

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 MARK D. SMITH
2. Site Address 1124 EATON STREET
3. Applicant is: Owner Authorized Representative
(attached Authorization Form must be completed)
4. Address of Applicant 3641 NORTHSIDE CT
KEY WEST, FL 33040
5. Phone # of Applicant 292-4783 Mobile# 923-5878 Email MDSBET@BELLSOUTH.NET
6. Name of Owner, if different than above ARLEEN COGGINS
7. Address of Owner 605 2ND AVENUE
MARMORA, NJ 08223-1710
8. Phone Number of Owner 609 576 1600 Email ARC0665@HOTMAIL.COM
9. Zoning District of Parcel _____ RE# _____
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested REMOVE EXIST'G CONCRETE PORCH AND REPLACE WITH NEW WOOD PORCH AT SIDEWALK. MAIN ENTRY AS PER APPROVED HARC APPLICATION # H10-01-536
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, Planning Board meetings and Board of Adjustment hearings are quasi-judicial proceedings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request 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, MARK D. SMITH, 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:

1124 EATON STREET
Street Address and Commonly Used Name (if any)

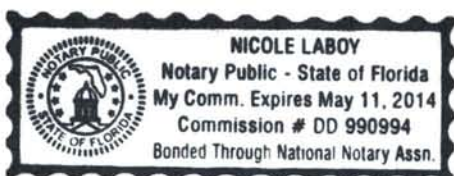
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature] _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on DEC 21, 2010 (date) by
Mark D. Smith (name). He/She is personally known to me or has
presented Fl. Drivers Lic. as identification.

[Signature]
Notary's Signature and Seal

Nicole Laboy Name of Acknowledger typed, printed or stamped
CSR Title or Rank _____ Commission Number (if any)



Authorization Form

Authorization Form

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

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

I, Arleen Coggins authorize
Please Print Name(s) of Owner(s)

MARK SMITH
Please Print Name of Representative

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

Arleen Coggins
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 12-13-2010 (date) by

Arleen Coggins
Please Print Name of Affiant

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



Margaret Trofa
Notary's Signature and Seal

0066233
Margaret A. Trofa
Notary Public of New Jersey
My commission exp. 3/16/2014

Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Deed

This document prepared by
& RETURN TO:
W. Craig Eakin, PA
2900 E. Oakland Park Blvd.
Fort Lauderdale, FL 33306

Parcel ID Number: 1004880

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 36 day of July, 2010, BETWEEN BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WAMU 2005-AR-17, whose address is c/o JPMorgan Chase Bank, 7255 Baymeadows Way, Jacksonville, FL 32256, grantor, and ARLEEN COGGINS, a married woman, whose address is 605 2 Avenue, Beesleys Point, NJ 08223, grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, 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, successors and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO restrictions, easements, reservations and limitations of record; and, taxes for the year 2010 and all subsequent years.

TOGETHER with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Page 1 of 2



IN WITNESS WHEREOF, the grantor has hereunto set its hand the day and year first above written.

Signed and delivered in our presence:

BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WAMU 2005-AR-17, by its attorney in fact JPMorgan Chase Bank, National Association

[Signature]
Print Name: Richard Dodd
Witness

By: [Signature]
Molly Schenck
Vice President

[Signature]
Print Name: Sarah Wilson
Witness

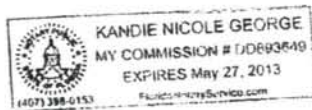
STATE OF FL

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 21 day of Feb 2010, by Molly Schenck, Vice President for JPMorgan Chase Bank, National Association, attorney in fact for Bank of America, National Association, Successor by merger to LaSalle Bank, National Association, as Trustee for WaMu 2005-AR-17, who is personally known to me or has produced _____ as identification.

