

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
ROBERT A. SPOTTSWOOD, JR.  
RICHARD J. MCCHESNEY  
ROBERT H. GEBAIDE

Telephone | 305-294-9556  
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

November 25, 2025

James Singelyn, Acting Planning Director  
City of Key West Planning Department  
1300 White Street  
Key West, FL 33040

RE: Easement Application  
1341 Tropical Street, Key West

Mr. Singelyn:

Please find enclosed an application for an easement along with the corresponding submittal packet, on behalf of Pabian Properties, LLC, (“Applicant”), for a carport and portion of the front yard located at 1341 Tropical Street, Key West, FL 33040 (the “Property”) located within the Single Family (SF) zoning district.

As always, we appreciate your assistance and guidance with this project. If you or staff have any questions, please feel free to reach out to me.

Sincerely,

  
Richard J. McChesney, Esq.

Enclosures:

As stated



# EASEMENT APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

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

### Application Fee Schedule

|                              |                    |
|------------------------------|--------------------|
| Easement Application Fee     | \$ 3,200.00        |
| Advertising and Noticing Fee | \$ 395.65          |
| Fire Department Review Fee   | \$ 140.71          |
| <b>Total Application Fee</b> | <b>\$ 3,736.36</b> |

For each additional easement on the same parcel there is an additional fee of \$703.55

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

### PROPERTY DESCRIPTION:

Site Address: 1341 Tropical Street

Zoning District: Single Family (SF) Real Estate (RE) #: 00040900-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Spottsworth, Spottsworth, Spottsworth & Sterling, PLLC/ Richard J. McChesney Mailing

Address: 500 Fleming Street Key West City:

State: FL Zip: 33040 Home/Mobile Phone: 305-304-3884 Office:

Fax:

Email: Richard@spottsworthlaw.com

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

Name: Pabian Properties, LLC Mailing

Address: 1315 United St., Key West City:

State: FL Zip: 33040 Home/Mobile Phone: c/o 305-294-9556 Office:

Fax:

Email: c/o richard@spottsworthlaw.com

### Description of requested easement and use:

Easement request for existing carport and portion of the front yard that extends into the ROW.

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

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

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

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- Photographs showing the proposed area
- Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

# Authorization

&

# Verification



## 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.

**Kristine Pabian**

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

Manager \_\_\_\_\_ of Pabian Properties, LLC  
*Name of office (President, Managing Member)* \_\_\_\_\_ *Name of owner from deed* \_\_\_\_\_  
authorize \_\_\_\_\_ Richard J. McChesney/Spottswood Law Firm/  
*Please Print Name of Representative* \_\_\_\_\_

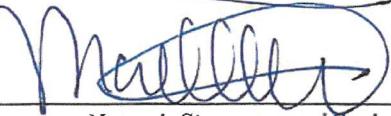
to be the representative for this application and act on my/our behalf before the City of Key West.

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

Subscribed and sworn to (or affirmed) before me on this October 30, 2025  
*Date*

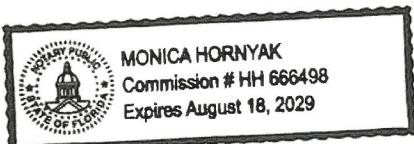
by Kristine Pabian  
*Name of person with authority to execute documents on behalf of entity owner*

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

  
\_\_\_\_\_  
*Notary's Signature and Seal*

Monica Hornyak  
*Name of Acknowledger typed, printed or stamped*

8.18.2029  
*Commission Number, if any*





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

I, Richard J. McChesney, in my capacity as Member  
(print name) (print position; president, managing member)  
of Spottswood, Spottswood, Spottswood & Sterling, 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:

1341 Tropical Street

*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 December 23, 2025 by

Richard McChesney  
*Name of Applicant*

*date*

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*

**Proof of  
Ownership  
(Warranty Deed  
And Property Card)**

Prepared by and return to:

Richard J. McChesney

Attorney at Law

Spottswood, Spottswood, Spottswood & Sterling, PLLC

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 310-25.00394RM

Will Call No.:

[Space Above This Line For Recording Data]

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## Warranty Deed

**This Warranty Deed** made this 15th day of December, 2025 between Pabian Properties, LLC, a Florida limited liability company whose post office address is P. O. Box 420236, Summerland Key, FL 33042, grantor, and Jay P. Jirous, Trustee of the M.D. and Barbara Jirous Family 2020 GST Trust whose post office address is 9004 N. May Avenue, Oklahoma City, OK 73120, 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:

