



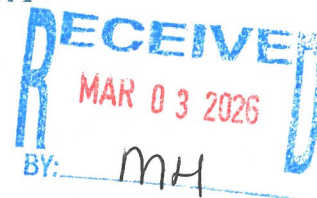
EASEMENT APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Easement Application Fee \$ 2,814.20

Advertising and Noticing Fee \$ 376.81

Fire Department Review Fee \$ 134.01

Total Application Fee \$ 3,325.02

For each additional easement on the same parcel, there is an additional fee of \$670.05

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain the necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 905 Von Phister Street, Key West, Florida 33040

Zoning District: _____ Real Estate (RE) #: 00039900-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC Mailing

Address: 221 Simonton Street, Key West City:

State: Florida Zip: 33040 Home/Mobile Phone: 305-294-0252 Office:

Fax: _____

Email: greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: The Evagelia Samaha Qualified Personal Residence Trust dated September 23, 2010 Mailing

Address: 905 Von Phister Street, Key West City:

State: Florida Zip: 33040 Home/Mobile Phone: c/o 305-294-0252 Office:

Fax: _____

Email: c/o greg@oropezastonescardenas.com

Description of requested easement and use: The purpose of the requested easement is to allow the Property Owner to maintain the portions of the concrete pavers, concrete driveway and portico that encroach upon the City of Key West right of way in front of the Property. The easement area would be used for purposes of ingress and egress to and from the Property in accordance with its current use.

If yes, please describe and attach relevant documents: _____

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by the 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.

Authorization Form

Verification Form



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

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, PLLC
(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:

905 Von Phister Street, Key West, Florida 33040
Street address of subject property

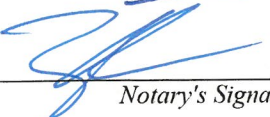
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

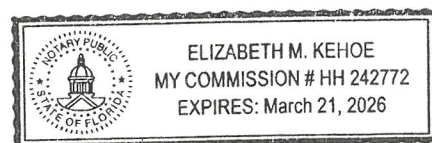
Subscribed and sworn to (or affirmed) before me on this 3-2-20 by
date
Gregory S. Oropeza
Name of Applicant

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Recorded Warranty Deed

PREPARED BY & RETURN TO:
John S. Bohatch, Esquire
GUTTENMACHER & BOHATCH, P.A.
7301 SW 57 Ct., Suite 560
South Miami, Florida 33143

10/08/2010 9:26AM
DEED DOC STAMP CL: TRINA \$0.70

Parcel ID Number: 00039900-000000

Doc# 1808718
Bk# 2486 Pg# 1873

Warranty Deed

(Deed prepared without title examination)

THIS INDENTURE, made this 23 day of September, 2010, A.D. EVAGELIA SAMAHA, joined by her husband, FOUAD SAMAHA, whose address is 905 Von Phister Street, Key West, Florida 33040, as to an undivided one-half (1/2) interest, GRANTOR, and EVAGELIA SAMAHA, as Trustee of THE EVAGELIA SAMAHA QUALIFIED PERSONAL RESIDENCE TRUST, dated September 23, 2010, whose address is 905 Von Phister Street, Key West, Florida 33040, of the County of Monroe, State of Florida, GRANTEE.

WITNESSETH that the GRANTOR for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by 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, situated, lying and being in the County of Monroe, State of FLORIDA to wit:

One-half (1/2) interest in:

**LOTS 5, 6 AND 7 OF SQUARE 12, TRACT 18, ACCORDING TO
THE WEBB REALTY COMPANY'S PLAT OF TRACT 18,
RECORDED IN PLAT BOOK 1, AT PAGE 42, PUBLIC RECORDS
OF MONROE COUNTY, FLORIDA.**

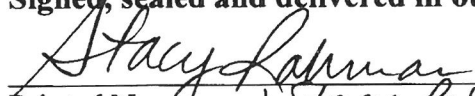
Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes for the current and subsequent years.

