

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



Please read carefully before submitting applications

Easement Application

Please print or type a response to the following:

1. Name of Applicant DAVID KNOLL, ARCHITECT
2. Site Address 1415 OLIVIA ST.
3. Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization Form must be completed)
4. Address of Applicant 19581 MAYANG ST.
SUGARLOAF KEY, FL. 33042
5. Phone # of Applicant 745.8617 Mobile# 731.9037 Email davidknollarch@aol.com
6. Name of Owner, if different than above 1415 OLIVIA ST. LLC
7. Address of Owner 1621 BAY RD. #1208
MIAMI BEACH, FL. 33139
8. Phone Number of Owner 305.799.0725 Email dmg@marshcap.com
9. Zoning District of Parcel HMDR RE# 00023940
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested USE OF THE 17'-8" X 26'-6" PORTION OF LAND BETWEEN THE FRONT PROPERTY LINE AND THE PUBLIC SIDEWALK FOR THE INSTALLATION OF LANDSCAPE PLANTING AND A PRIVACY FENCE.
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. _____



Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, DAVID KNOLL, being duly sworn, depose and say
Name(s) of Applicant(s)

that I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

1415 OLIVIA ST. KEY WEST, FL.
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

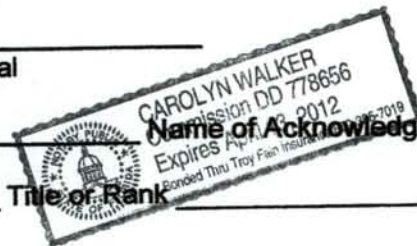
DAVID KNOLL
Signature of Owner/Legal Representative

n/g
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 12/20/10 (date) by
D. Knoll (name). He/She is personally known to me or has

presented n-g as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank Commission Number (if any)

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, DAVID GRAHAM, being duly sworn, depose and say
Name(s) of Applicant(s)

that I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

1621 BAY RD, APT. 1208, MIAMI BEACH, FL 33139
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 11-18-10 (date) by

DAVID GRAHAM (name). He/She is personally known to me or has

presented FLDL# G650 173 43 3730 as identification.

Carol C. Dawkins
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Title or Rank Commission Number (if any)



Authorization Form

Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, DAVID GRAHAM, MANAGING MEMBER OF 1415 OLIVIA ST., LLC. authorize
Please Print Name(s) of Owner(s)

DAVID KNOLL
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

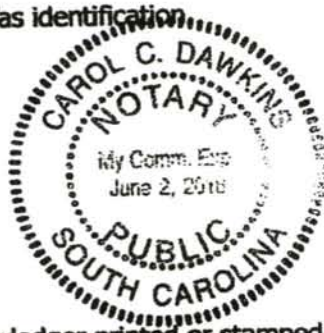
DAVID GRAHAM, MANAGING MEMBER, 1415 OLIVIA ST, LLC.

Subscribed and sworn to (or affirmed) before me on 11-18-10 (date) by

DAVID M. GRAHAM
Please Print Name of Affiant

He/She is personally known to me or has presented FL DL # G650 173 43 3730 as identification

Carol C. Dawkins
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Deed

UR. Nr. 240612010

PREPARED BY AND RETURN TO:

RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE10-033
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$1,785.00

[Space above This Line for Recording Data]

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S WARRANTY DEED is made on this 2 day of October, 2010 between ANNA Von BOETTICHER as Personal Representative of the Estate of Lothar Burggraf Und Graf zu Dohna Schlohbitzen, deceased, whose address is Grunbergerstr 69, 10245 Berlin, Germany (hereinafter referred to as "Grantor"), and 1415 OLIVIA STREET, LLC, a Florida Limited Liability Company, whose address is 1621 Bay Road, # 1208, Miami Beach, FL 33139 (hereinafter referred to as "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 TWO HUNDRED FIFTY-FIVE THOUSAND & 00/100^{ths} DOLLARS (\$255,000.00) and other good and valuable consideration 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, with the street address of 1415 Olivia Street, Key West, FL 33040 more particularly described as:

A PARCEL OF LAND ON THE ISLAND OF KEY WEST BEING A PART OF LOT II, SQUARE 2, OF BENJAMIN ALBURY'S SUBDIVISION OF PART OF TRACT 7, KEY WEST, FLORIDA, AS RECORDED IN DEED BOOK "1", PAGE 389, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SW'LY RIGHT OF WAY LINE (ROWL) OF PEARL STREET AND THE NW'LY ROWL OF OLIVIA STREET, SAID POINT ALSO BEING THE E'LY CORNER OF LOT 10 OF SAID SQUARE 2; THENCE RUN SW'LY ALONG SAID NW'LY ROWL FOR A DISTANCE OF 60.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SW'LY ALONG SAID NW'LY ROWL FOR A DISTANCE OF 28.0 FEET; THENCE RUN NW'LY AT A RIGHT ANGLE FOR A DISTANCE OF 73.96 FEET; THENCE RUN NE'LY AT A RIGHT ANGLE FOR A DISTANCE OF 29.50 FEET; THENCE RUN SE'LY AT A RIGHT ANGLE FOR A DISTANCE OF 26.10 FEET TO A POINT ON THE SW'LY FACE OF A ONE STORY CONCRETE BLOCK HOUSE; THENCE RUN SE'LY ALONG A LINE DEFLECTED 03° 52' 40" TO THE RIGHT, ALONG SAID SW'LY FACE, FOR A DISTANCE OF 32.53 FEET TO THE S'LY CORNER OF SAID ONE STORY CONCRETE BLOCK HOUSE; THENCE RUN NE'LY ALONG A LINE DEFLECTED 93° 52' 40" TO THE LEFT, ALONG THE SE'LY FACE OF SAID ONE STORY CONCRETE BLOCK HOUSE, FOR A DISTANCE OF 0.70 OF A FOOT; THENCE RUN SE'LY AT A RIGHT ANGLE ALONG AN EXISTING FENCE FOR A DISTANCE OF 15.40 FEET TO A POINT ON SAID NE'LY ROWL AND SAID POINT OF BEGINNING.

PARCEL ID# 00023940-000000; ALTERNATE KEY ("AK") NUMBER: 1024741

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

SUBJECT TO: TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS

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, 2009, and those items listed above.

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

Signed, sealed and delivered in our presence:

Lipokatic
Witness # 1 signature
Print name: Lipokatic

Meinzel
Witness # 2 signature
Print name: Meinzel

ANNA Von BOETTICHER
ANNA Von BOETTICHER, Personal
Representative of the Estate of Lothar Burggraf
Und Graf zu Dohna Schlohbitzen, deceased

COUNTRY OF GERMANY

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ANNA Von BOETTICHER as Personal Representative of the Estate of Lothar Burggraf Und Graf zu Dohna Schlohbitzen, deceased, who is personally known to me; ~~OR~~ who produced _____ as identification, to be the same person who is the Personal Representative described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Estate.

WITNESS my hand and official seal at _____ in the Country of Germany, on this 13th day of October, 2010.

(SEAL)