My commission expires:

[Signature]
Notary Public



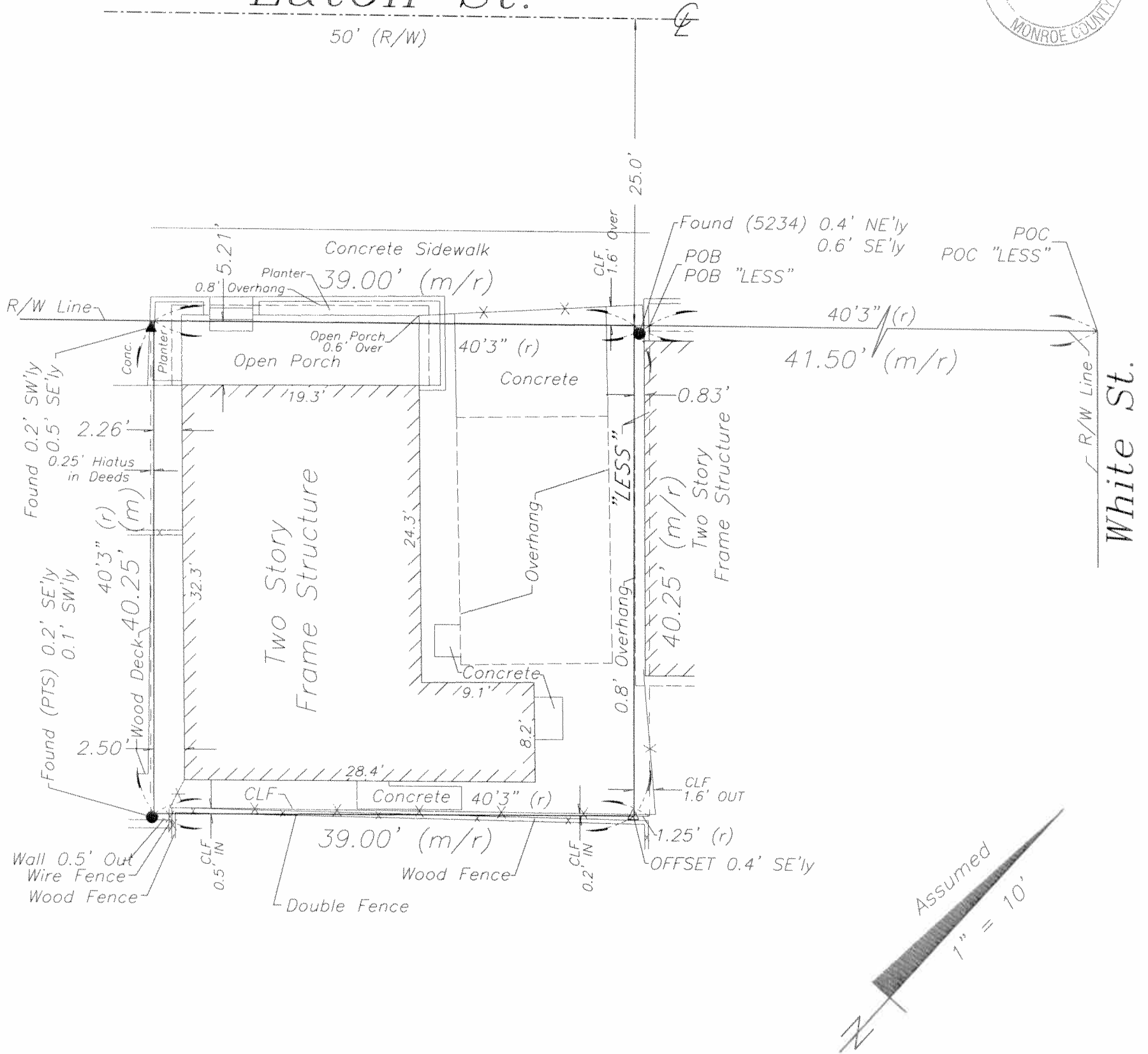
Survey

Boundary Survey Map of part of Lot 4, Square 31
John Lowe's Subdivision



Eaton St.