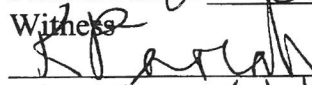
And the GRANTOR does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the said real estate in fee simple with its appurtenances upon the Trust and for the purposes set forth herein and in said Trust Agreement.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Stacy Rahman

Witness

Printed Name: Katalina Penland
Witness

 (seal)
EVAGELIA SAMAHA

Stacy Rahman
Printed Name: Stacy Rahman
Witness

Katalina Penando
Printed Name: Katalina Penando
Witness

FOUAD SAMAHA (seal)
FOUAD SAMAHA

Doc# 1808718
Bk# 2486 Pg# 1874

STATE OF FLORIDA)
)ss:
COUNTY OF MIAMI-DADE)

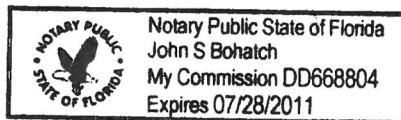
The foregoing instrument was acknowledged before me this 23 day of September, 2010, by **EVAGELIA SAMAHA** and **FOUAD SAMAHA**, who are personally known to me or who have produced N/A as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at South Miami, Miami-Dade, Florida, this 23 day of September, 2010.

[Signature]
Notary Public, State of Florida – Signature

Notary Public, State of Florida – Printed Name

Official Seal:



Monroe County, Florida Property Card

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 00039900-000000
Account# 1040622
Property ID 1040622
Millage Group 10KW
Location 905 VON PHISTER St, KEY WEST
Address
Legal KW WEBB REALTY CO SUB PB1-42 LOTS 5-6-7 SQR 12 TR 18 G72-5
Description OR668-738 OR791-1370 OR2486-1867/68 OR2486-1869/70 OR2486-1873/74

[Skip to main content](#)

(Note: Not to be used on legal documents.)

Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision The Webb Realty Co
CDD No
Affordable Housing No

Monroe County, FL



Owner

SAMAHA EVAGELIA QUAL PER RES TR 9/23/2010
905 Von Phister St
Key West FL 33040

SAMAHA FOUAD QUAL PER RES TR 9/23/2010
905 Von Phister St
Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,456,636	\$1,363,780	\$1,306,338	\$961,167
+ Market Misc Value	\$75,560	\$69,008	\$69,917	\$70,428
+ Market Land Value	\$1,703,196	\$1,703,196	\$1,777,248	\$1,340,341
= Just Market Value	\$3,235,392	\$3,135,984	\$3,153,503	\$2,371,936
= Total Assessed Value	\$1,073,200	\$1,042,955	\$1,012,578	\$983,086
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,048,200	\$1,017,955	\$987,578	\$958,086

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,703,196	\$1,363,780	\$69,008	\$3,135,984	\$1,042,955	\$25,000	\$1,017,955	\$500,000
2023	\$1,777,248	\$1,306,338	\$69,917	\$3,153,503	\$1,012,578	\$25,000	\$987,578	\$500,000
2022	\$1,340,341	\$961,167	\$70,428	\$2,371,936	\$983,086	\$25,000	\$958,086	\$500,000
2021	\$881,219	\$817,269	\$71,337	\$1,769,825	\$954,453	\$25,000	\$929,453	\$500,000
2020	\$814,572	\$780,120	\$52,684	\$1,647,376	\$922,699	\$25,000	\$897,699	\$500,000
2019	\$881,219	\$739,699	\$52,869	\$1,673,787	\$901,955	\$25,000	\$876,955	\$500,000
2018	\$847,895	\$760,833	\$53,053	\$1,661,781	\$885,138	\$25,000	\$860,138	\$500,000

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
RES SUPERIOR DRY (01SD)	11,220.00	Square Foot	120	94

Buildings

Building ID	3127	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1963
Building Type	S.F.R. - R1 / R1	Effective Year Built	2016
Building Name		Foundation	CONCR FTR
Gross Sq Ft	4648	Roof Type	GABLE/HIP
Finished Sq Ft	2619	Roof Coverage	CONC/CLAY TILE
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	312	Bedrooms	5
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	8	Grade	600
Interior Walls	MASONRY/MIN	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	368	0	78
OPX	EXC OPEN PORCH	192	0	76
CBF	FINISHED CABAN	286	0	74
FLA	FLOOR LIV AREA	2,619	2,619	312
GBF	GAR FIN BLOCK	520	0	92
OPU	OP PR UNFIN LL	663	0	168
TOTAL		4,648	2,619	800