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, 1829, as a part of Tract 19 but more particularly described as a part of Lots 1 and 2, Square 3. Tract 19, according to a plat of the TROPICAL BUILDING AND INVESTMENT COMPANY'S SUBDIVISION OF TRACT NINETEEN (19) as recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida; COMMENCING at the Northerly intersection of Tropical and Von Phister Streets, thence in a Northeasterly direction along the Northwesterly line of Von Phister Street a distance of Seventy (70) feet; thence at right angles in a Northwesterly direction a distance of Ninety-three (93) feet, Six (6) inches; thence at right angles in a Southwesterly direction a distance of Seventy (70) feet to Tropical Street; thence along the line of Tropical Street in a Southeasterly direction a distance of Ninety-three (93) feet, Six (6) inches, back to the POINT OF BEGINNING. Said parcel of land being the Southwesterly Seventy (70) feet of Lots 1 and 2, Square 3 of Tract 19.

Parcel Identification Number: 00040900-000000

**SUBJECT TO:** Taxes for the current and subsequent years; conditions, limitations, easements and restrictions of record, if any.

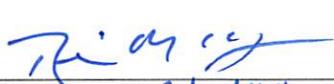
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

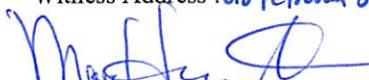
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

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:

  
\_\_\_\_\_  
Witness Name: Richard McChesney

Witness Address: 618 Petronia St. Key West  
FL 33040

  
\_\_\_\_\_  
Witness Name: Monica Hornyak  
Witness Address: 500 Fleming St.  
Key West, FL 33040

  
\_\_\_\_\_  
Witness Name: Richard McChesney  
Witness Address: 618 Petronia St. Key West  
FL 33040

  
\_\_\_\_\_  
Witness Name: Monica Hornyak  
Witness Address: 500 Fleming St.  
Key West, FL 33040

Pabian Properties, LLC, a Florida limited liability company

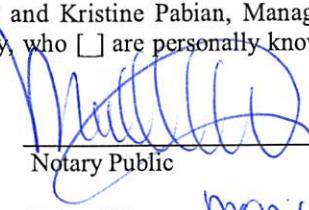
By:   
\_\_\_\_\_  
Robert Pabian, Manager

  
\_\_\_\_\_  
By: Kristine Pabian, Manager

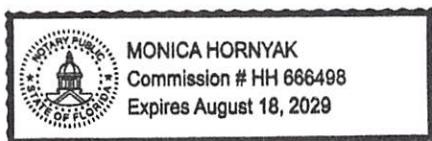
State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 12<sup>th</sup> day of December, 2025 by Robert Pabian, Manager and Kristine Pabian, Manager of Pabian Properties, LLC, a Florida limited liability company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: Monica Hornyak  
My Commission Expires: 8.18.2029



## Monroe County, FL

# \*\*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                                  | 00040900-000000  |
| Account#                                   | 1041581  |
| Property ID                                | 1041581  |
| Millage Group                              | 10KW   |
| Location                                   | 1341 TROPICAL St, KEY WEST   |
| Address                                    | KW TROPICAL BLDG AND INVESTMENT CO SUB THE SW LY 70 FT OF LOTS 1-2   |
| Legal Description                          | SQR 3 TR 19 PB1-34 OR348-441 OR805-948 OR1730-1949 OR1730-1951 OR2120-1919 OR3251-1068 OR3262-1124 OR3288-0090 |
| (Note: Not to be used on legal documents.) |  |
| Neighborhood                               | 6157   |
| Property Class                             | SINGLE FAMILY RESID (0100)   |
| Subdivision                                | Tropical Building and Investment Co  |
| Sec/Twp/Rng                                | 05/68/25   |
| Affordable                                 | No   |
| Housing                                    |  |



### Owner

PABIAN PROPERTIES LLC  
1315 United St  
Key West FL 33040

### Valuation

|                            | 2025 Certified Values | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$200,584             | \$287,204             | \$273,414             | \$273,414             |
| + Market Misc Value        | \$14,361              | \$7,847               | \$7,504               | \$7,504               |
| + Market Land Value        | \$862,107             | \$978,608             | \$892,689             | \$634,930             |
| = Just Market Value        | \$1,077,052           | \$1,273,659           | \$1,173,607           | \$915,848             |
| = Total Assessed Value     | \$1,077,052           | \$1,273,659           | \$418,680             | \$406,486             |
| - School Exempt Value      | \$0                   | \$0                   | (\$25,000)            | (\$25,000)            |
| = School Taxable Value     | \$1,077,052           | \$1,273,659           | \$393,680             | \$381,486             |

### Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$978,608  | \$287,204      | \$7,847         | \$1,273,659         | \$1,273,659    | \$0          | \$1,273,659   | \$0                 |
| 2023 | \$892,689  | \$273,414      | \$7,504         | \$1,173,607         | \$418,680      | \$25,000     | \$393,680     | \$500,000           |
| 2022 | \$634,930  | \$273,414      | \$7,504         | \$915,848           | \$406,486      | \$25,000     | \$381,486     | \$500,000           |
| 2021 | \$419,404  | \$243,451      | \$7,504         | \$670,359           | \$394,647      | \$25,000     | \$369,647     | \$275,712           |
| 2020 | \$396,103  | \$229,926      | \$7,504         | \$633,533           | \$389,199      | \$25,000     | \$364,199     | \$244,334           |
| 2019 | \$453,110  | \$233,308      | \$7,618         | \$694,036           | \$380,449      | \$25,000     | \$355,449     | \$313,587           |
| 2018 | \$464,073  | \$236,689      | \$7,611         | \$708,373           | \$373,356      | \$25,000     | \$348,356     | \$335,017           |

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 |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 6,545.00        | Square Foot | 70       | 94    |

## Buildings

| Building ID    | 3199                | Exterior Walls       | C.B.S.                      |            |
|----------------|---------------------|----------------------|-----------------------------|------------|
| Style          | GROUND LEVEL        | Year Built           | 1967                        |            |
| Building Type  | S.R.R. - R1/R1      | Effective Year Built | 2000                        |            |
| Building Name  |                     | Foundation           | CONCR FTR                   |            |
| Gross Sq Ft    | 3233                | Roof Type            | GABLE/HIP                   |            |
| Finished Sq Ft | 1931                | Roof Coverage        | METAL                       |            |
| Stories        | 1 Floor             | Flooring Type        | CONC ABOVE GRD              |            |
| Condition      | AVERAGE             | Heating Type         | FCD/AIR DUCTED with 0% NONE |            |
| Perimeter      | 204                 | Bedrooms             | 3                           |            |
| Functional Obs | 30                  | Full Bathrooms       | 2                           |            |
| Economic Obs   | 0                   | Half Bathrooms       | 0                           |            |
| Depreciation % | 32                  | Grade                | 550                         |            |
| Interior Walls | PLYWOOD PANEL       | Number of Fire Pl    | 0                           |            |
| Code           | Description         | Sketch Area          | Finished Area               | Perimeter  |
| CPF            | COVERED PARKING FIN | 360                  | 0                           | 76         |
| FLA            | FLOOR LIV AREA      | 1,931                | 1,931                       | 272        |
| OPF            | OP PRCH FIN LL      | 942                  | 0                           | 206        |
| <b>TOTAL</b>   |                     | <b>3,233</b>         | <b>1,931</b>                | <b>554</b> |