50' (R/W)



LEGEND

- | | |
|------------------------------------|-------------------------|
| ▲ Found Nail & Disc (LB 7131) | (M) Measured |
| ○ Set 3/4" Iron Pipe (6298) | (R) Record |
| ● Found 1/2" Iron Rod (5234) (PTS) | (M/R) Measured & Record |
| △ Set Nail & Disc (6298) | CLF Chain Link Fence |
| ⊙ Wood Utility Pole | POC Point of Commencing |
| R\W Right of Way | POB Point of Beginning |
| ⊕ Centerline | |

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

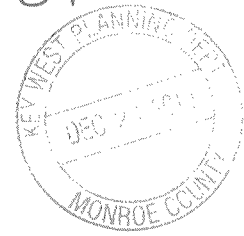


Professional Surveyor & Mapper
PSM #6298

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

NOTE:
This Survey Map is not full
and complete without the
attached Survey Report.

Boundary Survey Report of part of Lot 4, Square 31
John Lowe's Subdivision



NOTES:

1. The legal descriptions shown hereon were 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: 1124 Eaton 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 13, 2010.
9. This Survey Report is not full and complete without the attached Survey Map.
10. The ownership of fences is undeterminable unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is part of Lot Two (2) of Square Thirty-one (31) according to John Lowe's Subdivision. COMMENCING at a point on Eaton Street Forty (40) feet and Three (3) inches from the corner of White and Eaton Streets, and runs thence in a Southwesterly direction along Eaton Street Forty (40) feet and Three (3) inches; thence at right angles in a Southeasterly direction Forty (40) feet and Three (3) inches; thence at right angles in a Northeasterly direction Forty (40) feet and Three (3) inches; thence at right angles in a Northwesterly direction Forty (40) feet and Three (3) inches out to the Place of Beginning on Eaton Street.

LESS

A parcel of land on the Island of Key West and known as part of Lot Four (4), of John Lowe's Subdivision of part of Square Thirty-one (31), according to Diagram recorded in Plat Book 1, Page 14, of the Public Records of Monroe County, Florida. COMMENCING at the intersection of the Southeasterly right of way line of Eaton Street with the Southwesterly right of way line of White Street and run thence Southwesterly along the Southeasterly right of way line of the said Eaton Street for a distance of 40.25 feet to the Point of Beginning; thence Southeasterly and at right angles for a distance of 40.25 feet; thence Southwesterly and at right angles for a distance of 1.25 feet; thence Northwesterly and at right angles for a distance of 40.25 feet to the Southeasterly right of way line of the said Eaton Street; thence Northeasterly and along said Eaton Street for a distance of 1.25 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Tripp & Arleen Coggins;