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WATER FEATURE	1983	1984	0 x 0	1	1 UT	1
FENCES	1983	1984	6 x 45	1	270 SF	5
FENCES	1983	1984	2 x 28	1	56 SF	4
FENCES	1985	1986	8 x 197	1	1576 SF	5
TIKI	1987	1988	9 x 22	1	198 SF	5
BRICK PATIO	2014	2015	18 x 54	1	972 SF	2
WOOD DECK	2020	2021	0 x 0	1	1432 SF	4
RES POOL	1983	1984	0 x 0	1	420 SF	3
TILE PATIO	1983	1984	0 x 0	1	507 SF	5
CONC PATIO	1983	1984	0 x 0	1	566 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/23/2010	\$100	Warranty Deed		2486	1873	11 - Unqualified	Improved		
9/23/2010	\$100	Warranty Deed		2486	1869	11 - Unqualified	Improved		
9/23/2010	\$100	Warranty Deed		2486	1867	11 - Unqualified	Improved		
6/1/1979	\$176,000	Conversion Code		791	1370	Q - Qualified	Improved		

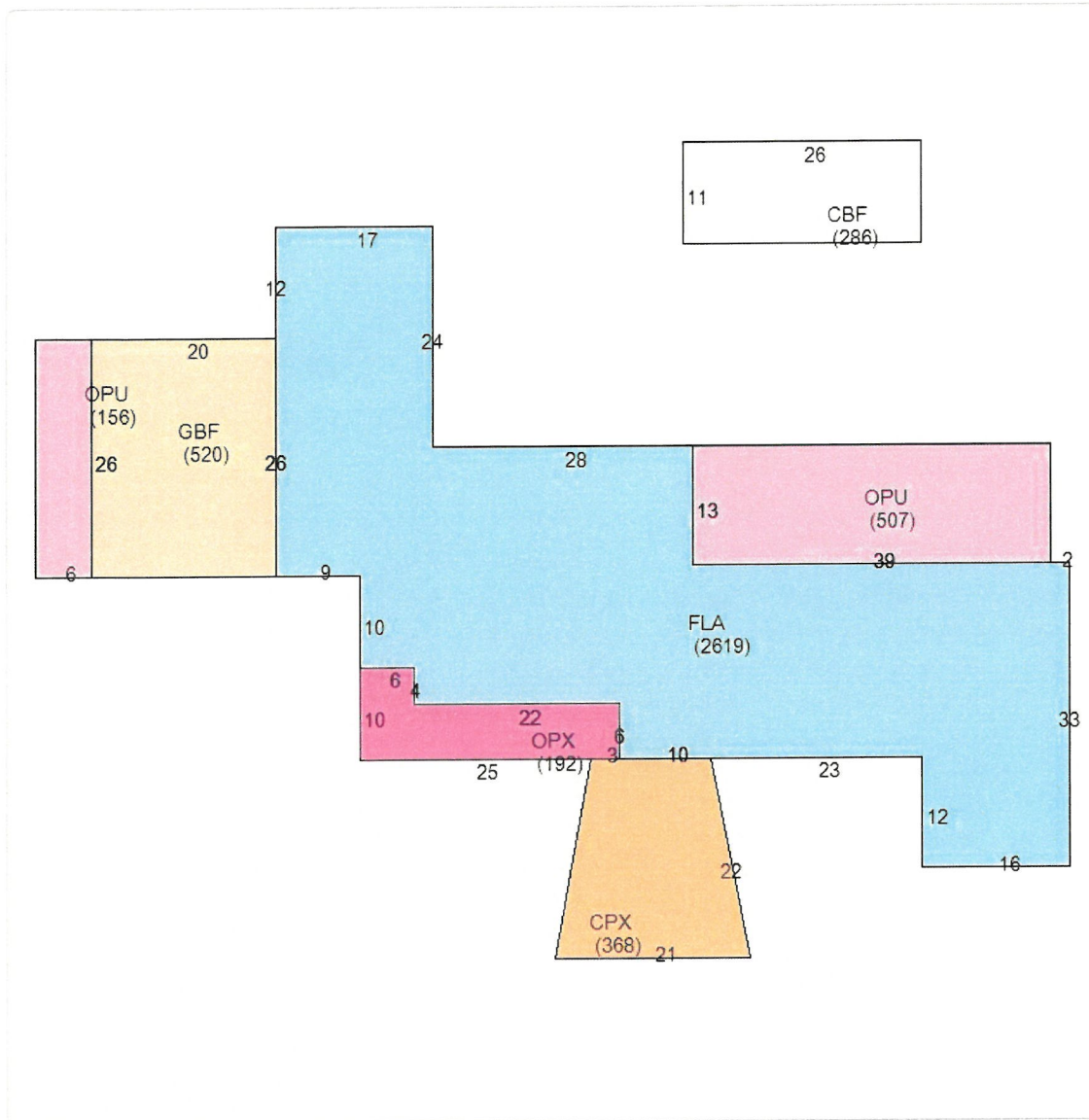
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
19-4092	01/28/2020	Completed	\$36,000	Residential	Remove existing Pressure Treated deck boards. Approx 1,800 SQ Install New Composite Deck Board
14-1719	05/02/2014	Completed	\$6,000		REMOVE EXISTING CONCRETE DRIVEWAY, REPLACE WITH BRICK PAVERS 954SF
05-4946	11/07/2005	Completed	\$7,339	Residential	*****HURRICANE WILMA DAMAGE***** SINGLE PLY ROOFING
0000554	03/03/2000	Completed	\$1,100	Residential	ROOF
9600828	02/01/1996	Completed	\$4,000	Residential	FIRE ALARM

