 150 feet, more or less, out to Pearl Street, thence at right angles in a Northwesterly direction along Pearl Street 70 feet to the place of beginning.

**"PARCEL B"**  
A Parcel of land on the Island of Key West, known as part of Lot 1 of Square 1, Tract 7, according to Albury's Subdivision of part of Tract 7, as recorded in Deed Book 11, Page 369, in the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:  
COMMENCE at the intersection of the NELY right of way line of Pearl Street and the NWLY right of way line of Newton Street and run thence N41°27'42"W along the said Pearl Street for a distance of 92.33 feet to the SWLY corner of lands described in Official Record Book 378, at Page 720, as recorded in the Public Records of Monroe County, Florida, said point also being the Point of Beginning; thence continue N41°27'42"W along the NELY right of way line of the said Pearl Street for a distance of 5.37 feet to the NWLY corner of lands described in Official Record Book 1049, at Page 2465, of the said Public Records; thence West 89°00'00" and along the NWLY boundary line of the said lands described in Official Record Book 1049, at Page 2465 for a distance of 57.50 feet; thence S45°02'00"W for a distance of 2.80 feet; thence N44°50'00"E for a distance of 92.33 feet to the SWLY right of way line of Salt Pond Road as platted and shown in the said diagram as recorded in Deed Book 11, Page 289; thence S41°27'42"W along the SWLY right of way line of said Salt Pond Road as platted and shown in the said diagram, for a distance of 2.51 feet to the SELY corner of the said lands described in Official Record Book 378, at Page 720; thence S41°27'42"W along the said SELY boundary line of the said lands described in Official Record Book 378, at Page 720 for a distance of 150.00 feet back to the Point of Beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT. HIGHER REPRESENTATIVE PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ANY ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HAZARD. ADDITIONS OR OMISSIONS TO SURVEY MAP OF RECORD BY OTHER THAN THE SURVEYOR PLATTED RECORDED WITHOUT WRITTEN CONSENT OF THE SURVEYOR. THIS FIELD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THIS MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1" = 20'

FIELD WORK DATE: 03/14/2022

MAP DATE: 02/02/2023

REVISION DATE: 03/09/2023

SHEET: 1 OF 1

DRAWN BY: JGG

JOB NO.: 22-065

NOT VALID WITHOUT THE SIGNATURE AND THE PAPER SEAL OF A FLORIDA SURVEYOR OR LAND SURVEYOR.

FLORIDA KEYS LAND SURVEYING  
21466 OVERSEAS HWY, SUITE 4  
CLIFTON KEY, FL 33042  
PHONE: (305) 394-3650  
EMAIL: FKL50@aol.com

STATE OF FLORIDA  
S. G. M. SAUNDERS, PLS. #2753, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7047

# **Warranty Deed**



Doc # 2288011 Bk# 3052 Pg# 1861 Electronically Recorded 10/26/2020 at 2:08 PM Pages 2  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
Electronically REC: \$18.50 Deed Doc Stamp \$0.70

Prepared by and return to:  
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 1193-20.0334 EC

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 01 day of October, 2020 between Key West Lodge No. 1760, Loyal Order of Moose, Inc., a dissolved Florida not for profit corporation whose post office address is 700 Eisenhower Drive, Key West, FL 33040, grantor, and Key West Lodge #1760, Loyal Order of Moose, Incorporated, a Florida not for profit corporation whose post office address is 700 Eisenhower Drive, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Part of Tract 7 in the City of Key West, as shown by the map of said City, delineated by William A. Whitehead in February, A- D. 1829, but more fully described in a diagram made by Benjamin Albury, Sr., and recorded in Book "1" page 389, Monroe County, Records as part of Lot 1 on said diagram.

Commencing at the corner of Angela and Pearl Streets and running in a Northeasterly direction along Angela Street 150 feet, more or less, to Salt Pond Road; thence at right angles in a South easterly direction along the Salt Pond Road 70 feet; thence at right angles in a Southwesterly direction and parallel to Angela Street 150 feet, more or less, out to Pearl Street, thence at right angles in a Northwesterly direction along Pearl Street 70 feet to the place of beginning.

