

EASEMENT APPLICATION
City of Key West Planning Department
3140 Flagler Avenue Street, Key West, FL 33040
(305) 809-3720



RECEIVED
11-6-15

Please read carefully before submitting applications

Easement Application
CITY OF KEY WEST
PLANNING DEPT.

Please print or type a response to the following:

305-894-2000

Paul Stabile cell

1. Name of Applicant Paul Stabile cell
2. Site Address 809 Terry Ln. Key West, FL 33040
3. Applicant is: Owner _____ Authorized Representative _____
(attached Authorization Form must be completed)
4. Address of Applicant c/o HTA (Historic Tours of America Inc)
201 Front St. Key West, FL 33040
5. Phone # of Applicant _____ Mobile# _____ Email _____
6. Name of Owner, if different than above Historic Tours of America, Inc.
7. Address of Owner 201 Front St.
Key West, FL 33040
8. Phone Number of Owner 305-797-2002 (Frank) Email fherrada@historictours.com
9. Zoning District of Parcel 00014050-000000 RE# HMDR
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested APPROX. 8" THICK X 2' TALL X 12' LONG CONCRETE
USE: a gravity wall that adjoins an existing wall was installed during permitted construction, however was placed too far toward city property. The wall serves to enclose landscaped area and a partition to a parking lot.
11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents.
pstabil@construction@gmail.com

The following must be included with this application:

- ✓1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the easement).
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request with a **legal description of the entire property**.
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures **with a legal description of the easement area requested**.
- ✓4. Color photographs from different perspectives showing the proposed easement area.
5. Application Fee by check payable to the City of Key West in the amount of **\$1000.00**, plus **\$400.00** for each additional easement on the same parcel. Please include a **separate** fee of **\$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**.
6. Notarized Verification Form.
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner.

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Paul Stabile, 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:

809 Terry Lane

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A handwritten signature in blue ink, appearing to read "Paul Stabile", written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this January 6, 2016 by

Paul Stabile

date

Name of Authorized Representative

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

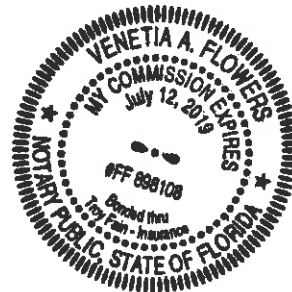
A handwritten signature in blue ink, appearing to read "Venetia A. Flowers", written over a horizontal line.

Notary's Signature and Seal

Venetia A. Flowers

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

4,355.00

Doc# 2010917 12/31/2014 12:55PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-120-EJD
Will Call No.:

12/31/2014 12:55PM
DEED DOC STAMP CL: Krys \$30,485.00

Doc# 2010917
Bk# 2718 Pg# 2117

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of December, 2014 between Bahama Village Market, LLC, a Florida limited liability company whose post office address is 201 Front Street, Key West, FL 33040, grantor, and Historic Tours of America, Inc., a Florida corporation whose post office address is 201 Front Street Suite 1-7, 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:

See Attached Exhibit "A"

- Parcel Identification Number: 00014010-000100 (as to parcel 3)
- Parcel Identification Number: 00014010-000000 (as to parcel 4&5)
- Parcel Identification Number: 00014210-000000 (as to parcel 6)
- Parcel Identification Number: 00014020-000000 (as to parcel 7, 8, 9)
- Parcel Identification Number: 00014060-000000 (as to parcel 10)
- Parcel Identification Number: 00014050-000000 (as to parcel 11)

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2014.

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:

Bahama Village Market, LLC, a Florida limited liability company

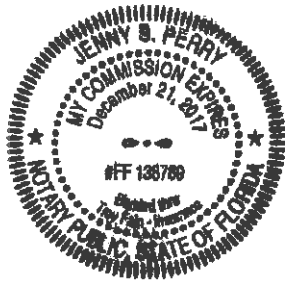
By: [Signature]
Edwin O. Swift, III, Manager

[Signature]
Witness Name: JENNY S. PERRY
[Signature]
Witness Name: ERICA H. STERLING

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 19th day of December, 2014 by Edwin O. Swift, III, Manager of Bahama Village Market, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known or has produced a driver's license as identification.

[Notary Seal]