J. LYNN O'FLYNN, INC.

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

September 15, 2010

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

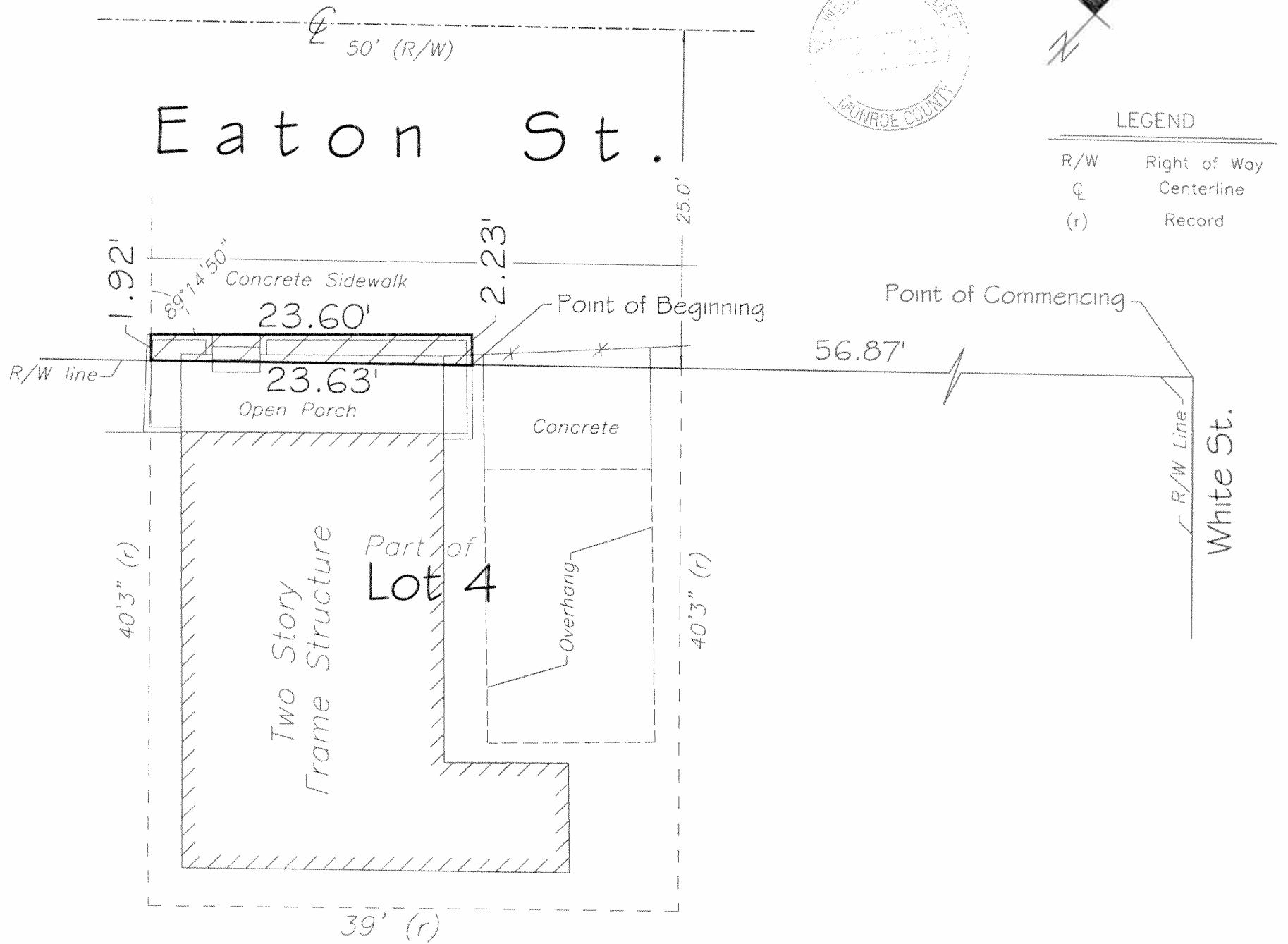
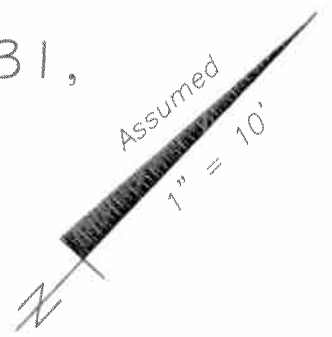
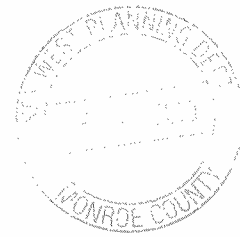


Professional Surveyor & Mapper
PSM #6298

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

Specific Purpose Survey

Specific Purpose Survey to show a legal
of a portion of Eaton Street, adjacent to Square 31,
Island of Key West, Monroe County, Florida



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: 1124 Eaton 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. 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