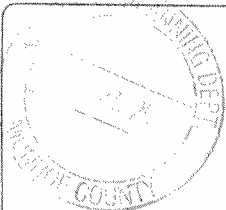
Officer Title: Alexander Taber

Commission No.: US proxy of Notary H. Dehne



1. AT LINDA DEHNEN FLSI 10/10/10 10/10/10 10/10/10 10/10/10 10/10/10 10/10/10 10/10/10 10/10/10 10/10/10 10/10/10

Survey

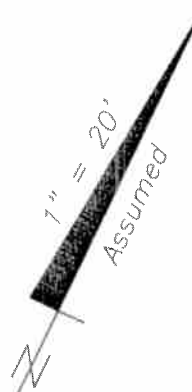
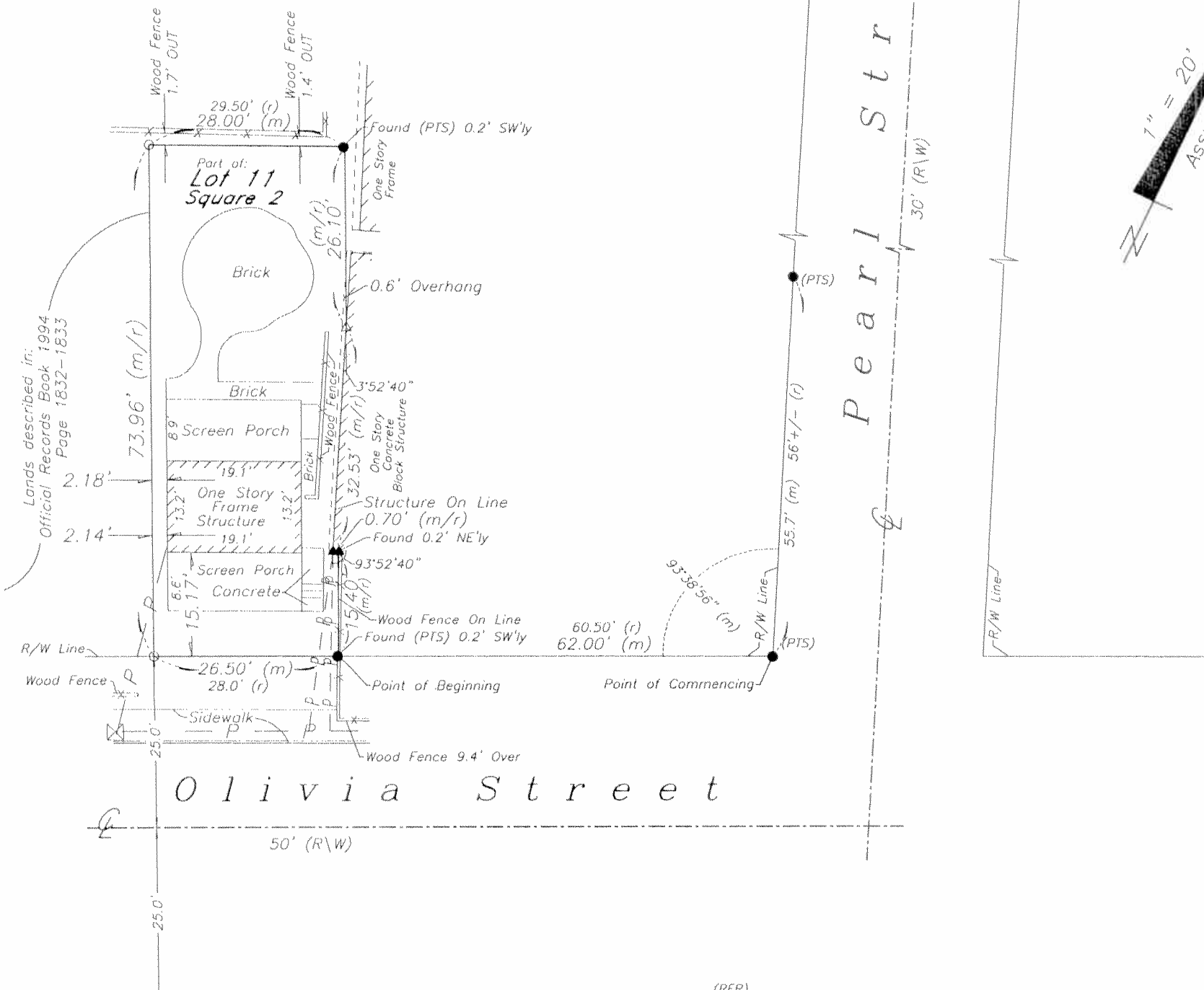


Boundary Survey Map of Part of Lot 11, Square 2 Benjamin Albury's Subdivision, Island of Key West

LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS) (RER)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

Pine St.



Lands described in:
Official Records Book 1994
Page 1832-1833

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1415 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 26, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West being a part of Lot 11, Square 2, of Benjamin Albury's Sub-division of part of Tract 7, Key West, Florida as recorded in Deed Book "I", Page 389, of the Public Records of Monroe County, Florida, being more particularly described as follows: COMMENCE at the point of intersection of the SW'ly right of way line (ROWL) of Pearl Street and the NW'ly ROWL of Olivia Street, said point also being the E'ly corner of Lot 10 of said Square 2; thence run SW'ly along the said NW'ly ROWL for a distance of 60.50 feet to the Point of Beginning of the herein described parcel; thence continue SW'ly along the said NW'ly ROWL for a distance of 28.0 feet; thence run NW'ly at a right angle for a distance of 73.96 feet; thence run NE'ly at a right angle for a distance of 29.50 feet; thence run SE'ly at a right angle for a distance of 26.10 feet to a point on the SW'ly face of a one story concrete block house; thence run SE'ly along a line deflected 03°52'40" to the right, along said SW'ly face, for a distance of 32.53 feet to the S'ly corner of said one story concrete block house; thence run NE'ly along a line deflected 93°52'40" to the left, along the SE'ly face of said one story concrete block house, for a distance of 0.70 of a foot; thence run SE'ly at a right angle along an existing fence for a distance of 15.40 feet to a point on said NW'ly ROWL and said Point of Beginning.

