



# 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	\$ 2,814.20
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
<b>Total Application Fee</b>	<b>\$ 3,325.02</b>

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.



## Authorization Form



**City of Key West  
Planning Department**

**Authorization Form**  
*(Individual or Joint Owner)*

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

I, Evagelia Samaha, Trustee of the Evagelia Samaha Qualified Personal Residence Trust dated 9/23/10 authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Oropeza, Stones & Cardenas, PLLC  
*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 Owner*      [Signature] *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 2 / 25 / 2026  
*Date*

by Evagelia Samaha, Trustee of the Evagelia Samaha Qualified Personal Residence Trust dated 9/23/10  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Carla F. Hayes  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*

## 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.

*Gregory S. Oropeza*  
*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.

*[Signature]*  
*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.**

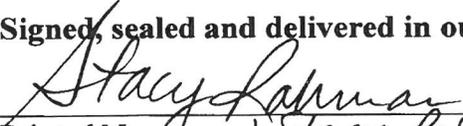
Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes for the current and subsequent years.

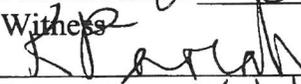
And the GRANTOR does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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 Pennard  
Witness

 (seal)  
EVAGELIA SAMAHA

Stacy Rahman  
Printed Name: Stacy Rahman

Witness: [Signature]  
Printed Name: Katalina Penando  
Witness

[Signature] (seal)  
**FOUAD SAMAHA**

Doc# 1808718  
Bk# 2486 Pg# 1874

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

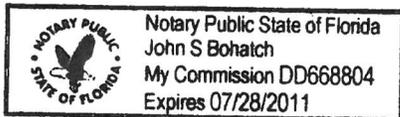
The foregoing instrument was acknowledged before me this 23 day of September, 2010, by **EVAGELIA SAMAHA** and **FOUAD SAMAHA**, who are personally known to me or who have produced N/A as identification and who did take an oath.

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 Description KW WEBB REALTY CO SUB PB1-42 LOTS 5-6-7 SQR 12 TR 18 G72-5 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  
 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	EffectiveYearBuilt	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 Pl	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
<b>TOTAL</b>		<b>4,648</b>	<b>2,619</b>	<b>800</b>

## 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 9545F
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)



## 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.

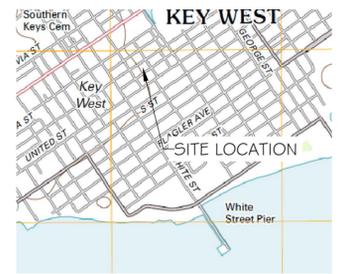
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

