

Application

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 Trepanier & Associates, Inc.
2. Site Address 533 Eaton Street, Key West, Fl 33040
3. Applicant is: Owner _____ Authorized Representative X _____
(attached Authorization Form must be completed)
4. Address of Applicant 402 Appelrouth Lane
Key West, Fl 33040
5. Phone # of Applicant 305-293-8983 Mobile# _____ Email patrick@owentrepanier
6. Name of Owner, if different than above Studios of Key West _____ .com
7. Address of Owner 600 White Street, Key West, Fl 33040
8. Phone Number of Owner 305-393-5920 Email jed@tskw.org
9. Zoning District of Parcel HNC-1 RE# 00004130-000000
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested Aerial easement for existing concrete overhang

11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes X No _____ If Yes, please describe and attach relevant documents. Access easement exists on Simonton side of property allowing access to second floor.

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 **\$2000.00**, 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 entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*

of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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:

533 Eaton Street
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.

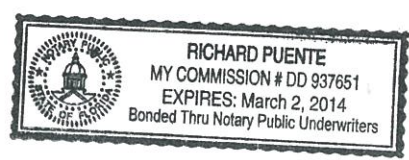
, President - Trepanier & Associates, Inc.
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Jan 2, 2014 by
date
Trepanier & Associates, Inc.
Name of Authorized Representative

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

Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



DD 937651
Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

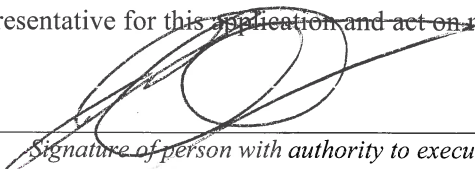
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, ROSIE WARE as
Please Print Name of person with authority to execute documents on behalf of entity

PRESIDENT of The Studios of Key West Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier & Associates Inc.
Please Print Name of Representative

to be the representative for 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 March 13 2014 by
date

Trepanier & Associates Inc.
Name of Authorized Representative

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


Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped

FF 067969
Commission Number, if any



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, JOHN E. DODDS as
Please Print Name of person with authority to execute documents on behalf of entity

EXECUTIVE DIRECTOR of THE STUDIOS OF KEY WEST
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 for this application and act on my/our behalf before the City of Key West.

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

Subscribed and sworn to (or affirmed) before me on this Jan 2, 2014 by
date

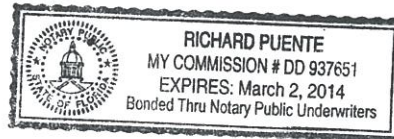
Mr. John E. DODDS
Name of Authorized Representative

D 320 - 465 - 68 - 366 - 0

He/She is personally known to me or has presented FL DR. LIC as identification.

[Signature]
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



DD 937651
Commission Number, if any

Deed

Prepared by and return to:
Gregory D. Davila, Esq.
Law Office of Gregory D. Davila, P.A.
1111 12th Street Suite 310
Key West, FL 33040

Doc# 1956079 10/31/2013 4:14PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

File Number: 13-00595

10/31/2013 4:14PM
DEED DOC STAMP CL: Krys \$15,400.00

Consideration: \$2,200,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of October, 2013 between **Scottish Rite Temple Association of Key West, Florida, Inc., a Florida non-profit corporation** whose post office address is **PO Box 1247, Key West, FL 33041**, grantor, and **The Studios of Key West, Inc., a Florida non-profit corporation** whose post office address is **600 White Street, 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:

That certain parcel of land lying and being in the County of Monroe and the State of Florida. more particularly described as follows:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829. as a part of lot One (1) in Square Twenty-Four (24). commencing at the corner of Simonton and Eaton Streets and running thence along Eaton Street in a southwesterly direction Ninety-six (96) feet thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Ninety-Six(96) feet to Simonton Street; thence at right angles in a Southeasterly direction and along Simonton Street Fifty (50) feet to the place of beginning.

and

COMMENCING at the Northwest corner of Simonton and Eaton Streets, run in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Fifty (50) feet to a Point of Beginning; thence continue in a Northwesterly direction along said Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the Point of Beginning.

Parcel Identification Number: 00004130-000000

Subject to taxes for 2013 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, 2012**.

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:

Scottish Rite Temple Association of Key West, Florida, Inc.,
a Florida non-profit corporation

By: Michael Maribona
Michael Maribona, Director

Gregory D. Davila
Witness Name: Gregory D. Davila

Charles Whatts
Witness Name: Charles Whatts

(Corporate Seal)

State of Florida
County of Monroe

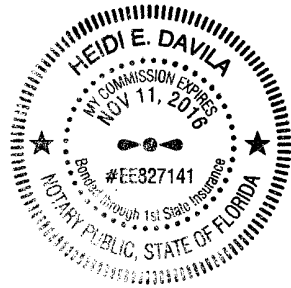
The foregoing instrument was subscribed, sworn to and acknowledged before me this ~~31st~~^{30th} day of October, 2013 by Michael Maribona, Director of Scottish Rite Temple Association of Key West, Florida, Inc., a Florida non-profit corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Heidi E. Davila
Notary Public