## Yard Items

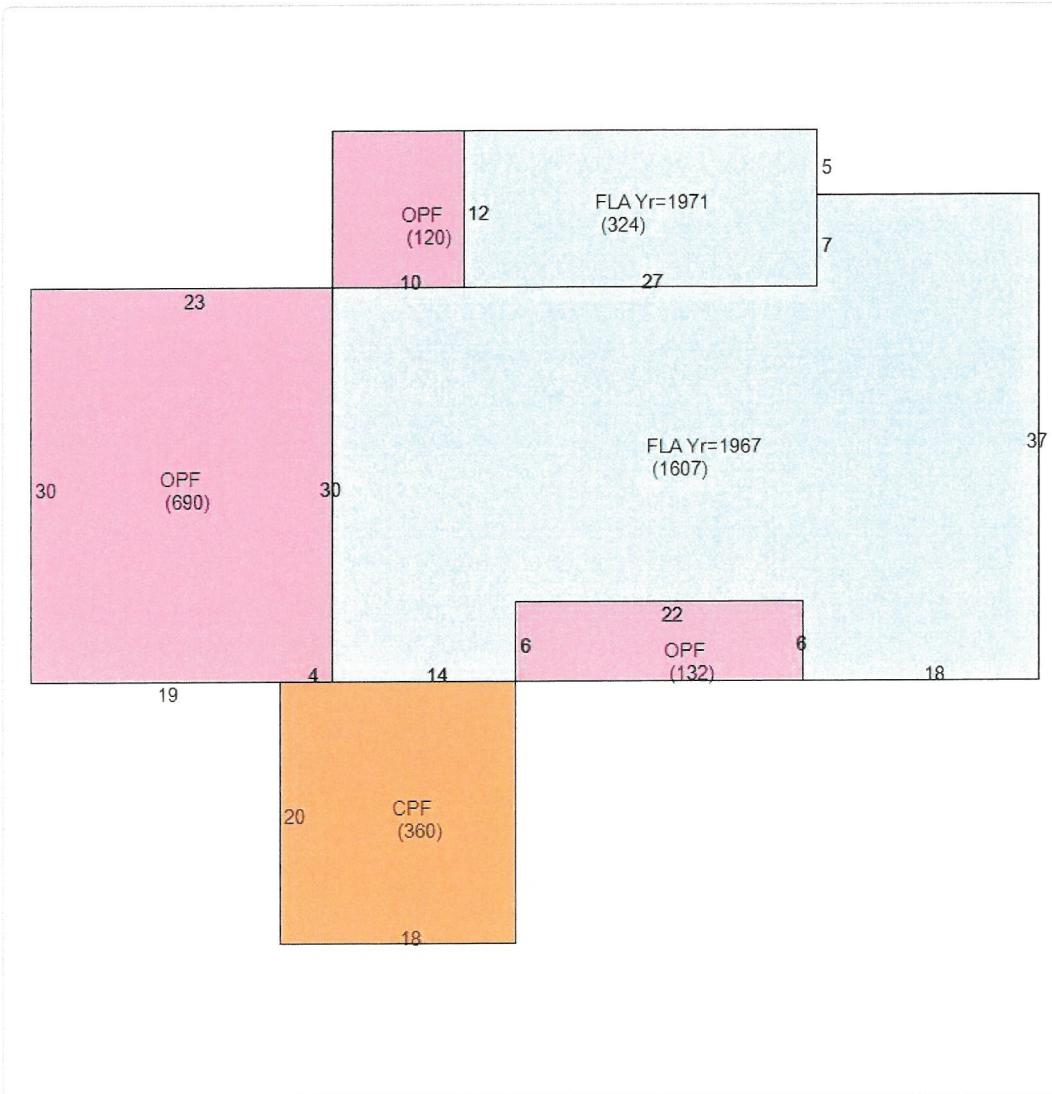
| Description   | Year Built | Roll Year | Size | Quantity | Units  | Grade |
|---------------|------------|-----------|------|----------|--------|-------|
| FENCES        | 1978       | 1979      | 0x0  | 1        | 880 SF | 5     |
| WALL AIR COND | 1994       | 1995      | 0x0  | 1        | 1 UT   | 1     |
| WOOD DECK     | 1996       | 1997      | 6x46 | 1        | 276 SF | 2     |
| LC UTIL BLDG  | 1978       | 1979      | 0x0  | 1        | 300 SF | 3     |
| BRICK PATIO   | 2012       | 2025      | 0x0  | 1        | 708 SF | 1     |

## Sales

| Sale Date | Sale Price  | Instrument      | Instrument Number | Deed Book | Deed Page |
|-----------|-------------|-----------------|-------------------|-----------|-----------|
| 7/31/2024 | \$1,500,000 | Warranty Deed   | 2470992           | 3288      | 0090      |
| 2/1/2024  | \$100       | Warranty Deed   | 2451128           | 3262      | 1124      |
| 1/1/1980  | \$40,000    | Conversion Code |                   | 805       | 948       |