A parcel of land on the Island of Key West and known as part of Eaton Street adjacent to Lot Four (4), of John Lowe's Subdivision of part of Square Thirty-one (31), according to Diagram recorded in Plat Book 1, Page 14, 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 Southeasterly right of way line of Eaton Street with the Southwesterly right of way line of White Street and run thence Southwesterly along the Southeasterly right of way line of the said Eaton Street for a distance of 56.87 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said Eaton Street for a distance of 23.63 feet; thence Northwesterly and at right angles for a distance of 1.92 feet to the Northwesterly face of an existing planter wall; thence Northeasterly with a deflection angle of 89°14'50" to the right and along the Northwesterly face of said planter wall for a distance of 23.60 feet; thence Southeasterly and at right angles along the Northeasterly face of said planter wall for a distance of 2.23 feet back to the Point of Beginning.

SPECIFIC PURPOSE SURVEY FOR: Tripp and Arleen Coggins;

J. LYNN O'FLYNN, INC.

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

December 20, 2009

THIS SKETCH
IS NOT
ASSIGNABLE

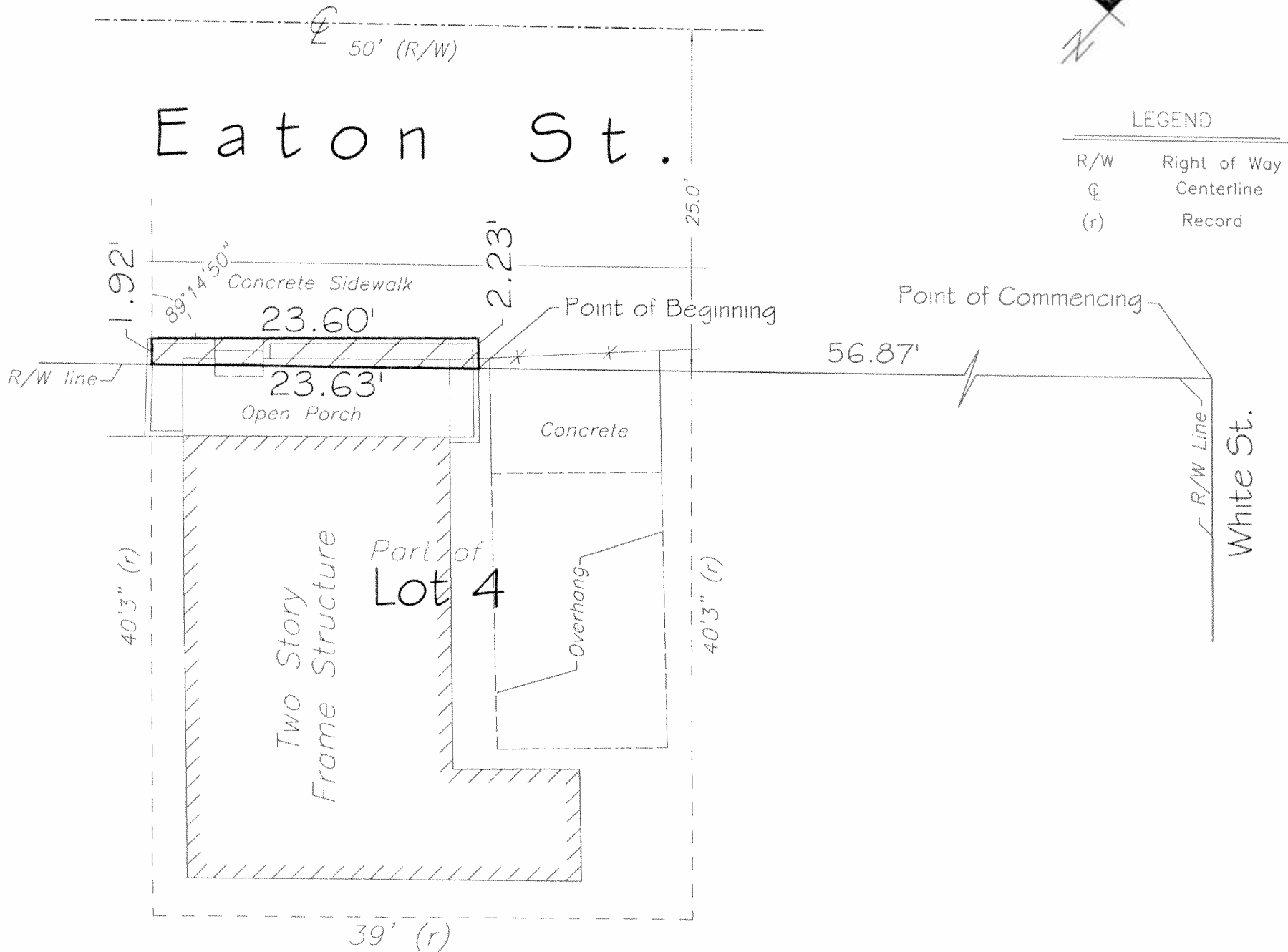
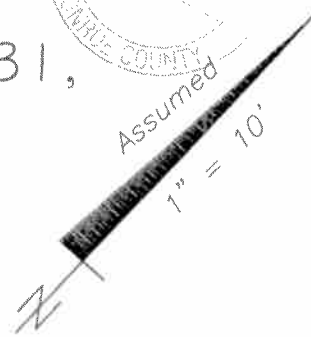
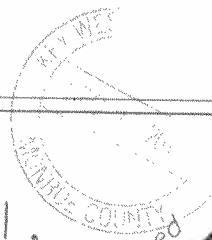
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
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Specific Purpose Survey to show a legal
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Island of Key West, Monroe County, Florida