Parcel Identification Number: 00023310-000000

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The transfer of the real property by virtue of this warranty deed is for the purpose of winding up the business and affairs of the Grantor corporation.

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 December 31, 2019.

DoubleTime®

**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:

KEY WEST LODGE NO. 1760, LOYAL ORDER OF MOOSE, INC., a dissolved Florida corporation

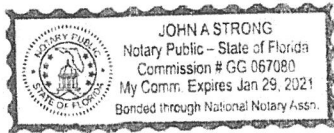
Witness Name: [Signature]

By: [Signature] (Seal)  
Jerry Pannessi, Governor and Director

Witness Name: Kristine Marshall  
Kristine Marshall

State of FL  
County of MONROE:

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 16 day of October, 2020, by Jerry Pannessi, as Governor and Director of Key West Lodge No. 1760, Loyal Order of Moose, Inc., a dissolved Florida corporation, who  is personally know to me or ( ) has produced FL P520-299-48 as identification.  
150-0



[Signature]  
Notary Public  
Printed Name JOHN A STRONG  
My commission expires 01/29/21

Doc# 1783360 03/30/2010 11:13AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by:  
Erica N. Hughes-Sterling  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040

03/30/2010 11:13AM  
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1783360  
Bk# 2458 Pg# 2321

Parcel ID Number:

# Quitclaim Deed

This Quitclaim Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2009 A.D., Between

ROBERT T. FELDMAN, as Personal Representative of THE ESTATE OF ROBERT WILLIAM TOWNSEND,  
of the County of Monroe, State of Florida, grantor, and

KEY WEST LODGE NO. 1760 LOYAL ORDER OF MOOSE, INC.  
whose address is: 700 Eisenhower Drive, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

"SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF"

This instrument was prepared without benefit of title search or abstract examination and is based solely on facts provided by either of the parties or his or her agent.

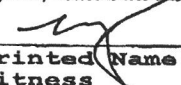
Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2009 and subsequent years.


The undersigned Personal Representative hereby states that he has the authority to convey Real Property pursuant to the Last Will and Testament of Robert William Townsend.

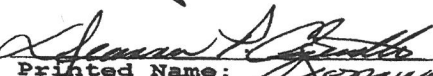
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

  
Printed Name: Robert T. Feldman  
Witness

 (Seal)  
ROBERT T. FELDMAN, Personal Representative of the Estate of  
P.O. Address: ROBERT WILLIAM TOWNSEND

  
Printed Name: Deanna P. Esquinaldo  
Witness

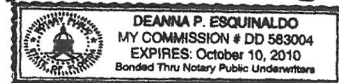
STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 30 day of March 2010 by

ROBERT T. FELDMAN, as Personal Representative of THE ESTATE OF ROBERT WILLIAM TOWNSEND,  
who is personally known to me or who has produced

as identification.

  
Printed Name: Deanna P. Esquinaldo  
Notary Public  
My Commission Expires:



MOOSE

Laser Generated by © Display Systems, Inc., 2009 (863) 763-5553 Form FLQCD-1

Deed 1783360  
Bk# 2458 Pg# 2322

SEP-30-2009 WED 12:52 PM

PHX NO. 3002922009

P. 00

## EXHIBIT "A"

A parcel of land on the Island of Key West, known as part of Lot 1 of Square 1, Tract 7, according to Albury's Subdivision of part of Tract 7, as recorded in Deed Book "T", Page 389, in the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCE at the intersection of the NE'y right of way line of Pearl Street and the NW'y right of way line of Newton Street and run thence N 41°27'42" W along the NE'y right of way line of the said Pearl Street for a distance of 99.00 feet to the NW'y corner of lands described in Official Record Book 1045, at Page 2485; as recorded in the Public Records of Monroe County, Florida; thence N 44°58'00" E and along the NW'y boundary line of the said lands as described in Official Record Book 1045, at Page 2485 for a distance of 57.50 feet to the Point of Beginning; thence continue N 44°58'00" E and along the NW'y boundary line of the said lands as described in Official Record Book 1045, at Page 2485 for a distance of 92.50 feet to the SW'y right of way line of Salt Pond Road as platted and shown in the said diagram as recorded in Deed Book "T", Page 389; thence S 41°27'42" E along the SW'y right of way line of Salt Pond Road as platted and shown in the said diagram, for a distance of 2.81 feet; thence S 44°58'00" W for a distance of 92.33 feet; thence N 45°02'00" W for a distance of 2.80 feet back to the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

# **Property Record Card**



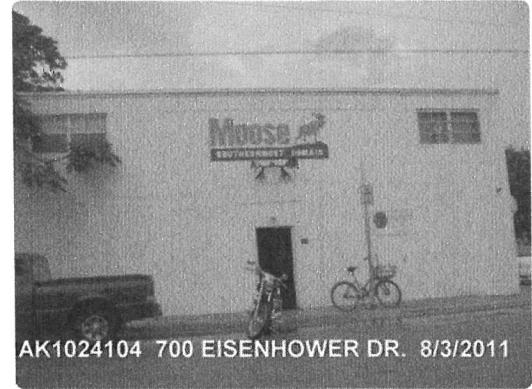
**Disclaimer**

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 00023310-000000  
 Account# 1024104  
 Property ID 1024104  
 Millage Group 10KW  
 Location 700 EISENHOWER Dr, KEY WEST  
 Address  
 Legal KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 1 SQR 1 TR 7 OR32-326/27  
 Description OR379-726/31 OR2458-2321/22 OR2458-2323/24 OR3052-1861  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32090  
 Property Class CLUB (7700)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

KEY WEST LODGE #1760 LOYAL ORDER OF MOOSE  
 INC  
 700 Eisenhower Dr  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$588,527	\$588,527	\$608,145	\$608,145
+ Market Misc Value	\$1,088	\$1,088	\$1,088	\$1,088
+ Market Land Value	\$1,097,418	\$1,097,418	\$1,097,418	\$1,097,418
= Just Market Value	\$1,687,033	\$1,687,033	\$1,706,651	\$1,706,651
= Total Assessed Value	\$1,687,033	\$1,687,033	\$1,616,487	\$1,469,534
- School Exempt Value	(\$1,383,367)	(\$1,383,367)	(\$1,399,454)	(\$1,399,454)
= School Taxable Value	\$303,666	\$303,666	\$307,197	\$307,197

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,097,418	\$588,527	\$1,088	\$1,687,033	\$1,687,033	\$1,383,367	\$303,666	\$0
2020	\$1,097,418	\$608,145	\$1,088	\$1,706,651	\$1,616,487	\$1,399,454	\$307,197	\$0
2019	\$1,097,418	\$608,145	\$1,088	\$1,706,651	\$1,469,534	\$1,399,454	\$307,197	\$0
2018	\$1,097,418	\$574,318	\$1,088	\$1,672,824	\$1,335,940	\$1,371,716	\$301,108	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	10,759.00	Square Foot	70	150

**Buildings**

<b>Building ID</b>	39864	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>		<b>Year Built</b>	1958
<b>Building Type</b>	CLUBS-LDGE-HALLS C / 77C	<b>EffectiveYearBuilt</b>	1990
<b>Gross Sq Ft</b>	7218	<b>Foundation</b>	
<b>Finished Sq Ft</b>	7218	<b>Roof Type</b>	
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	
<b>Perimeter</b>	524	<b>Heating Type</b>	
<b>Functional Obs</b>	0	<b>Bedrooms</b>	0
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	0
<b>Depreciation %</b>	40	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>		<b>Grade</b>	350
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	7,218	7,218	0
<b>TOTAL</b>		<b>7,218</b>	<b>7,218</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1957	1958	1	168 SF	2
WALL AIR COND	1984	1985	1	2 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/21/2020	\$100	Warranty Deed	2288011	3052	1861	11 - Unqualified	Improved		