## Permits

| Number  | Date Issued | Status    | Amount    | Permit Type | Notes  |
|---------|-------------|-----------|-----------|-------------|--|
| 24-3128 | 01/09/2025  | Active    | \$60,000  | Residential | Concrete pool w heater Private Provider for inspections, pls provide credit. Concrete pool w heater  |
| 24-3014 | 11/22/2024  | Active    | \$4,800   | Residential | run new conduit and main feeders for new 100amps 12 circuit outdoor pool panel wire 2 pool pump one heater and one pool light, bond pool steel per NEC.2) #3 THHN 1#4 THHN 1#6,1"1/4 PVC   |
| 24-2518 | 11/19/2024  | Active    | \$5,500   | Residential | Replacement receptacles to comply with NEC 406.4 And upgrade smoke detectors as per FBC-install 20 new 4" LED lights, change all existing outlets and GFI'S in the house. change 4 ceilings fans and 4 vanity lights. Disconnect existing patio lights and existing circuits feeding landscaping lights. *revision #1* Change existing 200 amps 30 circuit indoor main panel. Install new 200 amps 40 circuit panel indoor run power to new water heater 15' away from existing electrical panel Additional cost \$3100                              |
| 24-2749 | 10/24/2024  | Active    | \$130,000 | Residential | Interior framing as per plans Infill window and door openings as per plans (all windows being installed will be done by Home Depot and they will be pulling their own permit. Liz Carpentry LLC will not be installing any windows). Hang and finish approx. 800 sq. ft. drywall. Install approx. 1400 sq. ft. of flooring. Install approx. 450 sq. ft. of tile. Install new kitchen & bathroom cabinets and countertops. New interior doors, trim and base boards. Paint interior and exterior of house. Addition of one full and one half bathroom |
| 24-2734 | 10/22/2024  | Active    | \$0       | Residential | R / R (2) Doors (11) Windows To Impact size for size   |
| 24-2689 | 10/15/2024  | Active    | \$20,000  | Residential | Remodel all House Plumbing Rough and Set 6-Bathroom sink,4-Toilet,3-Shower,1-WH,1-Kitchen Sink,1-Washer. Tie into existing Sewer and Water   |
| 24-2520 | 10/07/2024  | Active    | \$4,800   | Residential | Take down existing 150amps meter can and riser, install new 200 amps meter can combo and new 200amps riser.run new conduit and main feeders for existing 200amps 30circuit main panel.   |
| 24-2421 | 09/13/2024  | Active    | \$2,500   | Residential | Exploratory demo of misc. areas of interior walls and ceiling finishes for planning purposes. *  |
| 06-2823 | 05/05/2006  | Completed | \$20,000  | Residential | INSTALL 30 SQS OF V-CRIMP ROOFING  |
| 02-1462 | 06/25/2002  | Completed | \$2,500   | Residential | INSTALL STORM SHUTTERS   |
| 97-1766 | 06/01/1997  | Completed | \$900     | Residential | ELECTRICAL   |
| 97-0985 | 04/01/1997  | Completed | \$15,000  | Residential | DECK WITH ROOF   |
|         | 04/22/1970  | Completed | \$1,000   | Residential | FLORIDA ROOM ADDITION 11X26  |