BOUNDARY SURVEY FOR: David Graham;

J. LYNN O'FLYNN, INC.

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

September 30, 2010

October 20, 2010 -- Revised Dimension

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

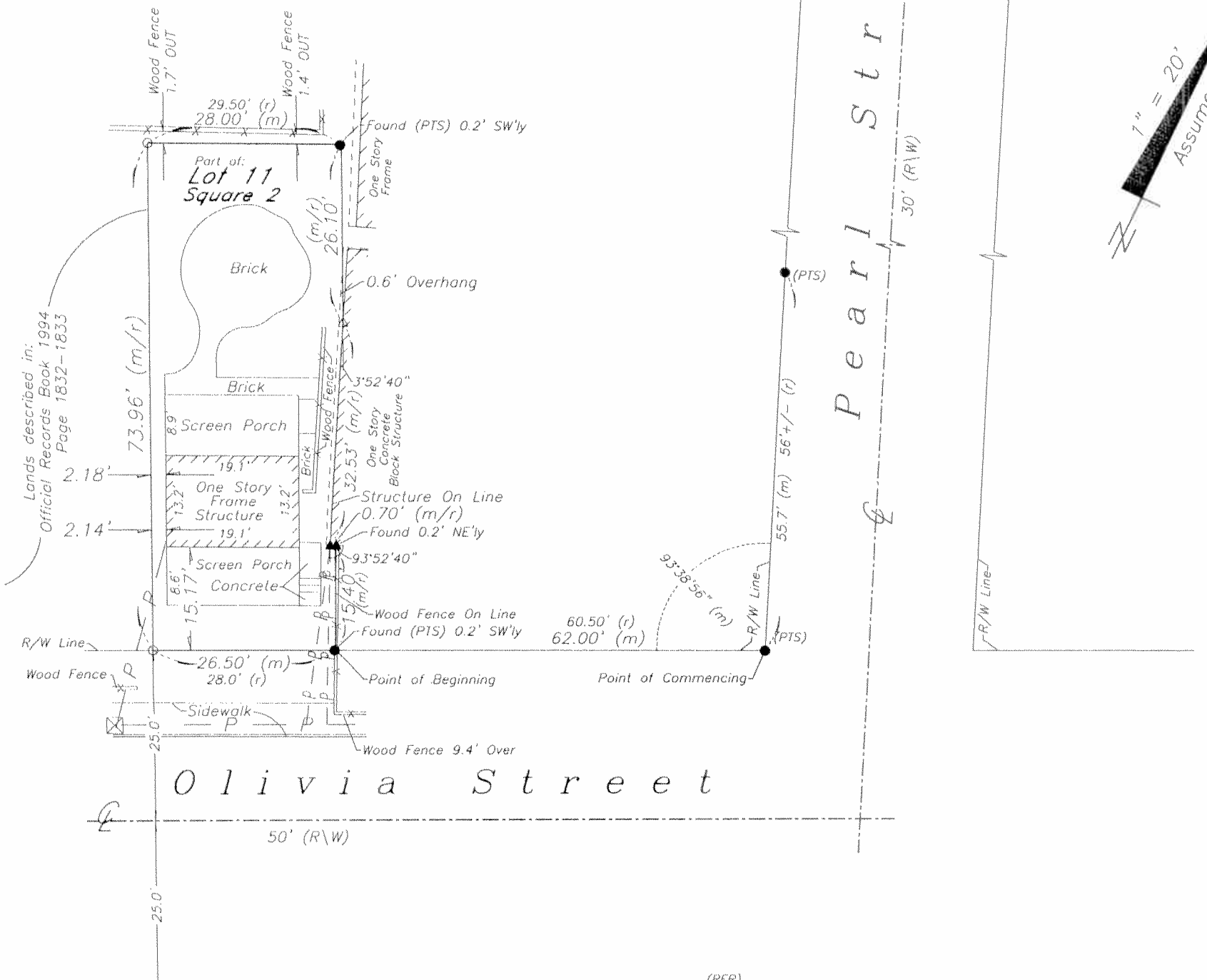
0-0498

Boundary Survey Map of Part of Lot 11, Square 2 Benjamin Albury's Subdivision, Island of Key West