Printed Name: HEIDI E. DAVILA

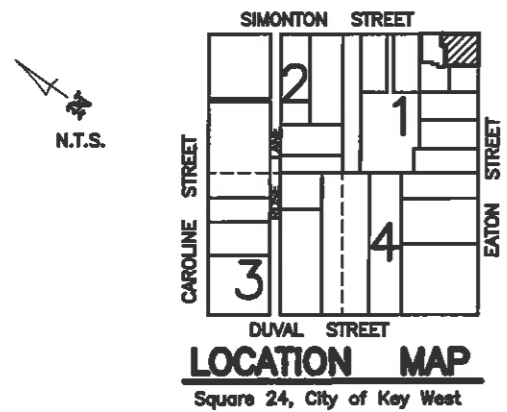
My Commission Expires: Nov 11, 2016



Doc# 1956079
Bk# 2656 Pg# 2006

MONROE COUNTY
OFFICIAL RECORDS

Survey



LEGAL DESCRIPTION:

Parcel "A", O.R G-4, Page 189
 On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), Commencing at the corner of Simonton and Eaton Streets, and running thence along Eaton Street in a Southwesterly direction Ninety-six (96) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Ninety-six (96) feet to Simonton Street; thence at right angles in a Southeasterly direction and along Simonton Street Fifty (50) feet to the place of beginning.

AND

Parcel "B", O.R 831, Page 2487
 On the Island of Key West, Florida, and known on William A. Whitehead's map, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), and more particularly described by metes and bounds as follows:
 Commencing at the Northwest corner of Simonton and Eaton Streets run in a Northwesterly direction along the Westerly right of way of Simonton Street for a distance of Fifty (50) feet to a point of Beginning; thence continue in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference bearing, R/W Simonton 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
- = Found 1/2" Iron Bar, P.L.S. No. 1587
- ▲ = Found P.K. Nail, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

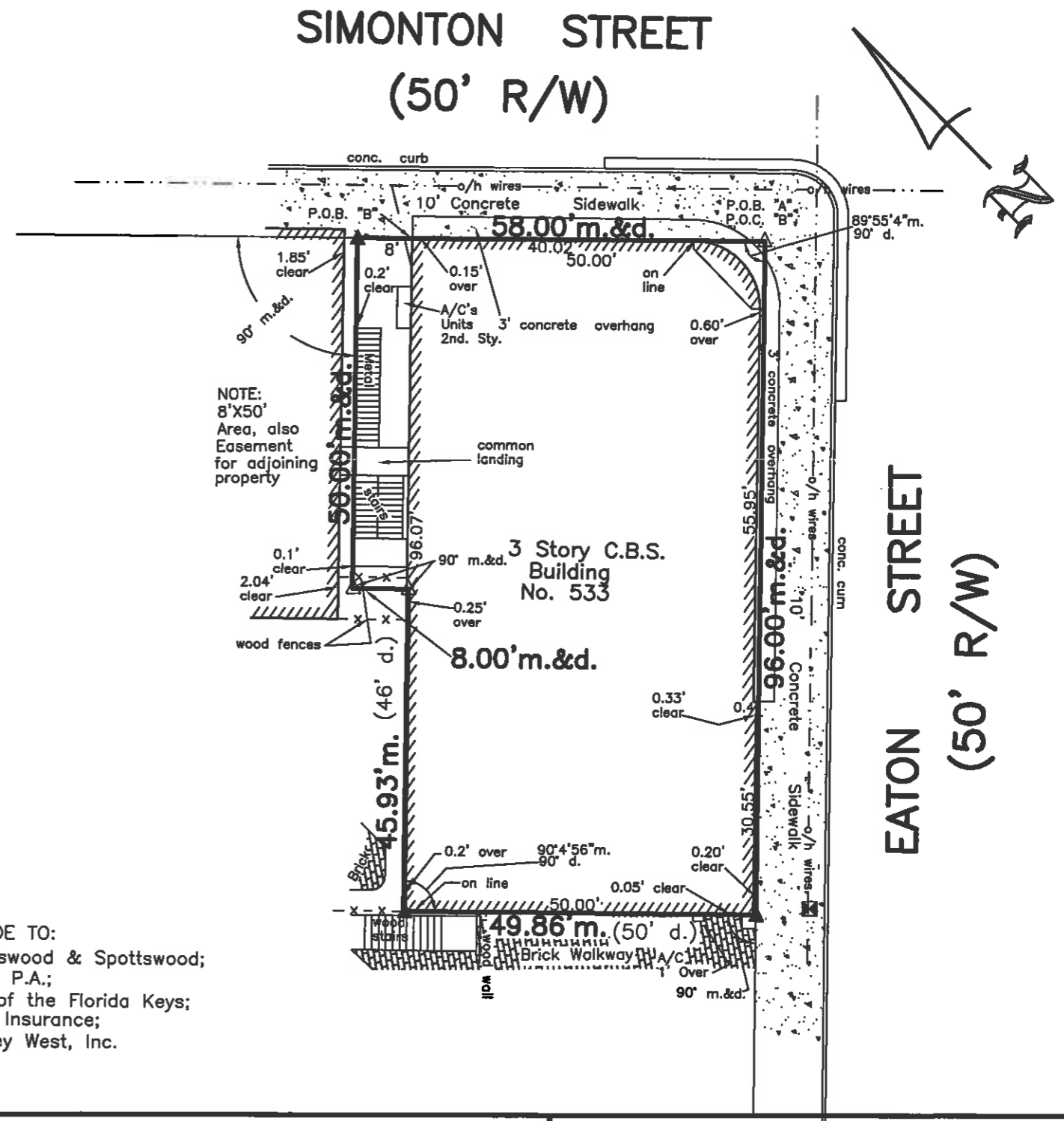
- | | | |
|--------------------|-----------------------|----------------------------------|
| Sty. = Story | N.T.S. = Not to Scale | P.O.C. = Point of Commence |
| R/W = Right-of-Way | ⊕ = Centerline | P.O.B. = Point of Beginning |
| fd. = Found | Elev. = Elevation | Bal. = Balcony |
| p. = Plat | B.M. = Bench Mark | C.B.S. = Concrete Block Stucco |
| m. = Measured | conc. = concrete | cov'd. = Covered |
| o/h = Overhead | I.P. = Iron Pipe | F.F.L. = Finish Floor Elevation |
| wd. = Wood | I.B. = Iron Bar | Field Work performed on: 4/15/13 |
| | A/C = Air Conditioner | |