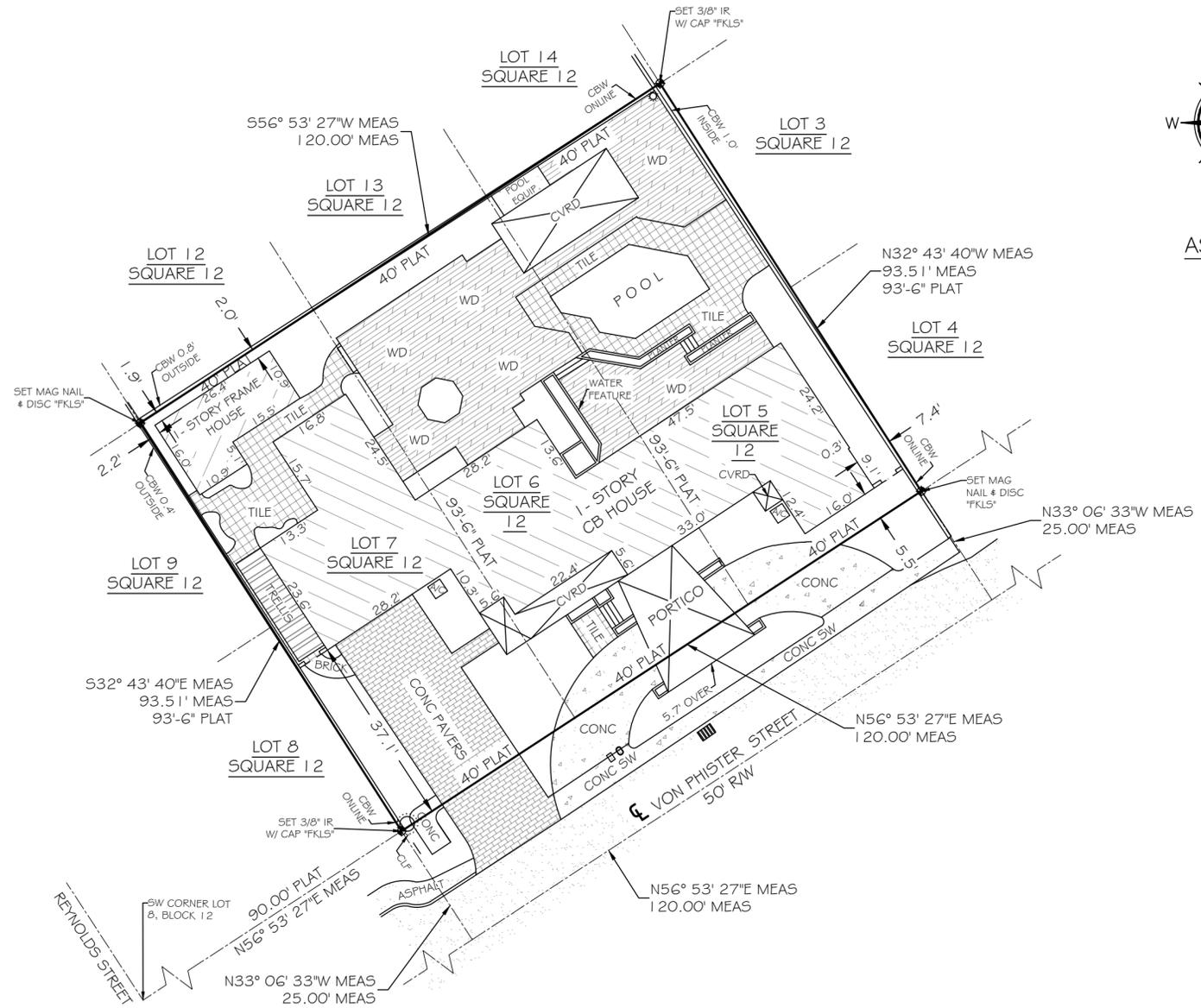
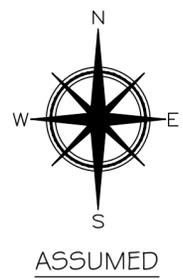
ADDRESS:  
905 VON PHISTER STREET,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-151GK  
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 -

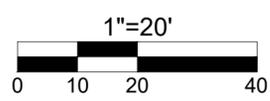
Marc and Olga Meisel;  
Oropeza, Stones and Cardenas;

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	GB = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE (SEE NOTE)	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
EL = ELEVATION	OH = ROOF OVERHANG	TYP = TYPICAL
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCP = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FH = 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
FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

### LEGEND

- - 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.

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

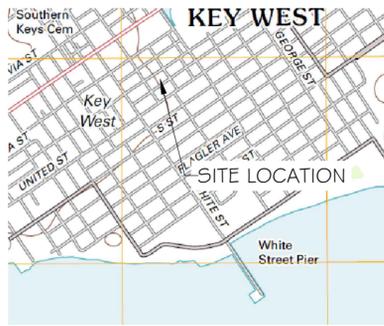
SIGNED:   
ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**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