LEGEND

- | | |
|-----------------------------------|---------------------------------|
| ⊙ Found 2" Iron Pipe (Fence Post) | C.B.S. Concrete Block Structure |
| ○ Set 3/4" Iron Pipe w/cap (6298) | R\W Right of Way |
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| (M) Measured | ⊠ Concrete Utility Pole |
| (R) Record | -P- Overhead Utility Lines |
| (M/R) Measured & Record | |

P i n e S t .



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BOUNDARY SURVEY FOR: David Graham;

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

September 30, 2010

October 20, 2010 -- Revised Dimension

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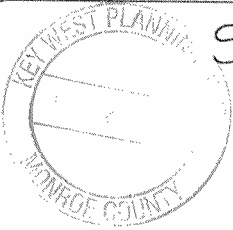


Professional Surveyor & Mapper
PSM #6298

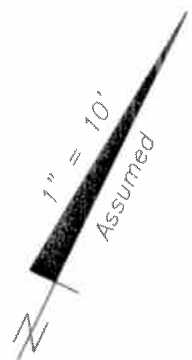
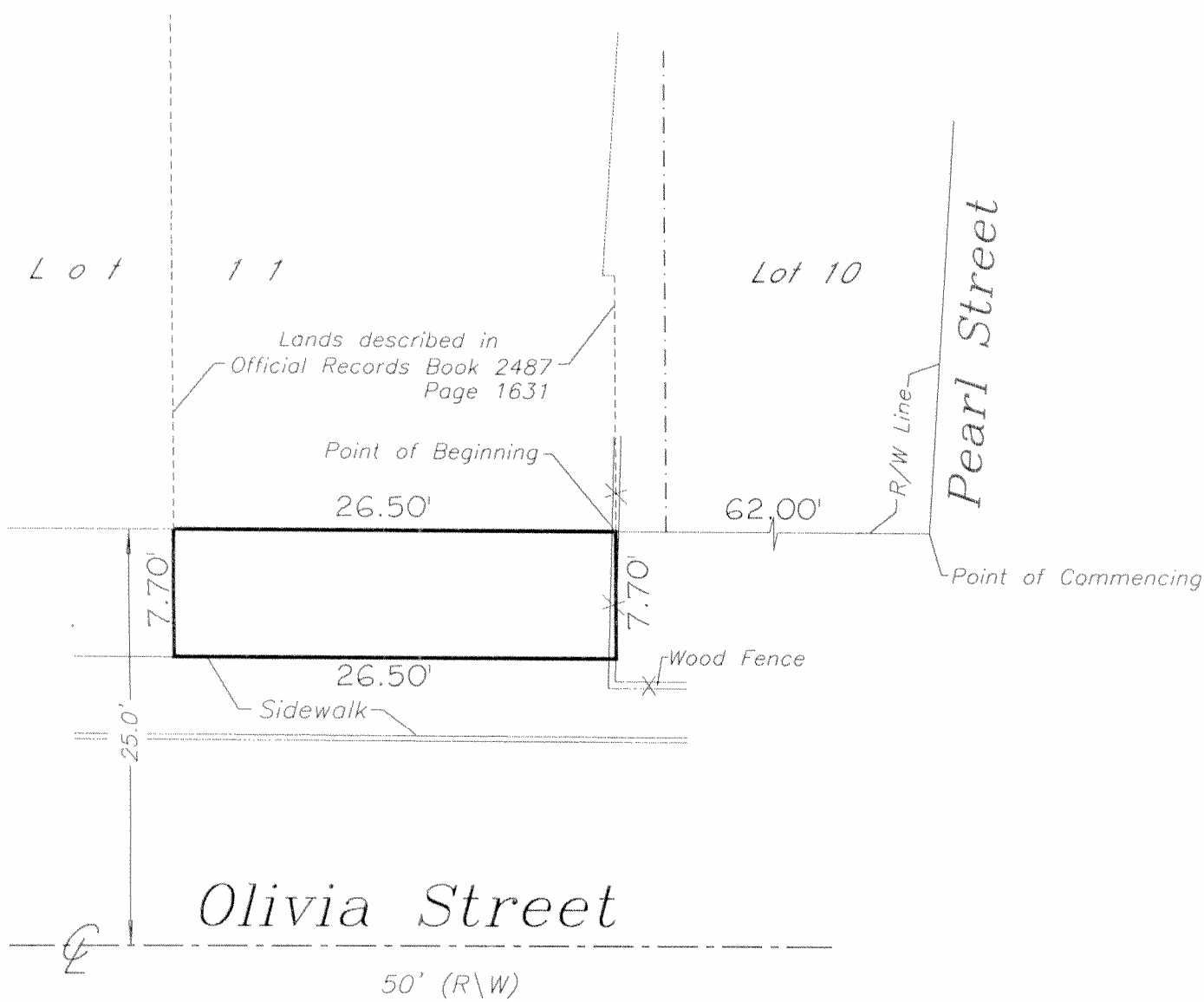
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

