

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



Please read carefully before submitting applications

Easement Application

Please print or type a response to the following:

1. Name of Applicant DAVID KNOLL, ARCHITECT
2. Site Address 226 JULIA ST.
3. Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization Form must be completed)
4. Address of Applicant 19581 MAYAN ST.
GUGARLOAF KEY, FL. 33042
5. Phone # of Applicant 745.8617 Mobile# 731.9057 Email dauid@davidknoll
6. Name of Owner, if different than above STEPHANIE L. NADEAU ^{.COM}
7. Address of Owner P.O. BOX 584 KENNEBUNKFORT, ME.
04046
8. Phone Number of Owner 207.332.6347 Email lobco@roadrunner
.com
9. Zoning District of Parcel HMDR RE# 26710
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested JULIA ST. FRONT YARD FENCE AND
PORTION OF GATE HOUSE ROOF
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

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, DAVID KNOLL, 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:

226 JULIA ST.

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.

David Knoll

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this

November 09, 2012

date

David Knoll

Name of Authorized Representative

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

Jo Bennett

Notary's Signature and Seal

Jo Bennett

Name of Acknowledger typed, printed or stamped

EE 097995

Commission Number, if any



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual Owner)

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

I, Stephane Nadeau authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

David Knoll
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 of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this Oct. 17 2012 by
date

David Knoll
Name of Authorized Representative

He/She is personally known to me or has presented Maine Drivers Lic. as identification.

[Signature]
Notary's Signature and Seal

RHONDA J. HEBERT
Notary Public, State of Maine
My Commission Expires 1/14/2018

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Prepared by and return to:
Jerry Coleman, Esq.

JERRY COLEMAN, P.L.
1430 Flagler Avenue
Key West, FL 33040
305-292-3095
File Number: Gilbert-Nadeau

Parcel Identification No. 1027502

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of August, 2012 between Constance Gilbert, a single person whose post office address is 226 Julia Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Stephanie L. Nadeau, a married woman whose post office address is P.O. Box 584, Kennebunkport, ME 04046 of the County of York, State of Maine, grantee*,

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:

All that piece or parcel of land known as part of Tract Ten (10) according to a map or plat of William A. Whitehead delineated in February, 1829, but more particularly described in a diagram of E.C. Howe recorded in Monroe County, Florida records and is Lot Five (5) of Square Six (6), Tract Ten (10); Commencing at Julia and Howe Streets and extending in a Northeasterly direction on Julia Street Sixty-Four (64) feet, Six (6) inches; thence in a Southeasterly direction Seventy-Nine (79) feet, Seven (7) inches, thence in a Southwesterly direction Sixty-Four (64) feet, Six (6) inches, thence on Howe Street in a Northwesterly direction Seventy-Nine (79) feet, Seven (7) inches to the Point of Beginning at the corner of Julia and Howe Streets.

a/k/a 226 and 228 Julia Street and 1027 Howe Street, Key West, Florida 33040

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: Shannon McDonald

Constance Gilbert (Seal)
Constance Gilbert

Witness Name: Jerry Coleman

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 16 day of August, 2012 by Constance Gilbert, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