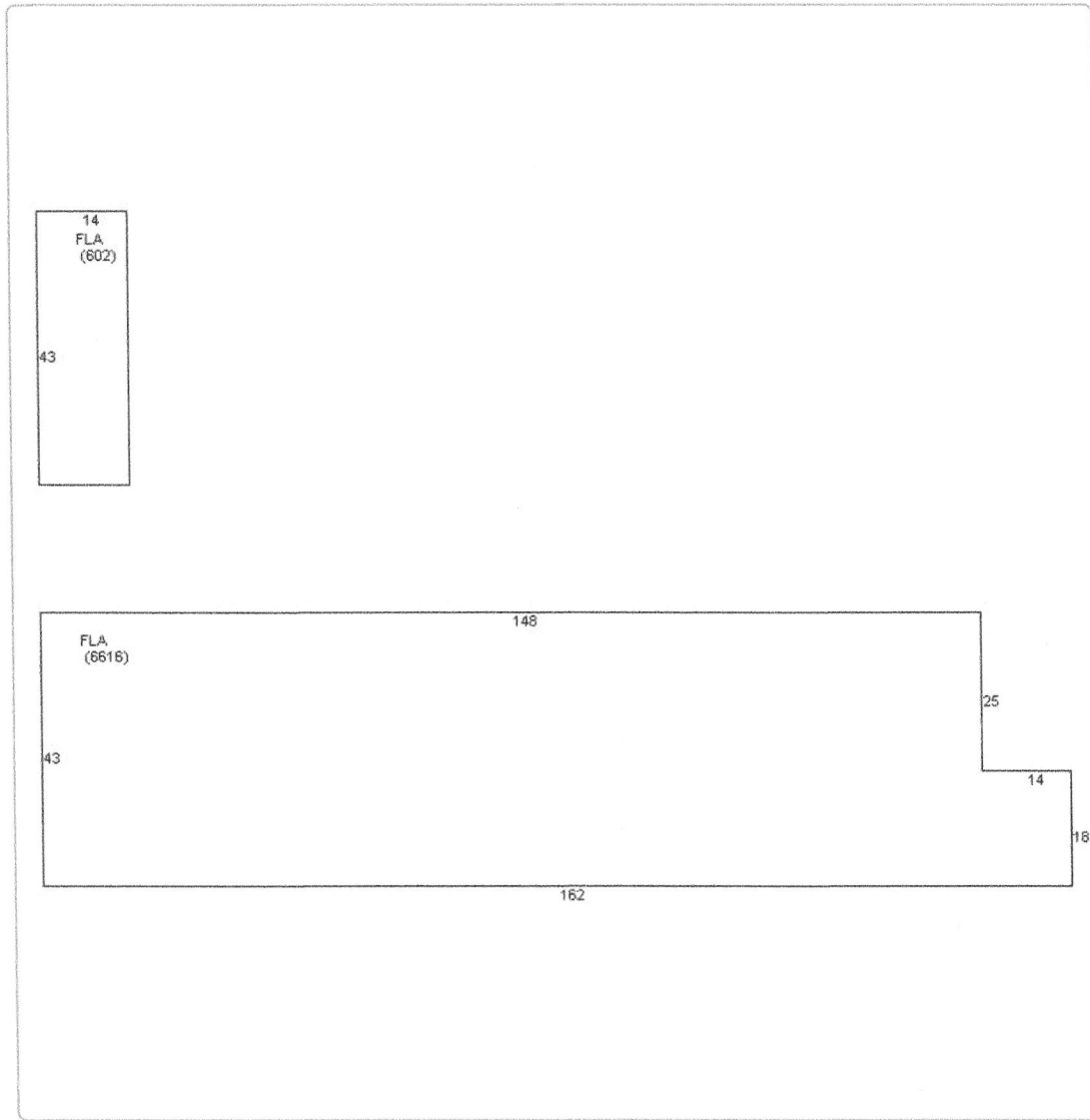
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-3328	11/17/2022		\$5,000	Commercial	AFTER OWNERS REMOVED CEILING TILES DEEMED J-BOXES NEED COVERS, REPLACE FLOURESCENT LIGHTS, SUPPORT EXISTING FANS, & REPLACE BURIED PANEL. EMERGENCY EXPLORATORY
09-0386	2/12/2009	8/3/2011	\$2,400	Commercial	RELOCATE KITCHEN SUB-PANEL TO EXTERIOR OF BUILDING, INSTALL HOOD EXHAUST AND INTAKE BLOWERS
08-4499	12/17/2008	8/3/2011	\$4,000	Commercial	NEW UL300 FIRE SUPPRESSION SYSTEM FOR 12' EXHAUST HOOD
08-4319	12/1/2008	8/3/2011	\$7,000	Commercial	INSTALL KITCHEN HOOD VENTILATION SYSTEM.
08-2980	8/15/2008	8/3/2011	\$54,000	Commercial	REROOF WITH METAL ROOF
08-2840	8/9/2008	8/3/2011	\$20,102	Commercial	INSTALL WALK IN FREEZER/COOLER.
08-2527	7/17/2008	8/3/2011	\$21,000	Commercial	CHANGE OUT THREE 5 TON PACKAGE UNIT AND ONE 3 TON A/C UNIT WITH FOUR DROPS.
06-6700	1/10/2007	8/3/2011	\$24,000	Commercial	HURRICANE WILMA REPAIRS TO CONCRETE COLUMNS/STEEL.
01-3405	10/18/2001	11/26/2001	\$4,000	Commercial	INTERIOR REPAIRS
9901595	5/18/1999	11/2/1999	\$5,000	Commercial	INSTALL NEW FIXTURES
9901595	5/18/1999	11/2/1999	\$5,000	Commercial	REMODEL BATH FOR HANDICAP
9900105	1/11/1999	11/2/1999	\$4,000	Commercial	ROOFING
M940497	2/1/1994	7/1/1994	\$1,600	Commercial	REPLACE 5 TON AC