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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: 2/24/2026, 2:07:58 AM

[Contact Us](#)

Developed by
SCHNEIDER
GEOSPATIAL

Specific Purposes Survey

BEARING BASE:
ALL BEARINGS ARE BASED
ON N56°53'27"E ASSUMED
ALONG THE CENTERLINE OF
VON PHISTER STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

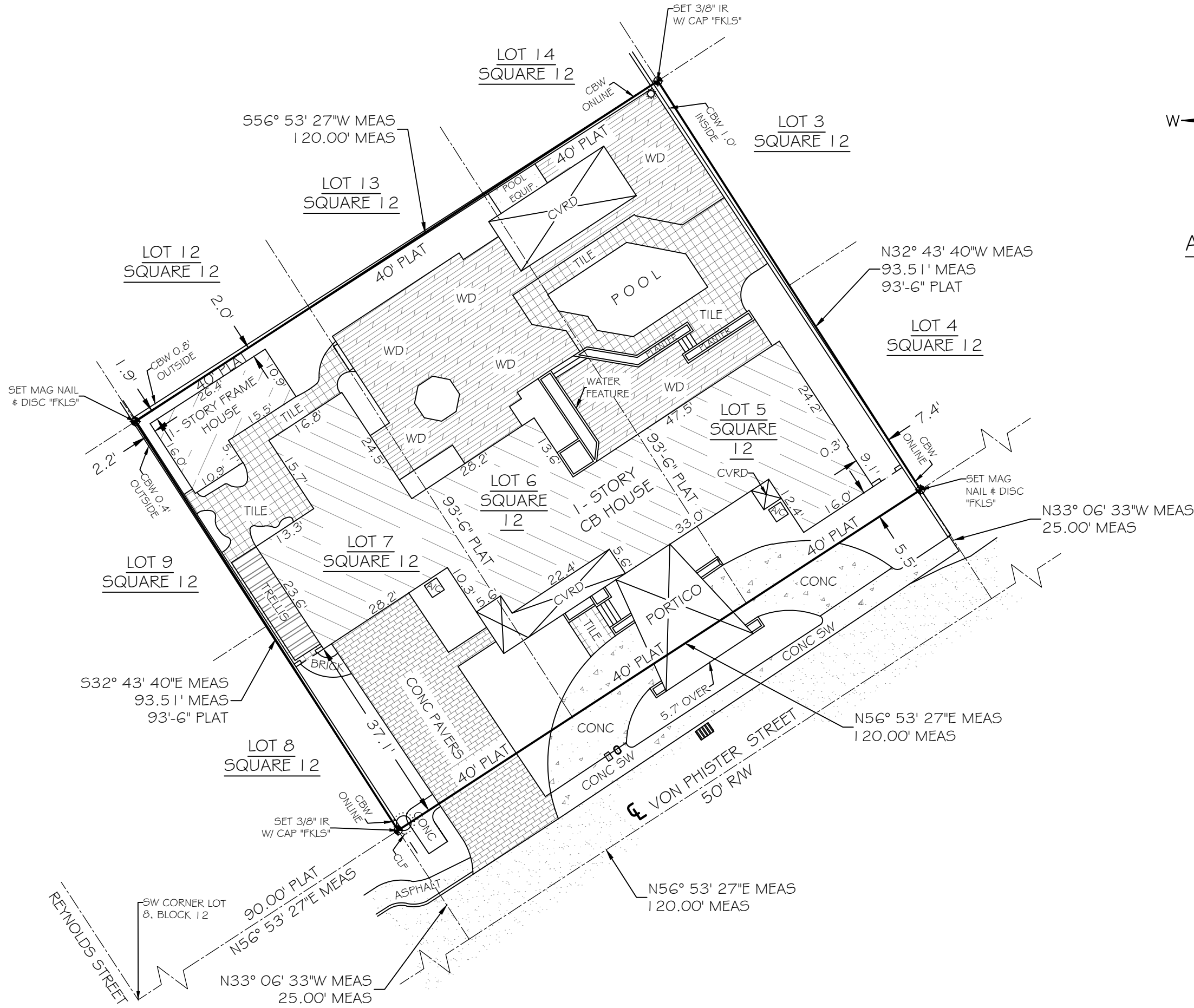
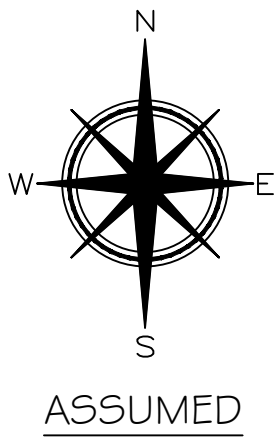
ADDRESS:
905 VON PHISTER STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