0-0498

Specific Purpose Survey



Specific Purpose Survey to illustrate a legal description
of a portion of Olivia Street, Island of Key West,
prepared by the undersigned



LEGEND	
R/W	Right of Way
⊕	Centerline
(r)	Record

- NOTES:
1. The legal description shown hereon was authored by the undersigned.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1415 Olivia St., Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. This survey is not assignable.
 9. Adjoiners are not furnished.
 10. The description contained herein and sketch do not represent a field boundary survey.

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

LEGAL DESCRIPTION OF: A parcel of land on the Island of Key West being a portion of Olivia Street, adjacent to Lot 11, Square 2, of Benjamin Albury's Sub-division of part of Tract 7, Key West, Florida as recorded in Deed Book "I", Page 389, of the Public Records of Monroe County, Florida, being more particularly described as follows: COMMENCE at the point of intersection of the SW'ly right of way line (ROWL) of Pearl Street with the NW'ly ROWL of Olivia Street and run thence SW'ly along the said NW'ly ROWL of Olivia Street for a distance of 62.00 feet to the SE'ly corner of the lands described in Official Records Book 2487, at Page 1631, of the Public Records of Monroe County, Florida, said point also being the Point of Beginning; thence continue SW'ly along the said NW'ly ROWL of Olivia Street for a distance of 26.50 feet to the SW'ly corner of the said lands described in Official Records Book 2487, at Page 1631, of the Public Records of Monroe County, Florida; thence SE'ly and at right angles for a distance of 7.70 feet; thence NE'ly and at right angles for a distance of 26.50 feet; thence NW'ly and at right angles for a distance of 7.70 feet back to the Point of Beginning.

SPECIFIC PURPOSE SURVEY FOR: David Graham;