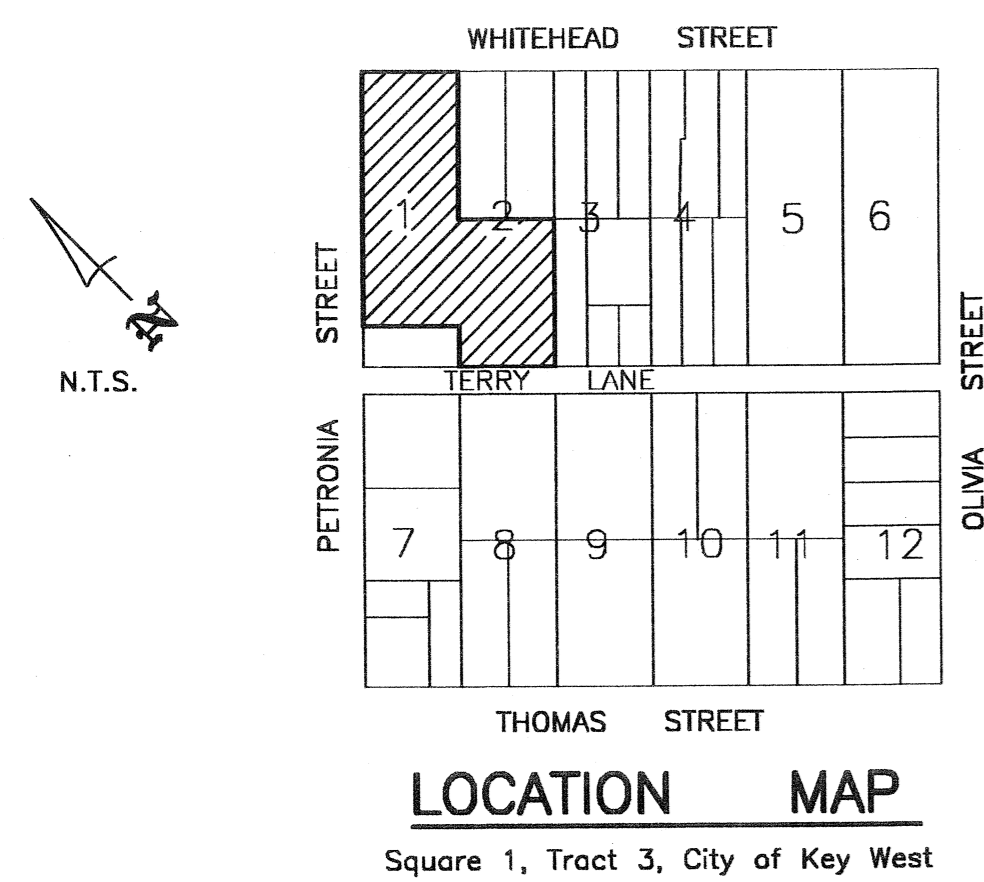


[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Survey



LEGAL DESCRIPTION:

Parcel "A": (Parcel 1) 806 Whitehead Street
 On the Island of Key West, and designated on Charles W. Tift's map of said island as part of Lot No. 2 in the Subdivision of Square No. 1, in part of Tract 3 known as Simonton's Addition to the City of Key West; COMMENCING at a point on Whitehead Street, distant 63 feet from the corner of Petronia and Whitehead Sts. And run thence in a S.E.'ly direction 31 feet and 6 inches; thence at right angles in a S.W.'ly direction 96 feet; thence at right angles N.W.'ly 31 feet and 6 inches; thence at right angles N.E.'ly 96 feet to the place of beginning.

Parcel "B" (Parcel 2) 802 Whitehead
 In the City of Key West, Monroe County, Florida and is designated on Charles W. Tift's Map of said City as part of Lot 1 of Square 1 in Tract 3 of Simonton's Addition to the City of Key West and herein described more particularly by metes and bounds as follows: BEGIN at the intersection of the Southerly right of Way line of Petronia Street and the W'ly right of way boundary line of Whitehead Street for a Point of Beginning; thence Southerly along the said Westerly line of Whitehead Street 62.25 feet to a point; thence Westerly at right angles 96 feet to a point; thence Northerly at right angles 23.48 feet to a point; thence Easterly at right angles 5 feet to a point; thence Northerly at right angles 38.77 feet to a point on the said line of Petronia St.; thence at right angles in a Northeasterly direction 91 feet back to the Place of Beginning.

Parcel "C": (Parcel 3) 318-324 Petronia Street
 Part of Lot One (1) of Square One (1), Tract Three (3) of Simonton's addition to the City of Key West, Florida; COMMENCING at the intersection of the Westerly right of way boundary line of Whitehead Street and the Southerly right of way boundary line of Petronia Street and run thence Westerly along the said line of Petronia Street to the Point of Beginning of the Parcel herein being described: thence continue along the said line of Petronia Street 74 feet to a point; thence Southerly and at right angles 62.25 feet to a point; thence Easterly and at right angles 69 feet to a point; thence Northerly and at right angles 23.48 feet to a point; thence Easterly at right angles 5 feet to a point; thence Northerly at right angles 38.77 feet back to the Point of Beginning on Petronia Street.

Parcel "D" (Parcel 4):
 On the Island of Key West, as known on Charles W. Tift's map of the City of Key West, as Part of Square One (1) in Tract Three (3) and is part of Subdivision Two (2) in Square One (1), according to a diagram made of Part of said Tract Three (3), which diagram is recorded in book "I" deeds page 421 Monroe County Records: COMMENCING AT A POINT ON AN Eighteen foot alley way, Sixty three (63) feet and four (4) inches distant from the corner of Petronia Street and said alley way and running thence along said alley way in a Southeasterly direction thirty-one feet and six inches, and extending back in a Northeasterly direction on both lines a distance of ninety-six (96) feet.

Parcel "E" (Parcel 5): 804 Whitehead
 In the City of Key West, Monroe County, Florida and is designated on Charles W. Tift's Map of said City as Part of Lot 1 of Square 1 in Tract 3 of Simonton's addition to the City of Key West and herein described more particularly by metes and bands as follows: COMMENCE AT THE INTERSECTION OF THE Southerly right of way boundary of Petronia Street and the Westerly right of way boundary line of Whitehead St. 62.25 feet to the Point of Beginning; thence continue along the said Westerly line of Whitehead Street 0.75 feet to a point; thence Westerly at right angles 96 feet to a point; thence Northerly at right angles 0.75 feet to a point; thence Easterly at right angles 96 feet back to the Point of Beginning.