**View Tax Info**[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

## Map



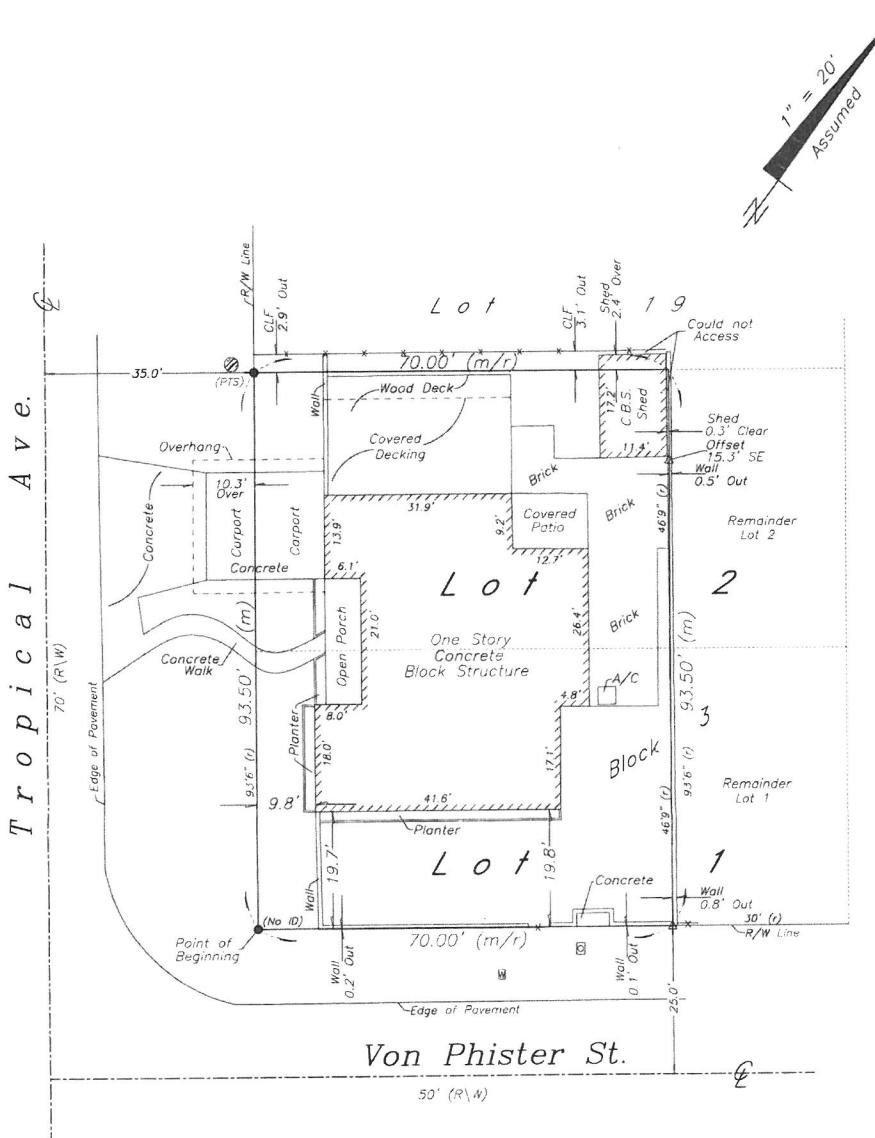
## TRIM Notice



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

Boundary Survey Map of part Lots 1 & 2, Square 3,  
TROPICAL BUILDING & INVESTMENT COMPANY'S SUBDIVISION



Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

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

# Boundary Survey Report of part Lots 1 & 2, Square 3, TROPICAL BUILDING & INVESTMENT COMPANY'S SUBDIVISION

## 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: 1341 Tropical Avenue, 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. All concrete and bricking is not shown.
9. Date of field work: June 25, 2024
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.

**BOUNDARY SURVEY OF:** On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, 1829, as a part of Tract 19 but more particularly described as a part of Lots 1 and 2, Square 3, Tract 19, according to a plat of the TROPICAL BUILDING AND INVESTMENT COMPANY'S SUBDIVISION of Tract Nineteen (19) as recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, commencing at the Northerly intersection of Tropical and Von Phister Streets, thence in a Northeasterly direction along the Northwesterly line of Von Phister Street a distance of Seventy (70) feet; thence at right angles in a Northwesterly direction a distance of Ninety-three (93) feet, Six (6) inches; thence at right angles in a Southwesterly direction a distance of Seventy (70) feet to Tropical Street; thence along the line of Tropical Street in Southeasterly direction a distance of Ninety-three (93) feet, Six (6) inches, back to the Point of Beginning. Said parcel of land being the Southwesterly Seventy (70) feet of Lots 1 and 2, Square 3 of Tract 19.

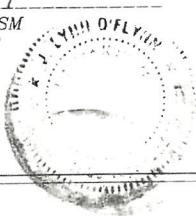
**BOUNDARY SURVEY FOR:** Pabian Properties, LLC;  
Spotswood, Spotswood, Spotswood & Sterling, PLLC;  
Stewart Title Guaranty Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