MAP OF BOUNDARY SURVEY



LOCATION MAP - NT9
SEC. 05-T685-R25E



SURVEYOR NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- DUE TO THE LACK OF SURVEY MONUMENTATION IN THIS AREA, THIS SURVEYOR HELD THE EXISTING OCCUPATION TO ASSIST IN ESTABLISHING THE BOUNDARY AS SHOWN HEREON.
- REVISION (1) - 02/23/2026 - REVISED TITLE BLOCK

CERTIFIED TO -

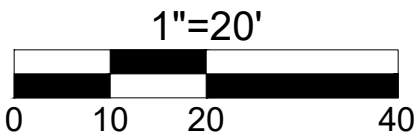
Marc and Olga Meisel;
Oropeza, Stones and Cardenas;

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

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2\"/>

LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ☼ - WOOD POWER POLE
- ☒ - CONCRETE POWER POLE
- - CATCH BASIN



TOTAL AREA = 11,221.06 SQ FT±

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 02/02/2026
MAP DATE: 02/09/2026
REVISION DATE: 02/23/2026
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO.: 26-28

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACSON, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

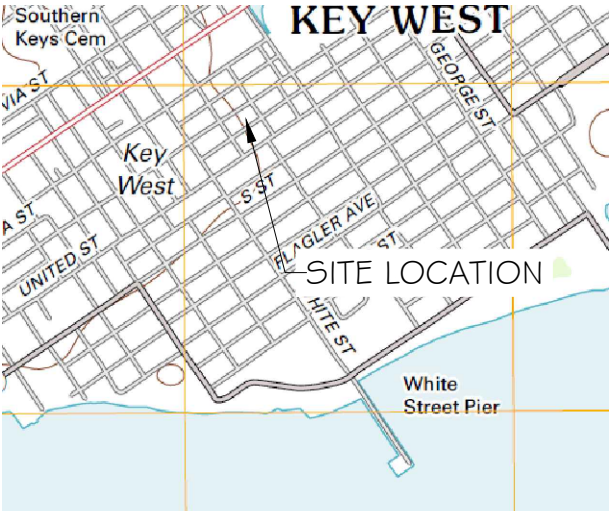
NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER.