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SPECIFIC PURPOSE SURVEY FOR: Tripp and Arleen Coggins;

J. LYNN O'FLYNN, INC.

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

December 20, 2009

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J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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(305) 296-7422 FAX (305) 296-2244

**HARC
Approval**



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

November 15, 2010

Mr. Thomas Kelly
19141 Rocky Rd
Sugarloaf Key, Florida 33042

**RE: REMOVE CARPORT AND CONSTRUCT DECK AT SIDE. REMOVE EXISTING CONCRETE PORCH AND REPLACE WITH WOOD PORCH. REPLACE EXISTING METAL WINDOWS WITH WOOD WINDOWS. FOUR FEET HEIGH WOOD FENCE WITH CUTOUTS.
FOR: #1124 EATON STREET - HARC APPLICATION # H10-01-536
HISTORIC DISTRICT OF KEY WEST**


Dear Mr. Kelly:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project on the public hearing held on Tuesday, November 15, 2010. The Commission decision was based on the documents submitted and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040



305.809.3973

etorregr@keywestcity.com

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

MONDAY - DECEMBER 20, 2010 OUR OFFICES WILL BE CLOSED

Property Record View

Alternate Key: 1004880 Parcel ID: 00004700-000000

Ownership Details

Mailing Address:
 COGGINS ARLEEN
 605 2ND AVE
 MARMORA, NJ 08223-1710

Property Details

PC Code: 01 - SINGLE FAMILY
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 31-67-25
 Property Location: 1124 EATON ST KEY WEST
 Legal Description: KW PT LT 2 SQR 31 OR336-179/80 OR1012-163 OR1391-1646/47Q/C OR1400-270-C OR1631-1170/71 OR1861-707/08R/S OR2406-2338/41C/T OR2477-907/17

Show Parcel Map

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	39	40	1,569.75 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 680
 Year Built: 1933



Building 1 Details

Building Type R1	Condition P	Quality Grade 450
Effective Age 59	Perimeter 120	Depreciation % 53
Year Built 1933	Special Arch 0	Gmrd Floor Area 680
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation NONE

Site Photos



KEY WEST PLANNING DEPT.
DEC 21 2010
MONROE COUNTY



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DEC 21 2010
MONROE COUNTY