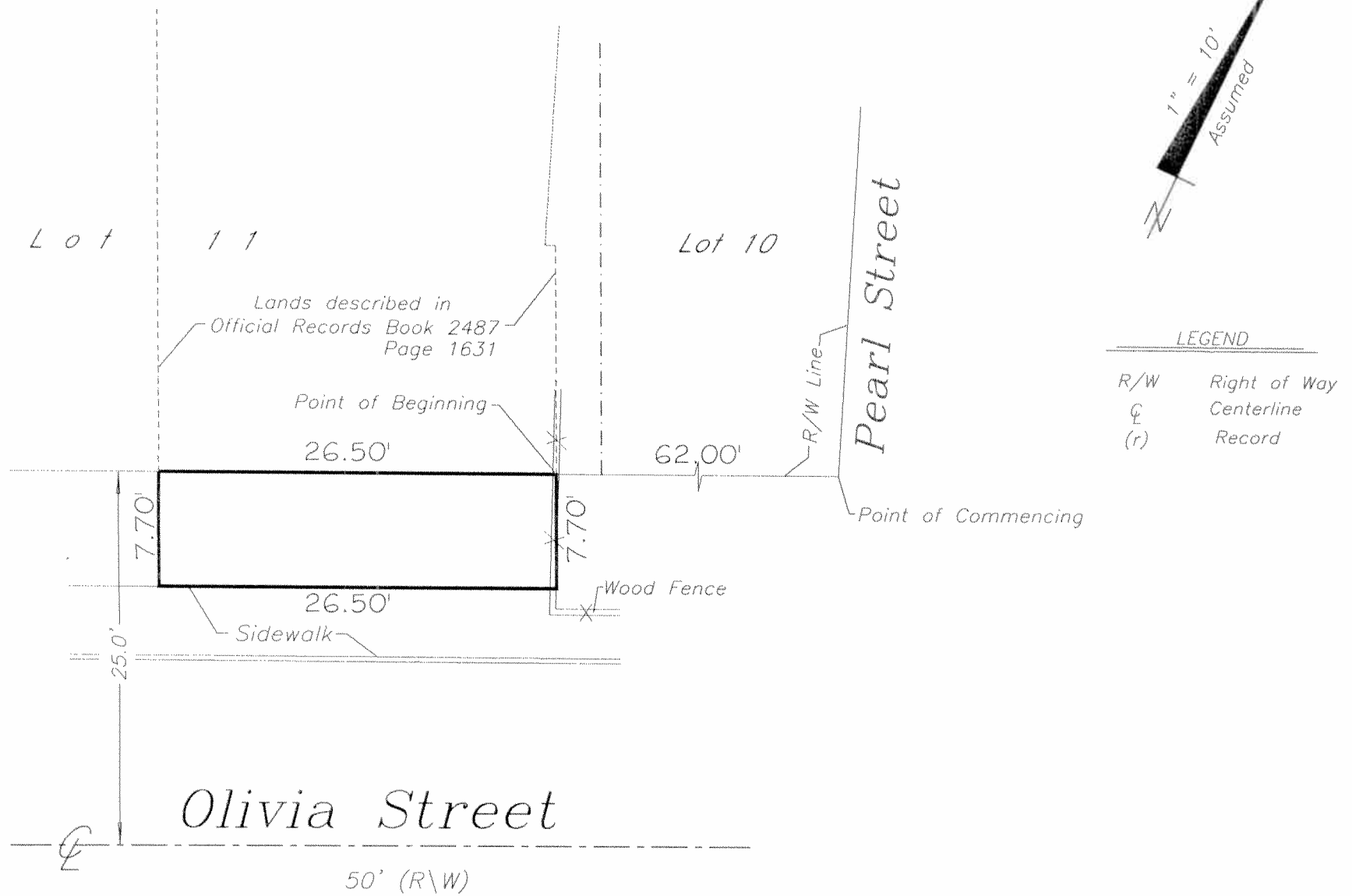
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
April 4, 2009

THIS SKETCH
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Specific Purpose Survey to illustrate a legal description
of a portion of Olivia Street, Island of Key West,
prepared by the undersigned



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SPECIFIC PURPOSE SURVEY FOR: David Graham;

J. LYNN O'FLYNN, INC.

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

April 4, 2009

THIS SKETCH
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Property Appraiser Information

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

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No Events

No Name History

Detail by Entity Name

Florida Limited Liability Company

1415 OLIVIA STREET, LLC

Filing Information

Document Number L10000100826
FE/EIN Number NONE
Date Filed 09/27/2010
State FL
Status ACTIVE
Effective Date 09/27/2010

Principal Address

1621 BAY ROAD
#1208
MIAMI FL 33139

Mailing Address

1621 BAY ROAD
#1208
MIAMI FL 33139

Registered Agent Name & Address

SUGGS, ALLEN
10176 FORTUNE PARKWAY
#601
JACKSONVILLE, FL 32258 US

Manager/Member Detail

Name & Address

Title MGRM
GRAHAM, DAVID
1621 BAY ROAD
MIAMI BEACH FL 33139

Annual Reports

No Annual Reports Filed

Document Images

09/27/2010 - Florida Limited Liability

Note: This is not official record. See documents if question or conflict.



Site Photos





KEYWEST PLANNING DEPT.
SEP 20 2010
MONROE COUNTY