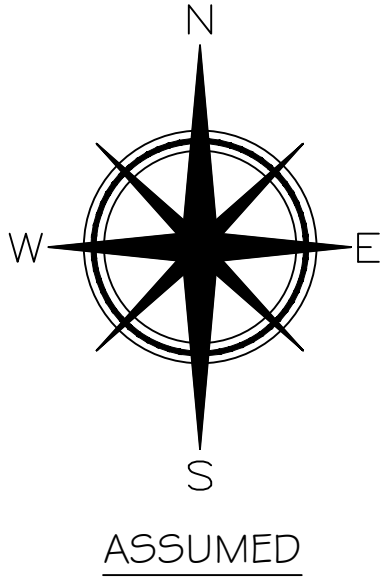
FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

LEGAL DESCRIPTION(S)

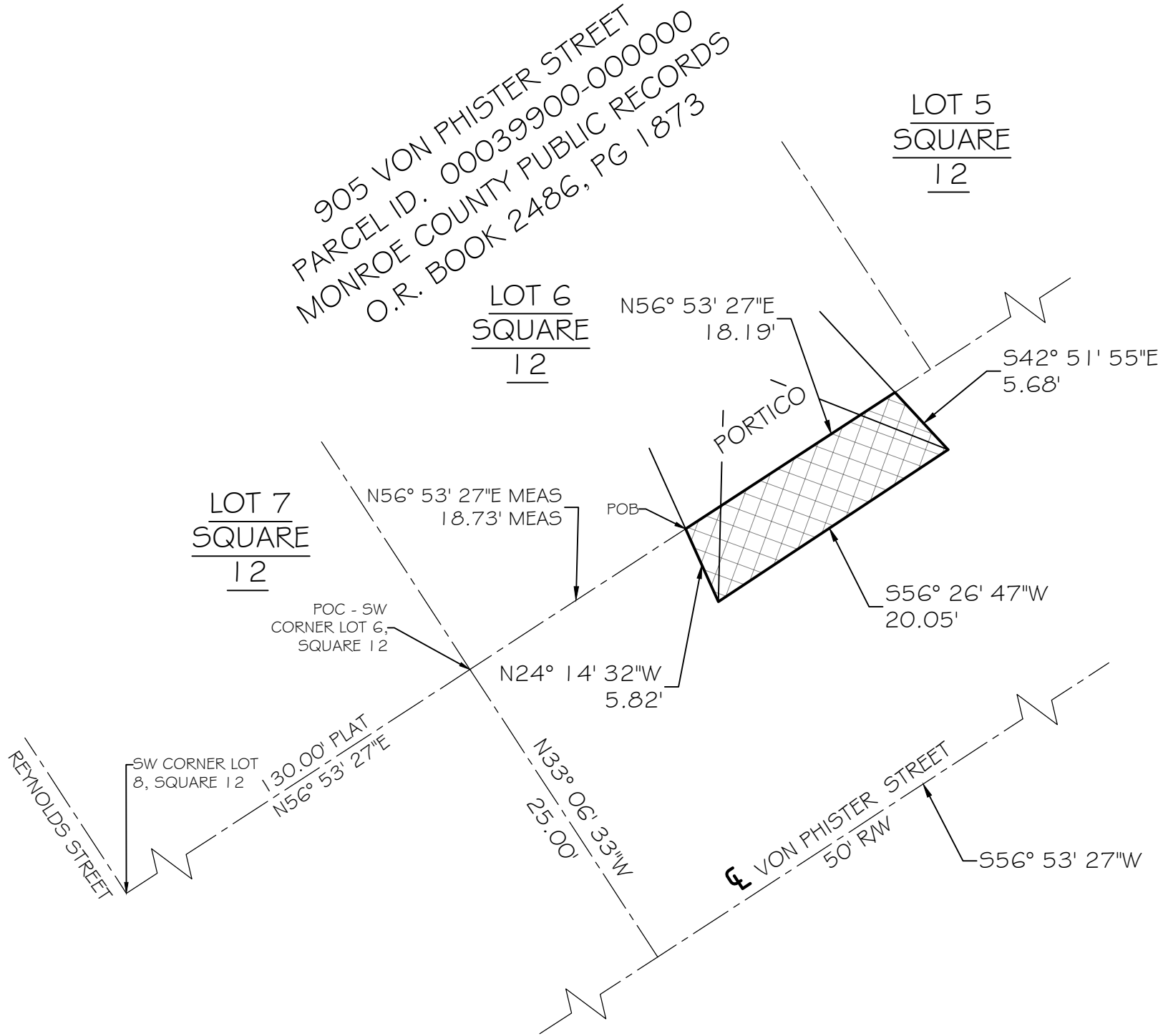
LOTS 5, 6 AND 7 OF SQUARE 12, TRACT 18, ACCORDING TO THE WEBB REALTY COMPANY'S PLAT OF TRACT 18, RECORDED IN PLAT BOOK 1, AT PAGE 42, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.