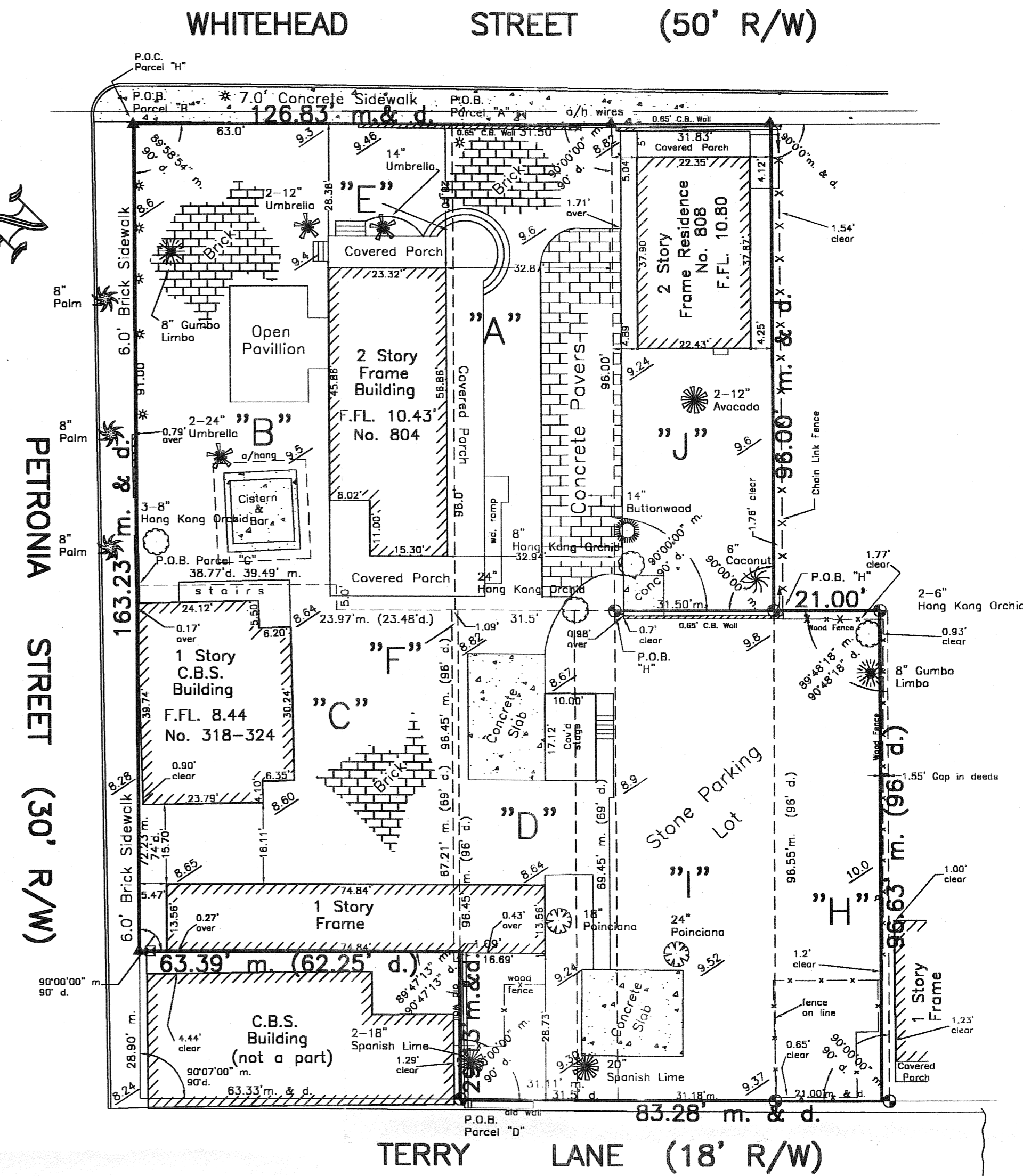
AND
 Parcel "F" (Parcel 6):
 On the Island of Key West, Monroe County, Florida and being a part of Lot 1 in Square 1 of a Subdivision of a part of the Estate of John W. Simonton Tract 3, Key West, Florida" as recorded in Deed Book 1 at Page 421 Public Records of Monroe County, Florida and being described more particularly as follows: Commence at the point of intersection of the Southerly line of Petronia Street with the Easterly line of Terry Lane; thence Southeasterly along the said line of Terry Lane 63.34 feet to a point; thence Northeasterly at a right angle 27 feet to the Point of Beginning of the parcel of land herein described; thence Northwesterly at a right angle 1.09 feet to a point; thence Northeasterly at a right angle 69 feet to a point; thence Southeasterly at a right angle 1.09 feet to a point; thence Southwesterly at a right angle 69 feet back to the Point of Beginning.

AND
 Parcel "H" 811 Terry Lane:
 On the Island of Key West is known as Part of Lot Three (3), in the Subdivision of Square One (1), in part of Tract Three (3). Commencing at a point on Whitehead Street One hundred Twenty six feet Four and One-half inches (126' 4"), in a South East direction from the corner of Whitehead and Petronia Streets; running thence at right angles in a South West direction Ninety-six feet (96') to a point of beginning of Lot to be conveyed; running thence at right angles in a South East direction Twenty-one, (21'); then at right angles in a South West direction Ninety-six feet (96') to an alley known as Terry's Lane; thence in a North West direction along said alley Twenty-one feet (21'); thence at right angles in a North East direction Ninety-six feet (96') to the point of beginning.