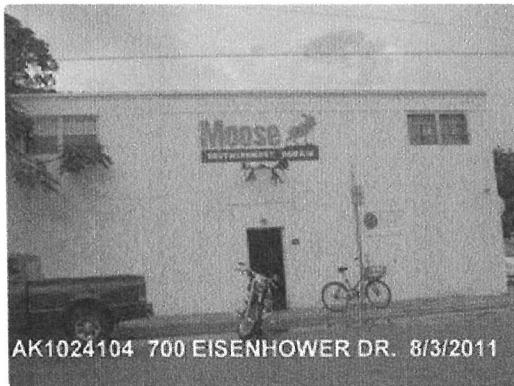
**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**

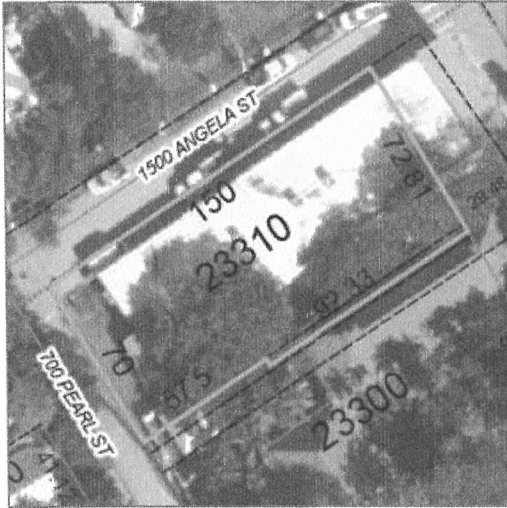


Photos





Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 3/13/2023, 4:01:44 AM

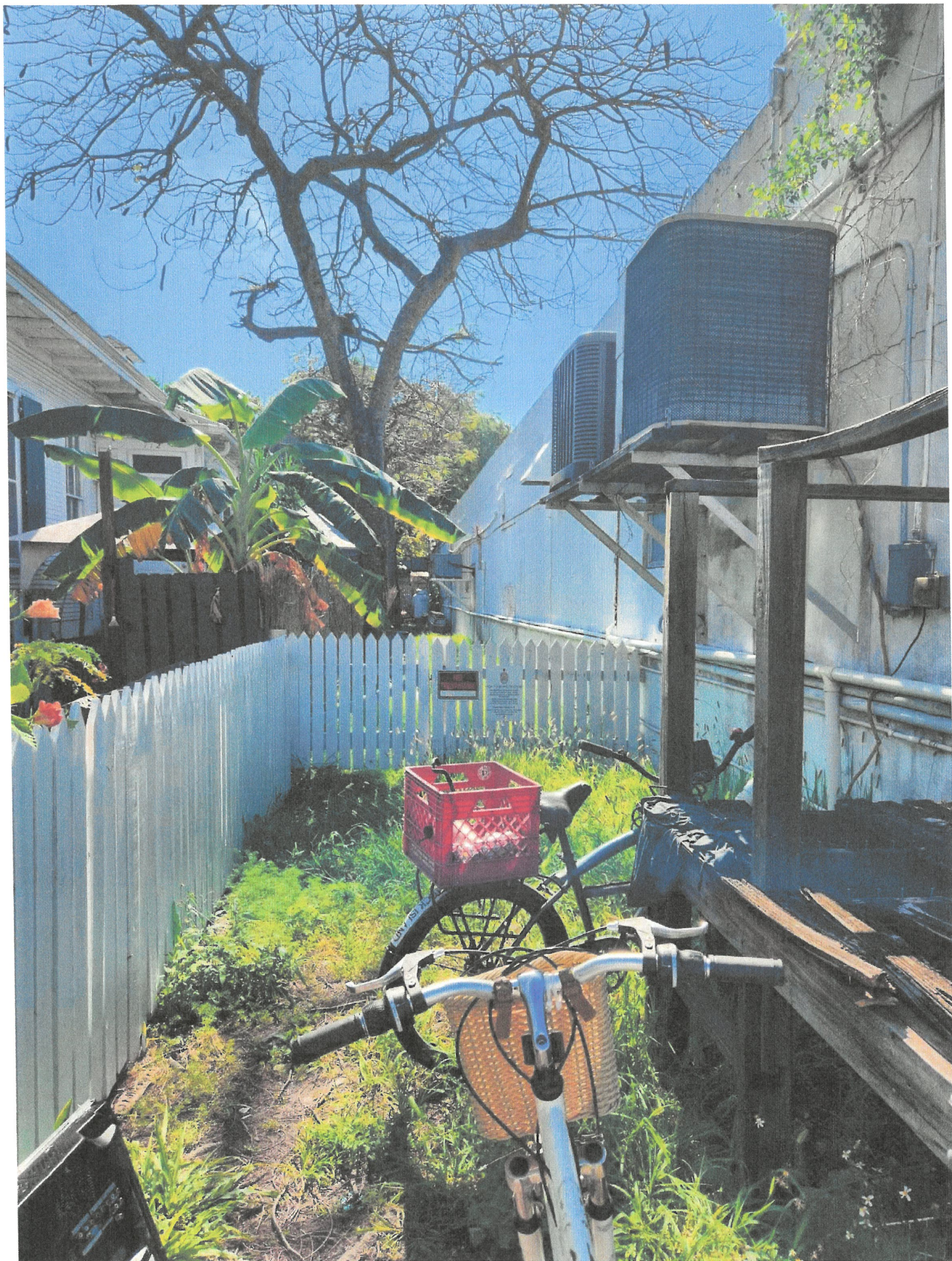
Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.251