LOCATION MAP - NTS
SEC. 05-T685-R25E



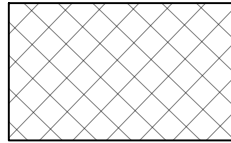
LEGAL DESCRIPTION SKETCH



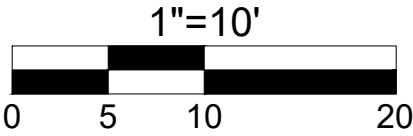
* SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A BOUNDARY SURVEY *

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF THE LEGAL DESCRIPTION ONLY.
- ALL BEARINGS ARE BASED ON S56°26'47"W ASSUMED ALONG THE CENTERLINE OF VON PHISTER STREET.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. * NO UTILITIES HAVE BEEN LOCATED FOR THIS SURVEY.
- STREET ADDRESS: 905 VON PHISTER STREET, KEY WEST, FL.



= EASEMENT AREA



TOTAL AREA = 108.50 SQFT±

CERTIFIED TO -
MARC AND OLGA MEISEL;

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

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HD = HOSE END	PRC = POINT OF REVERSE CURVE
C&G = 2" CONCRETE CURB & GUTTER	IR = IRON ROD	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	L = LANDSCAPING	MONUMENT
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	PT = POINT OF TANGENT
CL = CENTERLINE	MB = MAILBOX	R = RADIUS
CLF = CHAINLINK FENCE	MEAS = MEASURED	RW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MF = METAL FENCE	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	SW = SIDE WALK
CPP = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	VD = VERTICAL DATUM (1929)	TOB = TOP OF BANK
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TOS = TOP OF SLOPE
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHW = OVERHEAD WIRES	UR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCP = PERMANENT CONTROL POINT	WF = WOOD FENCE
FI = FIRE HYDRANT	PK = PARKER KALON NAIL	WL = WOOD LANDING
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WM = WATER METER
FND = FOUND	PI = POINT OF INTERSECTION	WPP = WOOD POWER POLE
FOL = FENCE ON LINE		WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
MAP DATE: 02/23/2026
REVISION DATE: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: EAI
JOB NO.: 26-101

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED
ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



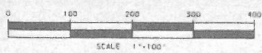
FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

-LEGAL DESCRIPTION- **AUTHORED BY THE UNDERSIGNED**

A parcel of land on the Island of Key West and is a portion of the Public Right-of-way of Von Phister Street adjacent to Lot 6 of square 12, Tract 18, according to the Webb Realty Company's Plat of Tract 18, recorded in Plat Book 1, at Page 42, Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwesterly corner of the said Lot 6 of square 12, Tract 18, according to the Webb Realty Company's Plat of Tract 18, recorded in Plat Book 1, at Page 42, Public Records of Monroe County, Florida, and run thence N56°53'27"E along the Northwesterly Right-of-Way line of Von Phister Street for a distance of 18.73 feet to the point of intersection with the said Northwesterly Right-of-Way line of Von Phister Street and the Southwesterly face of an existing portico, said point being the Point of Beginning of the parcel of land hereinafter described; thence continue N56°53'27"E along the said Northwesterly Right-of-Way line of Von Phister Street for a distance of 18.19 feet to the Northeasterly face of an existing portico; thence S42°51'55"E along the said Northeasterly face of the existing portico for a distance of 5.68 feet to a point; thence S56°26'47"W along the Southeasterly face of the said existing portico for a distance of 20.05 feet to a point; thence N24°14'32"W along the Southwesterly face of the said existing portico for a distance of 5.82 feet back to the Point of Beginning. (Containing 108.50 Sq. Ft +/-)