AND
 Parcel "I" 809 Terry Lane
 Part of Lot Two (2), in Square One (1) of Tract Three and also known as 809 Terry Lane, in the City of Key West, County of Monroe, State of Florida.

Parcel J:
 In the City of Key West and known and designated on Charles W. Tift's Map of said City part of Lots One (1) and Two (2) is Square One (1), of Tract Three of Simonton's Addition to the City of Key West, better described by metes and bounds as follows:

COMMENCING at the intersection of Petronia and Whitehead Streets and run in a Southeasterly direction along Whitehead Street a distance of Ninety-four feet and Ten inches (94' 10") for a point of beginning from this point of beginning continue in a Southeasterly direction a distance of Thirty-one (31) feet and six (6) inches; thence, at right angles, run in a Southwesterly direction a distance of Ninety six (96) feet; thence at right angles, run in a Northwesterly direction a distance of Thirty-one (31) feet and six (6) inches; thence, at right angles, run in a Northeasterly direction, a distance of Ninety six (96) feet back to the Point of Beginning.



SURVEYOR'S NOTES:

North arrow based on plat assumed median
 Reference Bearing: R/W Whitehead Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- △ = Found P.K. Nail
- = Found 1/2" Iron Bar

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- q. = Deed
- N.T.S. = Not to Scale
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco

- cov'd. = Covered
- wd. = Wood
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- Hyd. = Fire Hydrant
- F.W. = Fire Well
- A/C = Air Conditioner
- CU = Concrete Utility Pole
- WUP = Wood Utility Pole
- WUP = Wood Utility Pole with Guy wire
- B.P.Z. = Backflow Prevention Valve

- C = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- Elec. = Electric
- Tel. = Telephone
- Ench. = Encroachment
- O.L. = On Line
- C.L.F. = Chain Link Fence
- W.M. = Water Meter
- W.V. = Water Valve

Field Work performed on: 5/4/10

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

4/4/11: Owner change
 5/11/10: Updated, owner
 3/29/05: updated, Trees
 3/8/05: updated, lights Parcel J
 3/13/04: Cert., Correct Legal Description

Historic Tours of America
 802-806 Whitehead St., Key West, FL 33040
 318-324 Petronia Street

BOUNDARY SURVEY		Dwn No.:
		10-224
Scale: 1"=20'	Ref. 188	Flood panel No. 1518K
Date: 9/23/02	Fig. 39-53	Flood Zone: X
REVISIONS AND/OR ADDITIONS		
8/26/02: Street Address on Legal Description		
11/26/02: Cert.		
3/13/04: Cert., Minor Changes		
c/dwg/kw/btk61		

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0466
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net

SITE DATA

OWNER: BAHAMA VILLAGE MARKET LLC
 SITE ADDRESS: 608 TERRY LANE, 611 TERRY LANE, 606 WHITEHEAD STREET, KEY WEST, FL 33040
 RE: 20014028-000000, 20014083-000000, 20014083-000000
 ZONING: NMOR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: X
 F.J.M. COMMUNITY#12070; MAP & PANEL #1618 SUFFIX K; DATE:02-19-08
 SECTION/TOWNSHIP/RANGE: 6-1-25

DESIGN DATA

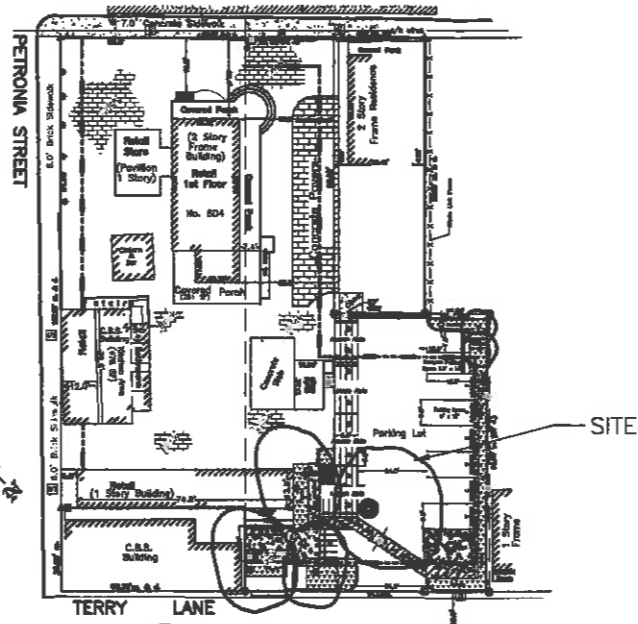
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ. FT.