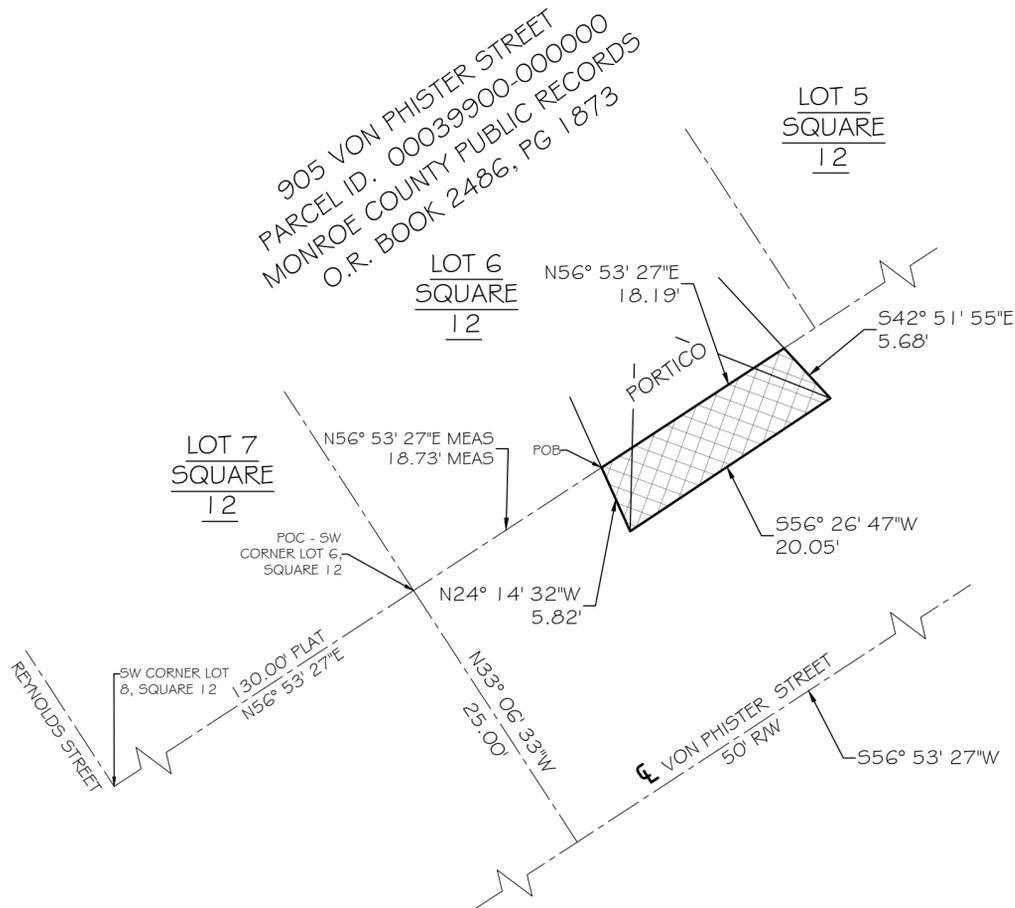
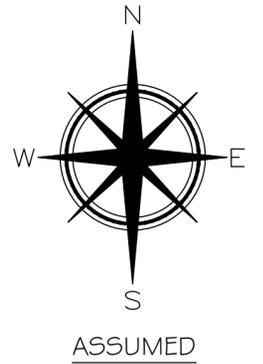
### LEGAL DESCRIPTION(S)

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

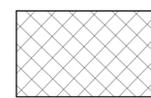
# LEGAL DESCRIPTION SKETCH



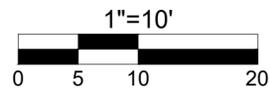
\* SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A BOUNDARY SURVEY \*

## 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  $S56^{\circ}26'47''W$  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 =  $108.50 \text{ SQFT} \pm$

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

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'
MAP DATE	02/23/2026
REVISION DATE	XXXXXXXXXX
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.

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

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



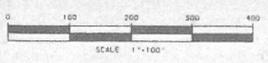
**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

-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  $N56^{\circ}53'27''E$  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  $N56^{\circ}53'27''E$  along the said Northwesterly Right-of-Way line of Von Phister Street for a distance of 18.19 feet to the Northeastly face of an existing portico; thence  $S42^{\circ}51'55''E$  along the said Northeastly face of the existing portico for a distance of 5.68 feet to a point; thence  $S56^{\circ}26'47''W$  along the Southeastly face of the said existing portico for a distance of 20.05 feet to a point; thence  $N24^{\circ}14'32''W$  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			
PHOTO NO.	PD-3117		68 S	25



Key West, Florida, US  
Google Street View  
Nov 2025  
Sun more photos



Image capture Nov 2025 © 2026 Google



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