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 5J-17, 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



CERTIFICATION MADE TO:
 Spottswood, Spottswood & Spottswood;
 Gregory D. Davlia, P.A.;
 First State Bank of the Florida Keys;
 Old Republic Title Insurance;
 The Studios of Key West, Inc.

The Studios of Key West, Inc. 533 Eaton Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 13-203	
Scale: 1"=20'	Ref. 210-70	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/24/13		Flood Zone: X	Flood Elev. —
REVISIONS AND/OR ADDITIONS			
10/17/13: Corrected certs., survey not updated			
f/datafred/dwa/keywest/block 24/533 Eaton			

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
 L.B. No. 7700

Site Photos

Studios of Key West

533 Eaton Street



Studios of Key West
533 Eaton Street
Easement -- overhang



Concrete overhang over City sidewalk

Studios of Key West

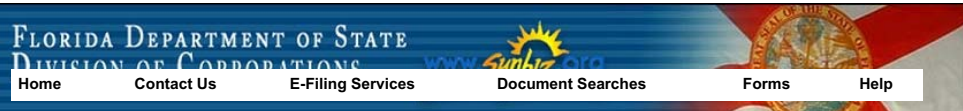
Address is approximate

Access Easement on Simonton Street



Existing Access Easement

Additional Information



Detail by Entity Name

Florida Profit Corporation

OWEN TREPANIER & ASSOCIATES, INC.

Filing Information

Document Number P04000126065
FEI/EIN Number 432060722
Date Filed 08/30/2004
State FL
Status ACTIVE

Principal Address

402 APPELROUTH LANE
 KEY WEST, FL 33040

Changed: 04/29/2010

Mailing Address

P.O. BOX 2155
 KEY WEST, FL 33045

Changed: 04/27/2005

Registered Agent Name & Address

PUENTE, RICHARD MR.
 1024 THOMAS STREET
 KEY WEST, FL 33040

Name Changed: 04/23/2012

Address Changed: 04/29/2010

Officer/Director Detail

Name & Address

Title PRES

TREPANIER, OWEN JMR.
 1024 THOMAS STREET
 KEY WEST, FL 33040

Title VP

PUENTE, RICHARD MR.
 1024 THOMAS STREET
 KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2011	04/27/2011
2012	04/23/2012
2013	04/29/2013

Document Images

04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format

Detail by Entity Name

Florida Non Profit Corporation

THE STUDIOS OF KEY WEST, INC.

Filing Information

Document Number	N06000006886
FEI/EIN Number	205116495
Date Filed	06/26/2006
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/06/2009
Event Effective Date	NONE

Principal Address

600 WHITE STREET
KEY WEST, FL 33040

Changed: 01/17/2007

Mailing Address

600 WHITE STREET
KEY WEST, FL 33040

Changed: 01/17/2007

Registered Agent Name & Address

DODDS, JED
600 WHITE STREET
KEY WEST, FL 33040

Name Changed: 06/11/2013

Officer/Director Detail

Name & Address

Title ST

MCMANNIS, SANDRA

Title T

TROXEL, FRED
P.O BOX 430180
BIG PINE KEY, FL 33043

Title VP

SHELBY, KERRY
1611 VON PHISTER STREET
KEY WEST, FL 33040

Title P

WARE, ROSI
1400 OLIVIA STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2011	01/26/2011
2012	02/08/2012
2013	04/21/2013

Document Images[04/21/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/08/2012 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/26/2011 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/07/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[10/06/2009 -- REINSTATEMENT](#)[View image in PDF format](#)[02/11/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/17/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[06/26/2006 -- Domestic Non-Profit](#)[View image in PDF format](#)