INDEX OF DRAWINGS

SHEET C-1 - SITE PLAN
 SHEET C-1.1 - DEMOLITION PLAN
 SHEET C-2 - DRAINAGE PLAN
 SHEET C-3 - DETAILS

GENERAL NOTES:

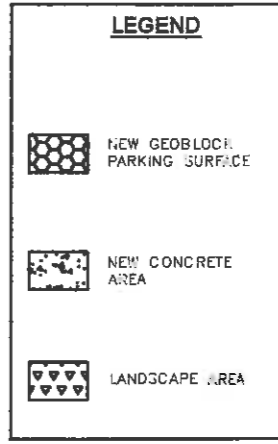
- ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE, UNDER THE DIRECTION OF A LICENSED PROFESSIONAL LAND SURVEYOR. THIS ALSO INCLUDES GENERATING RECORD DRAWINGS.
- EXISTING SUBSURFACE UTILITY HORIZONTAL ALIGNMENTS WERE ESTABLISHED THROUGH THE USE OF AVAILABLE RECORDS AND THEREFORE, ARE SHOWN IN THESE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES NO LATER THAN 48 HOURS PRIOR TO COMMENCING WORK IN A SPECIFIC AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITY LOCATIONS WITHIN THE WORK AREA. NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THESE ITEMS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SHAPE THE PAVEMENT AT INTERSECTIONS, STREETS, AND DRIVEWAYS SO THAT POSITIVE DRAINAGE WILL BE MAINTAINED WITH NO FLOODING OF WATER AS A RESULT OF THE NEW CONSTRUCTION.
- PROPERTY MARKERS SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR'S REGISTERED SURVEYOR SHALL REPLACE ANY MARKERS THAT ARE DISTURBED.
- THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT SITE SPECIFIC EROSION AND SEDIMENT CONTROL PROCEDURES SUCH AS HAY BALES, STAKED SILT BARRIERS, FLOATING TURBIDITY BARRIER, OR OTHER APPROVED METHODS AS REQUIRED TO PREVENT THE TRANSPORTATION OF SEDIMENT DOWNSTREAM INTO STREETS, STORM DRAINS, DITCHES, PONDS, ETC.
- THE CONTRACTOR SHALL ADJUST (AS REQUIRED) PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENT SHALL BE COORDINATED WITH, AND APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH, AT THE CONTRACTOR'S EXPENSE.
- ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
- ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES OR FITTINGS.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOIL REPORTS.
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THESE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE PUMPS IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE PUMPS SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (C) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.



LANDSCAPE BUFFER CALCULATIONS
 PARKING LOT AREA = 0.142 AC = 6,200 SF
 BUFFER REQUIRED = 8,200 ÷ 10% = 820 SF
 BUFFER PROVIDED = 705 SF

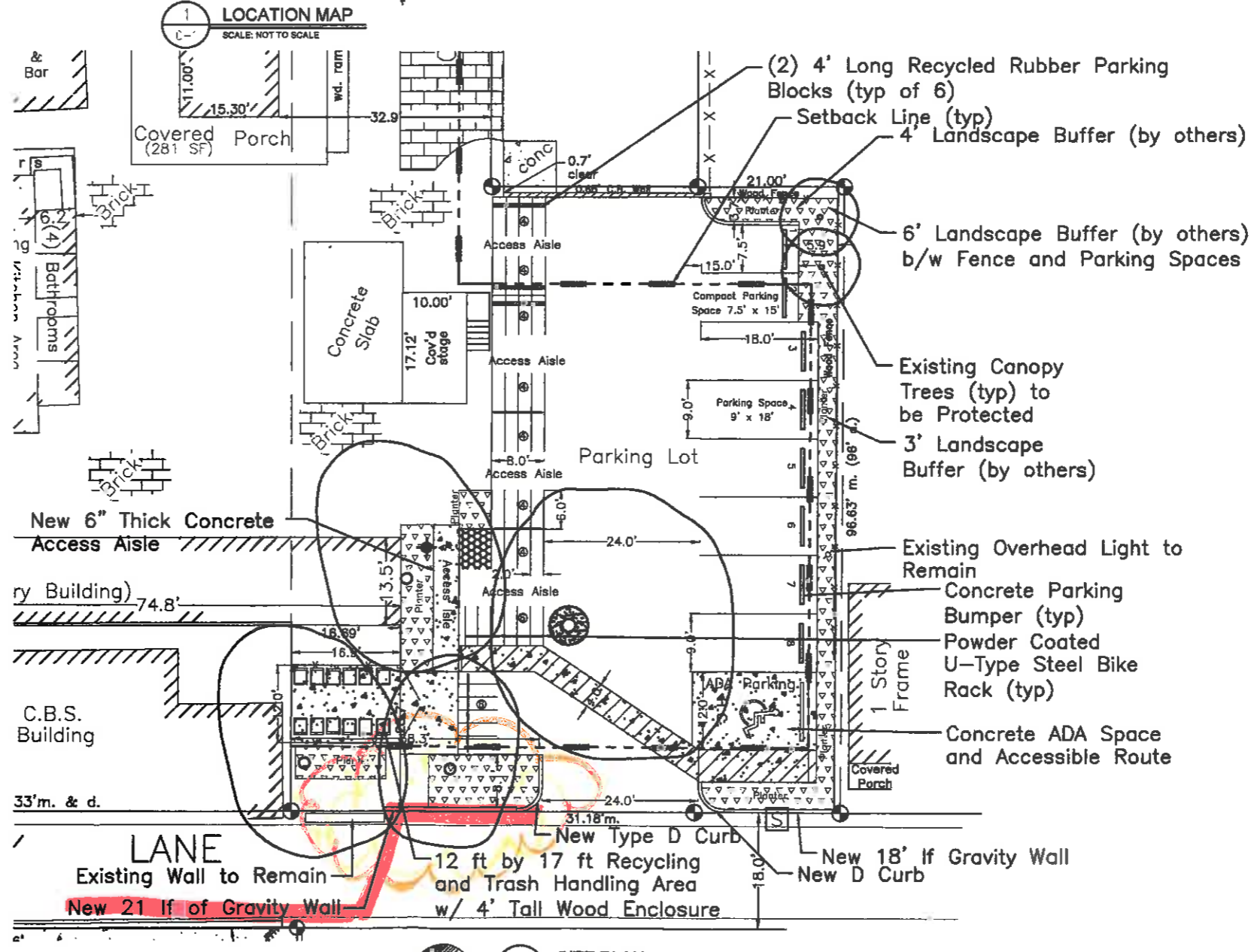
APPROXIMATE MATERIAL QUANTITIES:

- GEOBLOCK: 4,160 SF
- CONCRETE: 900 SF
- BICYCLE RACKS: (2) 9 SPACE RACKS AND (2) 11 SPACE RACKS IN GROUND MOUNTED; POWDER COATED STEEL (www.parkitbikeracks.com)
- LIGHT POLES AND BASES: OWNER TO REUSE EXISTING LIGHT POLE AND BASES.
- D CURB: 19 LF
- PARKING BUMPERS: 8 (PLUS 1 ADA)
- 2 FT HIGH GRAVITY WALL: 38 LF
- 4' RECYCLED RUBBER PARKING BLOCKS: 6 (www.traffic safety store) Item PBRR4WHDS; 18" SPIKES
- PARKING LOT DATA:
 SCOOTER SPACES: 12
 BICYCLE SPACES: 26
 ADA SPACE: 1
 PARKING SPACES: 8



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 (813) 965-6877 FAX (813) 965-6877

Richard J. Milelli
 PE #56315



SITE PLAN
 SCALE: 1"=10'-0"

BAHAMA VILLAGE MARKET
 PETRONIA AND WHITEHEAD
 KEY WEST, FL

Drawn By: SLM	Checked By: RJM
Project No.:	Scale: AS NOTED
AutoCad File No.:	

Title: **SITE PLAN**

Sheet Number: **C-1**

Date: **OCTOBER 31, 2014**

original drawing

EXHIBIT A

Doc# 2010917
Bk# 2718 Pg# 2119

PARCEL 3:

In the City of Key West, Monroe County, Florida and is designated on Charles W. Tift's Map of said City as Part of Lot 1 of Square 1 in Tract 3 of Simonton's Addition to the City of Key West and herein described more particularly by metes and bounds as follows: BEGIN at the intersection of the Southerly Right-of-Way line of Petronia St. and the Westerly Right-of-Way boundary line Whitehead Street for a Point of Beginning; thence Southerly along the said Westerly line of Whitehead Street 62.25 feet to a point; thence Westerly at right angles 96 feet to a point; thence Northerly at right angles 23.48 feet to a point; thence Easterly at right angles 5 feet to a point; thence Northerly at right angles 38.77 feet to a point on the said line of Petronia St.; thence at right angles in a Northeasterly direction 91 feet back to the Point of Beginning.

PARCEL 4:

Part of Lot One (1) of Square One (1), Tract Three (3) of Simonton's Addition to the City of Key West, Florida: COMMENCING at the intersection of the Westerly Right-of-Way boundary line of Whitehead Street and the Southerly Right-of-Way boundary line of Petronia Street and run thence Westerly along the said line of Petronia 91 feet to the Point of Beginning of the parcel herein being described; thence continue along the said line of Petronia Street 74 feet to a point; thence Southerly and at right angles 62.25 feet to a point; thence Easterly and at right angles 69 feet to a point; thence Northerly and at right angles 23.48 feet to a point; thence Easterly at right angles 5 feet to a point; thence Northerly at right angles 38.77 feet back to the Point of Beginning on Petronia Street.

PARCEL 5:

On the Island of Key West, Monroe County, Florida and being a part of Lot 1 in Square 1 of a Sub-division of a part of the Estate of John W. Simonton Tract 3, Key West, Florida as recorded in Deed Book 1 at Page 421, Public Records of Monroe County, Florida and being described more particularly as follows: COMMENCE at the point of intersection of the Southerly line of Petronia Street with the Easterly line of Terry Lane; thence Southeasterly along the said line of Terry Lane 63.34 feet to a point; thence Northeasterly at a right angle 27 feet to the Point of Beginning of the parcel of land herein described; thence Northwesterly at a right angle 1.09 feet to a point; thence Northeasterly at a right angle 69 feet to a point; thence Southeasterly at a right angle 1.09 feet to a point; thence Southwesterly at a right angle 69 feet back to the Point of Beginning.

PARCEL 6:

A parcel of land on the Island of Key West, Monroe County, Florida, and is known on Charles W. Tift's Map of said Island as part of Lots 7 and 8, of Square I, in Tract 3 of Simonton's Addition according to Deed Book "I" at Page 421 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of Thomas Street with the Southeasterly right of way line of Petronia Street and run thence in a Northeasterly direction along the Southeasterly right of way line of the said Petronia Street for a distance

of 130.00 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Petronia Street for a distance of 62.22 feet to the Southwesterly right of way line of Terry Lane; thence Southeasterly at right angles and along the Southwesterly right of way line of the said Terry Lane for a distance of 64.25 feet; thence Southwesterly and at right angles for a distance of 62.22 feet; thence Northwesterly and at right angles for a distance of 64.25 feet back to the Point of Beginning.