June 26, 2024



THIS SURVEY  
IS NOT  
ASSIGNABLE

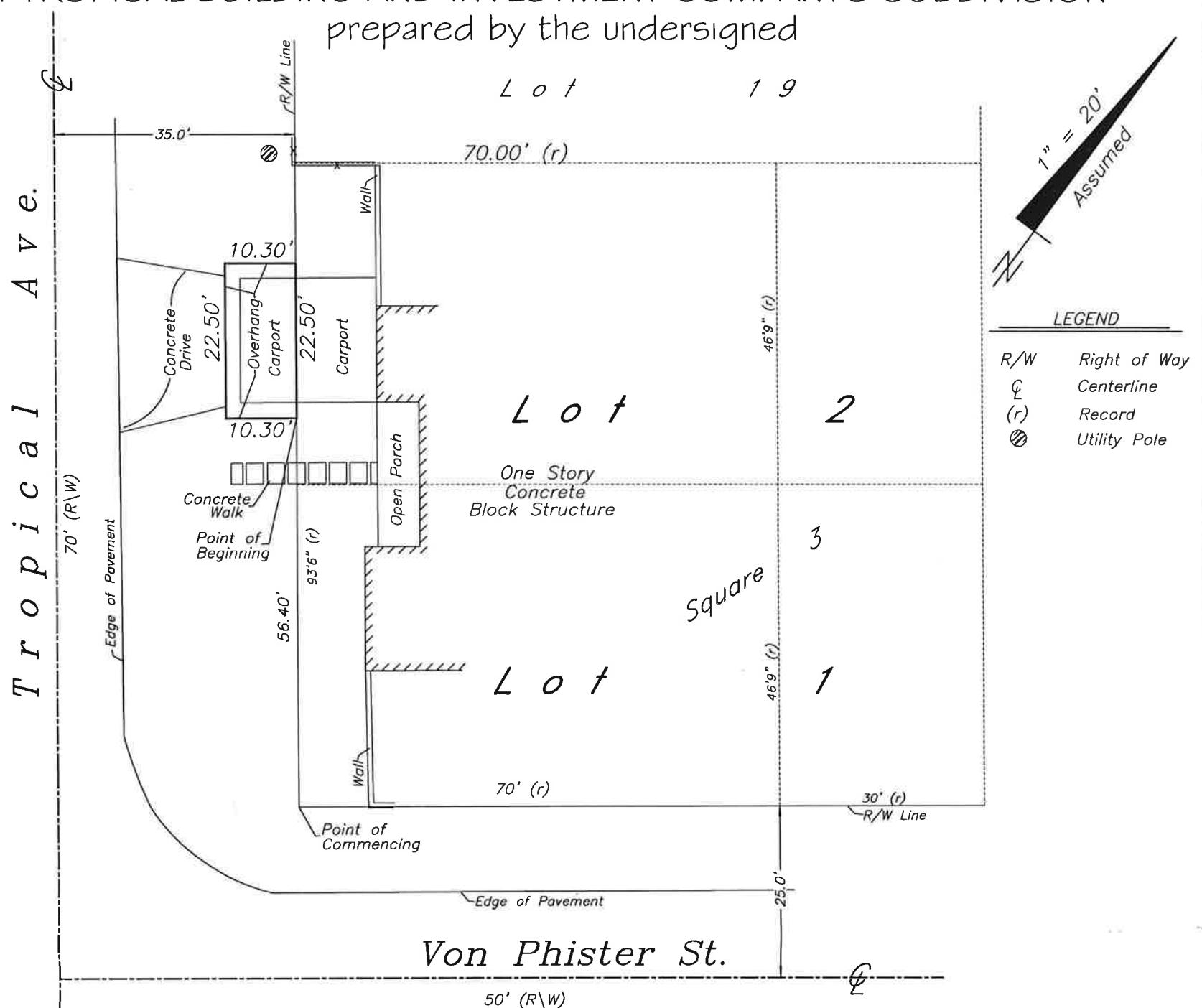
Sheet Two of Two Sheets

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

Specific Purpose Survey to illustrate a legal description of a portion of the  
 Right-of-Way of Tropical Avenue adjacent to Lot 2, Square 3,  
 of TROPICAL BUILDING AND INVESTMENT COMPANY'S SUBDIVISION  
 prepared by the undersigned



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: 1341 Tropical Avenue, 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. Adjoiners are not furnished.
9. 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

A parcel of land on the Island of Key West and known as a portion of the right-of-way of Tropical Avenue adjacent to Lot 2, Square 3, Tract 19 according to TROPICAL BUILDING AND INVESTMENT COMPANY'S SUBDIVISION of Tract 19, as recorded in Plat Book 1, Page 34, 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 Northwesterly right-of-way line of Von Phister Street with the Northeasterly right-of-way line of Tropical Avenue and run thence Northwesterly along the Northeasterly right-of-way line of the said Tropical Avenue for a distance of 56.40 feet to the Southeasterly face of an existing carport overhang, said point being the Point of Beginning; thence continue Northwesterly along the Northeasterly right-of-way line of the said Tropical Avenue for a distance of 22.50 feet to the Northwesterly face of said carport overhang; thence Southwesterly and at right angles along said carport overhang for a distance of 10.30 feet; thence Southeasterly and at right angles along said carport overhang for a distance of 22.50 feet; thence Northeasterly and at right angles along said carport overhang for a distance of 10.30 feet back to the Point of Beginning, containing 232 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Pabian Properties, LLC; and City of Key West;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