Photographs of the Proposed Area

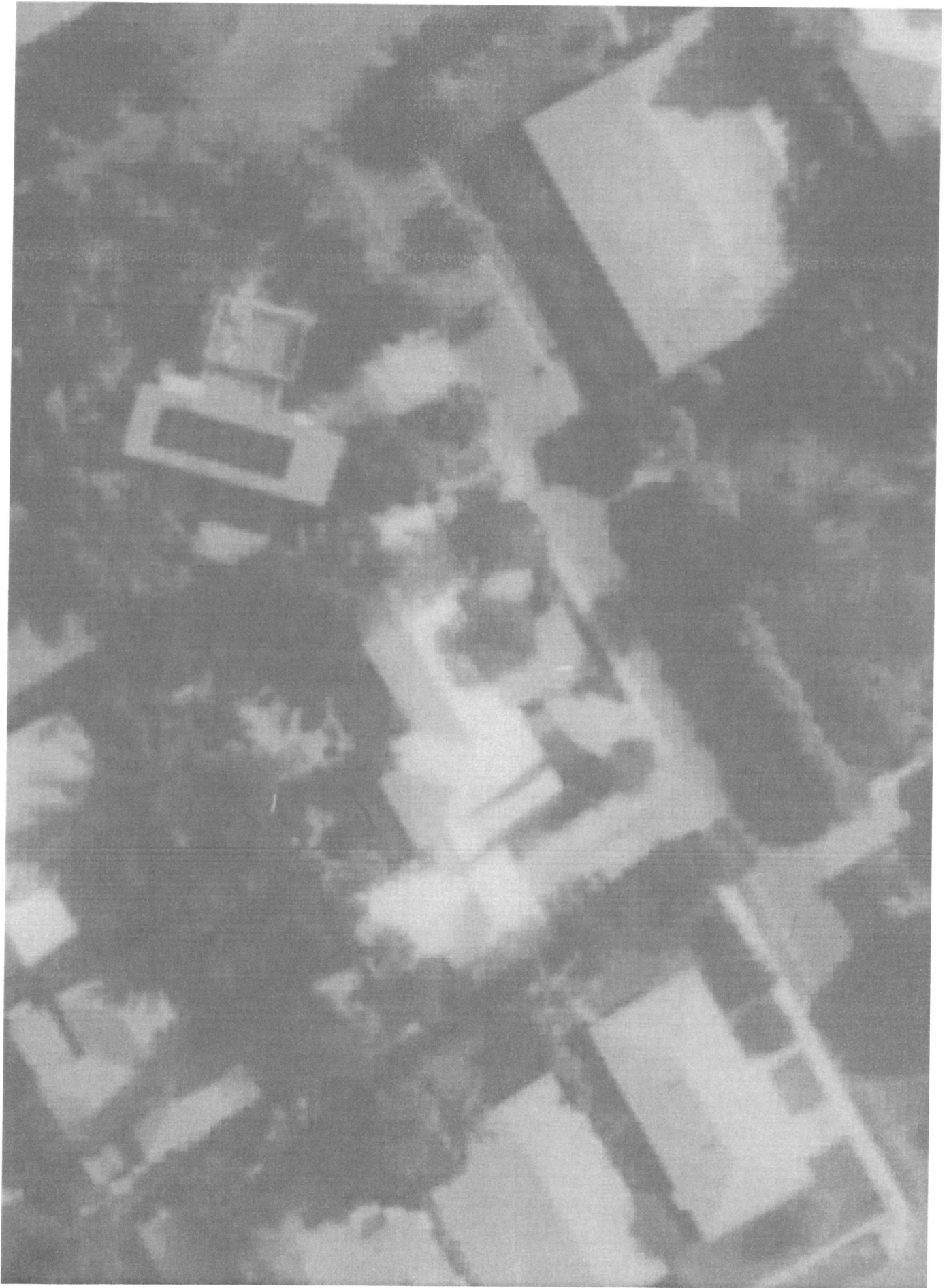


PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION
FOR THE FLORIDA DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY



**MONROE COUNTY
FLORIDA**

SCALE	1" = 100'	SECTION	TWP	R
PHOTO DATE	JAN, 1985	68 S	25	
PHOTO NO.	PD-3117			





Key Photo Nov 2025
Google Street View
Nov 2025 See more photos

Google Maps

Image capture Nov 2025 © 2026 Google



Liability Insurance- to be provided within 7 days of application being placed on DRC Agenda