PARCEL 7:

On the Island of Key West, and designated on Charles W. Tift's Map of said Island as part of Lot No. 2 in the Subdivision of Square No. 1, in part of Tract 3 known as Simonton's Addition to the City of Key West: COMMENCE at a point on Whitehead Street, distant 63 feet from the corner of Petronia and Whitehead St., and run thence in a Southeasterly direction 31 feet and 6 inches; thence at right angles in a Southwesterly direction 96 feet; thence at right angles Northwesterly 31 feet and 6 inches; thence at right angles Northeasterly 96 feet to the place of beginning.

PARCEL 8:

In the City of Key West, Monroe County, Florida and its designated on Charles W. Tift's Map of said City as to part of Lot 1, of Square 1 in Tract 3 of Simonton's Addition to the City of Key West and herein described more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southerly Right-of-Way boundary of Petronia Street and the Westerly Right-of-Way boundary line of Whitehead St. 62.25 feet to the Point of Beginning; thence continue along the said Westerly line of Whitehead Street 0.75 feet to a point; thence Westerly at right angles 96 feet to a point; thence Northerly at right angles 0.75 feet to a point; thence Easterly at right angles 96 feet back to the Point of Beginning.

PARCEL 9:

On the Island of Key West, as known as Charles W. Tift's Map of the City of Key West, as part of Square One (1) in Tract Three (3) and is part of Subdivision Two (2) in Square One (1) according to a diagram made of portion of said Tract Three (3), which diagram is recorded in Book "I" deeds page 421 of Monroe County Records: COMMENCING at a point on an Eighteen foot alley-way, Sixty Three (63) feet and four (4) inches distance from the corner of Petronia Street and said alley-way and running thence along said alley-way in a Southeasterly direction Thirty-One feet and six inches, and extending back in a Northeasterly direction on both lines a distance of Ninety-Six (96) feet.

PARCEL 10:

On the Island of Key West and is known as Part of Lot Three, (3), in the Subdivision of Square One, (1), in part of Tract Three, (3); Commencing at a point on Whitehead Street One Hundred Twenty-six feet Four inches (126' 4"), in a South East direction from the corner of Whitehead and Petronia Streets; running thence a right angles in a South West direction Ninety-six feet, (96'), to a point of beginning of Lot to be conveyed; running thence at right angles in a South East direction Twenty-one, (21'); then at right angles in a South West direction Ninety-six feet (96') to an alley known as Terry's Lane; thence in a North West direction along said alley Twenty-one feet, (21'); thence at right angles in a North East direction Ninety-six, (96') to point of beginning.

PARCEL 11:

Part of Lot Two (2), in Square One (1) of Tract Three and also known as 809 Terry Lane, in the City of Key West, County of Monroe, State of Florida.

ALSO DESCRIBED AS:

On the Island of Key West is known as Part of Lot Two (2), in the Subdivision of Square One (1), in part of Tract Three (3), and being more particularly described as follows:

Commence at the intersection of the Southwesterly Right-of-Way Line of Whitehead Street and the Southeasterly Right-of-Way Line of Petronia Street; thence in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Petronia Street for a distance of 192.13 feet to the Northeasterly Right-of-Way Line of Terry Lane; thence at an angle of 90°07' 00" to the right and in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Terry Lane for a distance of 94.83 feet to the Point of Beginning; thence at a right angle and in a Northeasterly direction for a distance of 96.55 feet; thence at a right angle and in a Southeasterly direction for a distance of 31.50 feet; thence at a right angle and in a Southwesterly direction for a distance of 96.55 feet to the said Northeasterly Right-of-Way Line of Terry Lane; thence at a right angle and in a Northwesterly direction along the said Northeasterly Right-of-Way Line of Terry Lane for a distance of 31.50 feet to the Point of Beginning.

Site Photos



View from inside
Looking out onto
Terry Lane.



Existing Wall

New Concrete wall

← Terry Ln. →

05/11/2015

809 Terry Lane



Concrete wall that is the subject of this easement application.



Alternate View

Additional Information



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1014435 Parcel ID: 00014050-000000