# **Site Visit Photos**

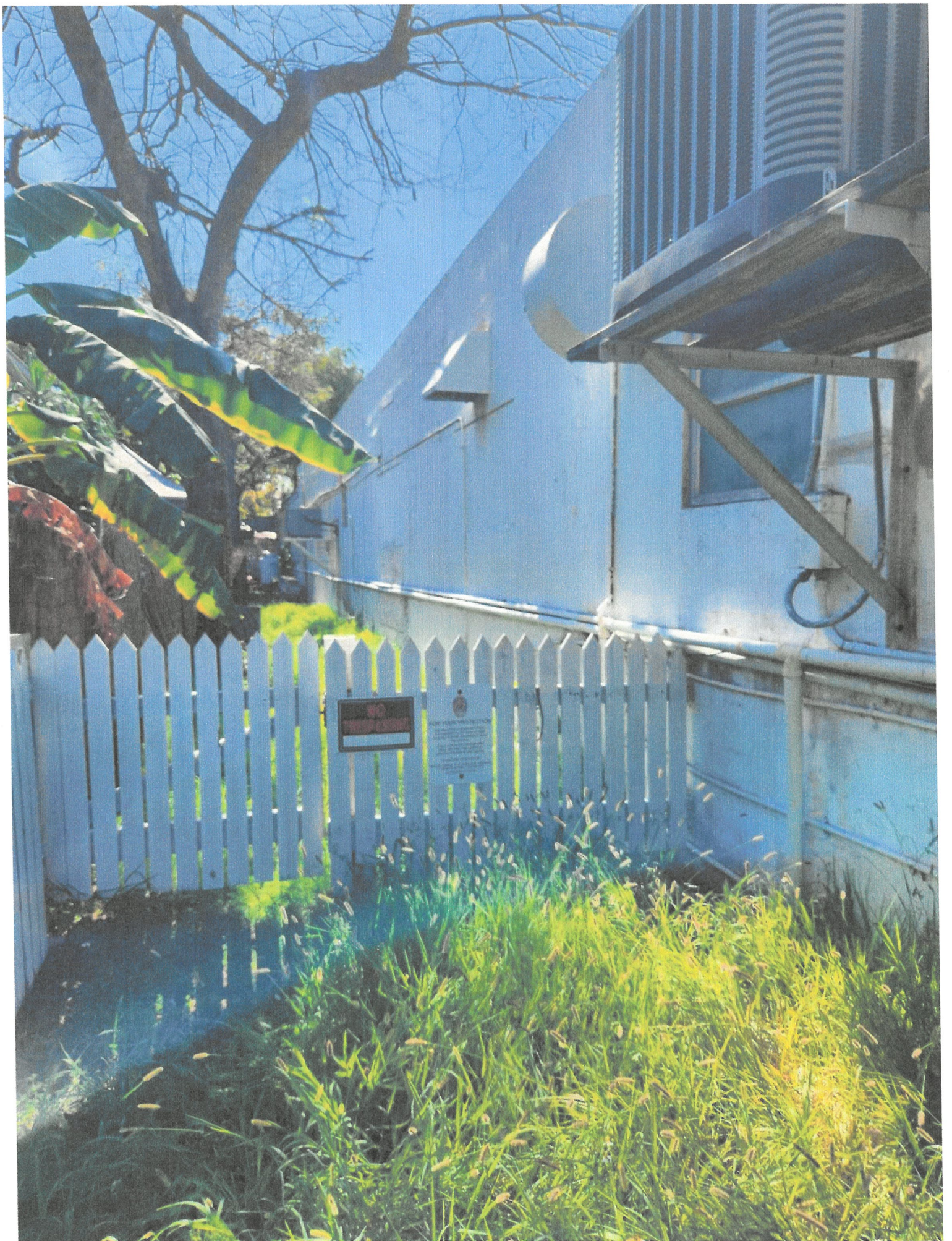












NO  
PARKING

THE  
CITY OF  
SAN FRANCISCO  
OFFICE OF THE  
SUPERVISOR  
100 MARKET STREET  
SAN FRANCISCO, CA 94102  
TEL: 415-376-3300  
WWW.SF.GOV



# **Certification of Liability Insurance**