December 22, 2025

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

# Liability Insurance



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|  |  |  |
|--|--|--|
| PRODUCER   |  | CONTACT<br>NAME: Jeff Searcy<br>PHONE (A/C, No, Ext): (305) 748-2134<br>E-MAIL ADDRESS: krystal@uaigkw.com |
| United Atlantic Insurance Group<br>3426 Duck Avenue                                      |  | FAX (A/C, No): (305) 768-0250  |
| Key West FL 33040  |  | INSURER(S) AFFORDING COVERAGE  |
| INSURED  |  | INSURER A: CRUM & FORSTER SPECIALTY INS CO   |
| Jay P. Jirous, Trustee of the M.D. and Barbara Jirous Family 202<br>1341 TROPICAL STREET |  | INSURER B:   |
| KEY WEST FL 33040  |  | INSURER C:   |
|  |  | INSURER D:   |
|  |  | INSURER E:   |
|  |  | INSURER F:   |

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR   | TYPE OF INSURANCE   | ADDL<br>INSD  | SUBR<br>WVD                            | POLICY NUMBER | POLICY EFF<br>(MM/DD/YYYY) | POLICY EXP<br>(MM/DD/YYYY) | LIMITS                                       |              |
|--|---|---|--|---------------|----------------------------|----------------------------|--|--------------|
| A  | COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                           |   |  | APP77135262   | 12/23/2025                 | 12/23/2026                 | EACH OCCURRENCE                              | \$ 1,000,000 |
|  | GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY <input type="checkbox"/> PRO-<br>JECT <input type="checkbox"/> LOC |   |  |               |                            |                            | DAMAGE TO RENTED<br>PREMISES (Ea occurrence) | \$ 100,000   |
|  | OTHER:  |   |  |               |                            |                            | MED EXP (Any one person)                     | \$ 5,000     |
|  | AUTOMOBILE LIABILITY<br>ANY AUTO  |   |  |               |                            |                            | PERSONAL & ADV INJURY                        | \$ 1,000,000 |
|  | OWNED AUTOS ONLY<br>HIRED AUTOS ONLY  | <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY |  |               |                            |                            | GENERAL AGGREGATE                            | \$ 2,000,000 |
|  | UMBRELLA LIAB   | <input type="checkbox"/> OCCUR  |  |               |                            |                            | PRODUCTS - COMP/OP AGG                       | \$ Excluded  |
|  | EXCESS LIAB   | <input type="checkbox"/> CLAIMS-MADE  |  |               |                            |                            |  | \$           |
| DED <input type="checkbox"/> RETENTION \$  |   |   | COMBINED SINGLE LIMIT<br>(Ea accident) | \$            |                            |                            |  |              |
| WORKERS COMPENSATION<br>AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE<br>OFFICER/MEMBER EXCLUDED?<br>(Mandatory in NH)<br>If yes, describe under<br>DESCRIPTION OF OPERATIONS below | <input type="checkbox"/> Y / N  | N / A   | BODILY INJURY (Per person)             | \$            |                            |                            |  |              |
|  |   |   | BODILY INJURY (Per accident)           | \$            |                            |                            |  |              |
|  |   |   | PROPERTY DAMAGE<br>(Per accident)      | \$            |                            |                            |  |              |
|  |   |   |  | \$            |                            |                            |  |              |
|  |   |   | EACH OCCURRENCE                        | \$            |                            |                            |  |              |
|  |   |   | AGGREGATE                              | \$            |                            |                            |  |              |
|  |   |   |  | \$            |                            |                            |  |              |
|  |   |   | PER<br>STATUTE                         | OTH-<br>ER    |                            |                            |  |              |
|  |   |   | E.L. EACH ACCIDENT                     | \$            |                            |                            |  |              |
|  |   |   | E.L. DISEASE - EA EMPLOYEE             | \$            |                            |                            |  |              |
|  |   |   | E.L. DISEASE - POLICY LIMIT            | \$            |                            |                            |  |              |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CITY OF KEY WEST IS ADDITIONAL INSURED UNDER THIS POLICY

## CERTIFICATE HOLDER

## CANCELLATION

|   |  |
|---|--|
| CITY OF KEY WEST<br>1300 WHITE STREET<br><br>KEY WEST | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE<br>THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN<br>ACCORDANCE WITH THE POLICY PROVISIONS. |
|   | AUTHORIZED REPRESENTATIVE<br><br>  |
| FL 33040  |  |

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# Photos

1341 Tropical Street  
Easement Application