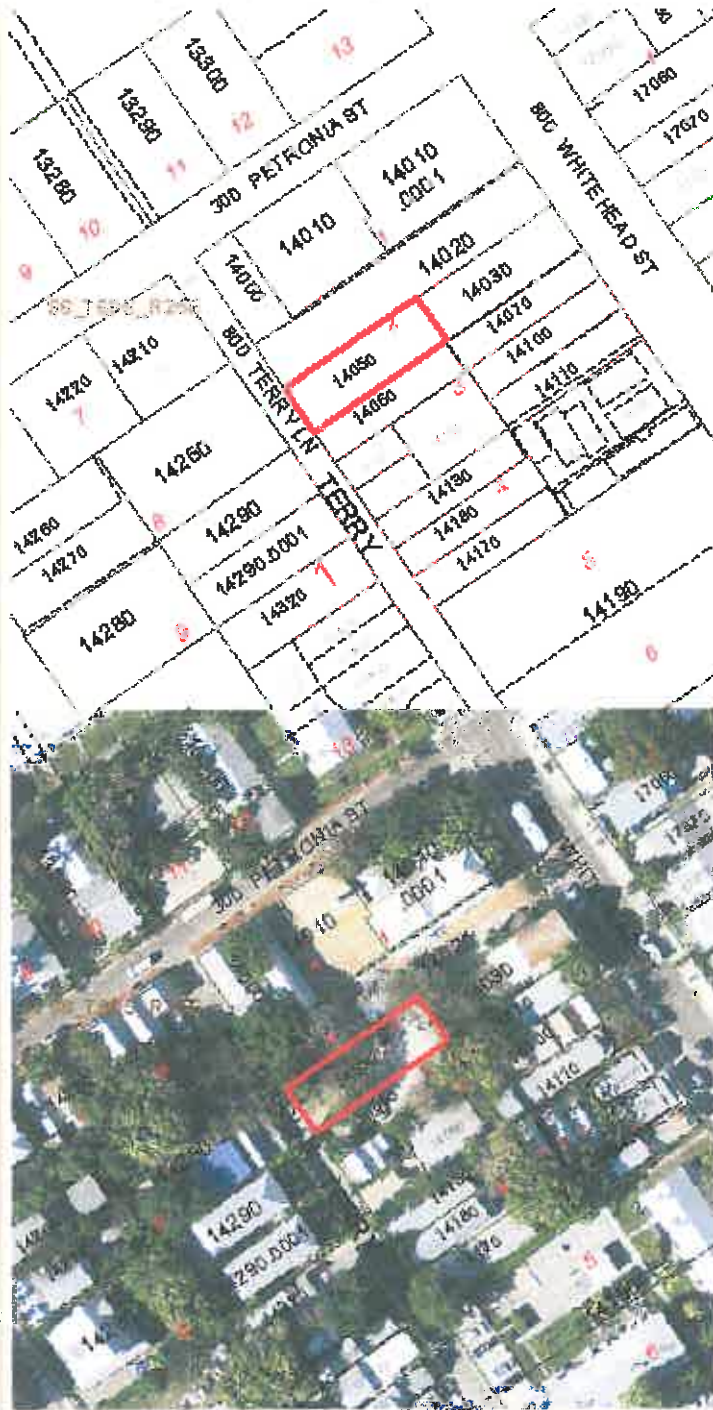
Ownership Details

Mailing Address:
HISTORIC TOURS OF AMERICA INC
201 FRONT ST
KEY WEST, FL 33040-8313

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 809 TERRY LN KEY WEST
Legal Description: KW PT LOT 2 SQR 1 TR 3 H2-566 OR1347-9/13 CASE#95-50-CP-08 OR1352-1339/41 OR2133-389/393 OR2718-2117/21

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,024.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	186 SF	31	6	1995	1996	1	30

2	FN2:FENCES	492 SF	82	6	1999	2000	2	30
3	PT3:PATIO	441 SF	21	21	1999	2000	2	50
4	PT3:PATIO	340 SF	17	20	1999	2000	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-0315	02/04/2015		114,750	IMPROVE PARKING LOT AS PER PLANS. LOT AREA 6200 SF	
9600655	01/01/1996	08/01/1996	550	FENCE	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	5,902	355,030	360,982	360,982	0	360,982
2014	0	5,541	342,399	347,940	294,031	0	347,940
2013	0	5,746	261,555	267,301	267,301	0	267,301
2012	0	5,934	261,555	267,489	267,489	0	267,489
2011	0	6,122	348,740	354,862	341,009	0	354,862
2010	0	6,325	303,684	310,009	310,009	0	310,009
2009	0	6,514	373,301	379,815	379,815	0	379,815
2008	0	6,701	378,000	384,701	384,701	0	384,701
2007	0	6,882	378,000	384,882	384,882	0	384,882
2006	0	7,071	257,040	264,111	264,111	0	264,111
2005	0	7,255	211,680	218,935	218,935	0	218,935
2004	0	7,458	151,200	158,658	158,658	0	158,658
2003	0	7,646	72,576	80,222	80,222	0	80,222
2002	0	7,831	48,384	56,215	56,215	0	56,215
2001	0	8,034	48,384	56,418	56,418	0	56,418
2000	0	2,747	39,312	42,059	42,059	0	42,059
1999	0	159	39,312	39,471	39,471	0	39,471
1998	0	165	39,312	39,477	39,477	0	39,477
1997	0	172	33,264	33,436	33,436	0	33,436
1996	0	0	33,264	33,264	33,264	0	33,264
1995	0	0	33,264	33,264	33,264	0	33,264
1994	0	0	33,264	33,264	33,264	0	33,264
1993	0	0	33,264	33,264	33,264	0	33,264
1992	0	0	33,264	33,264	33,264	0	33,264
1991	0	0	33,264	33,264	33,264	0	33,264
1990	0	0	26,460	26,460	26,460	0	26,460

1989	0	0	25,704	25,704	25,704	0	25,704
1988	0	0	22,680	22,680	22,680	0	22,680
1987	0	0	9,828	9,828	9,828	0	9,828
1986	0	0	9,072	9,072	9,072	0	9,072
1985	0	0	7,738	7,738	7,738	0	7,738
1984	0	0	7,738	7,738	7,738	0	7,738
1983	0	0	7,738	7,738	7,738	0	7,738
1982	0	0	6,577	6,577	6,577	0	6,577

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
12/19/2014	2718 / 2117	4,355,000	WD	30
5/1/1995	1352 / 1339	35,000	WD	Q

This page has been visited 330,658 times.

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