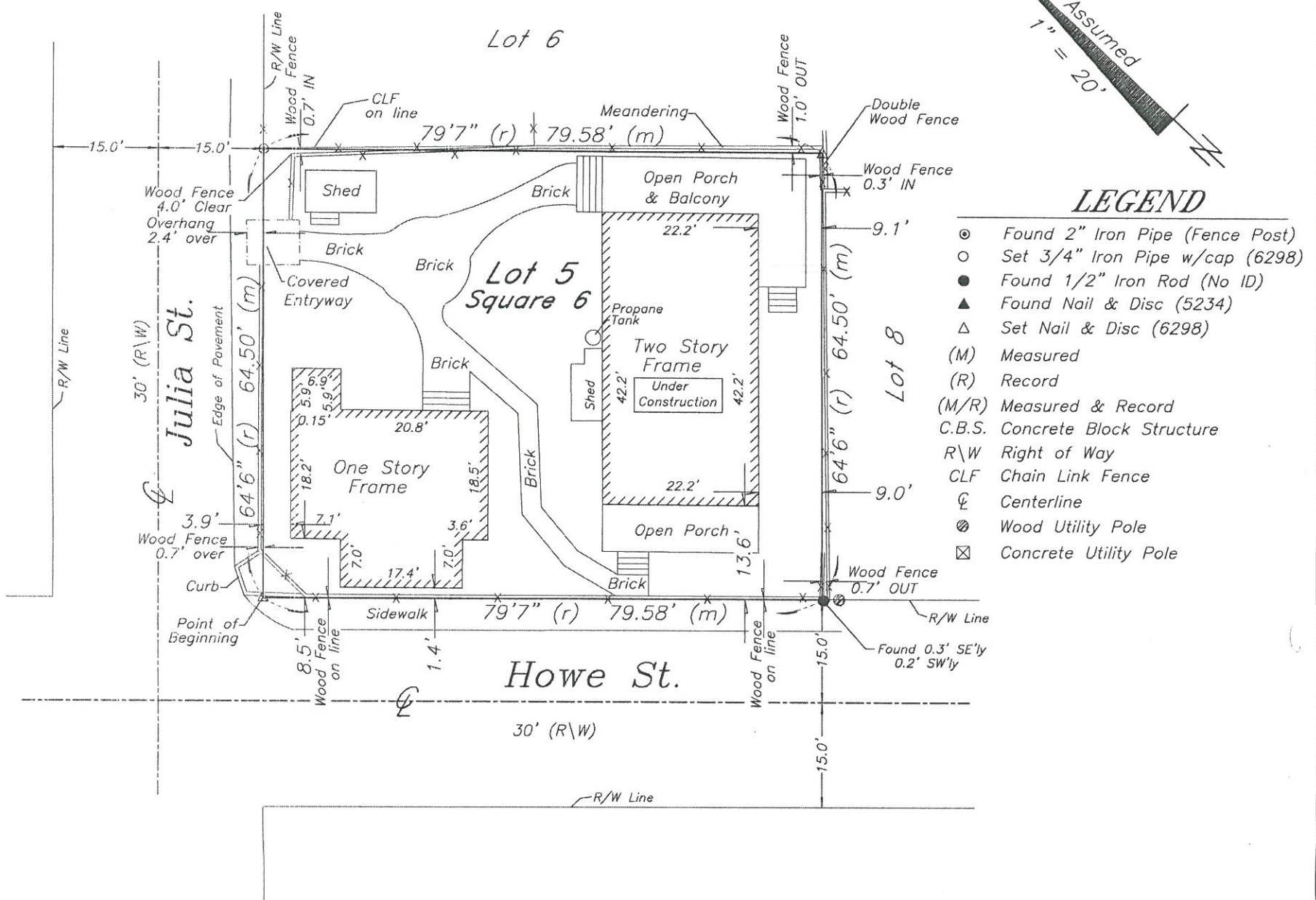
Printed Name: Shannon McDonald

My Commission Expires: 2/7/2013



Survey

Boundary Survey Map of Lot 5, Square 6, Tract 10, Island of Key West



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: 226 Julia Street & 1027 Howe 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. Adjoiners are not furnished.
9. Date of field work: October 30, 2012
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: All that piece or parcel of land known as part of Tract Ten (10), according to a map or plat of William A. Whitehead delineated in February, 1829, but more particularly described in a diagram of E.C. Howe recorded in Monroe County, Florida Records and is Lot Five (5) of Square Six (6), Tract Ten (10): COMMENCING at Julia and Howe Streets and extending in a Northeasterly direction on Julia Street Sixty-four (64) feet, Six (6) inches; thence in a Southeasterly direction Seventy-nine (79) feet, Seven (7) inches; thence in a Southwesterly direction Sixty-four (64) feet, Six (6) inches; thence on Howe Street, in a Northwesterly direction Seventy-nine (79) feet, Seven (7) inches to the Point of Beginning at the corner of Julia and Howe Streets.

BOUNDARY SURVEY FOR: Stephanie Nadeau;

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

October 31, 2012

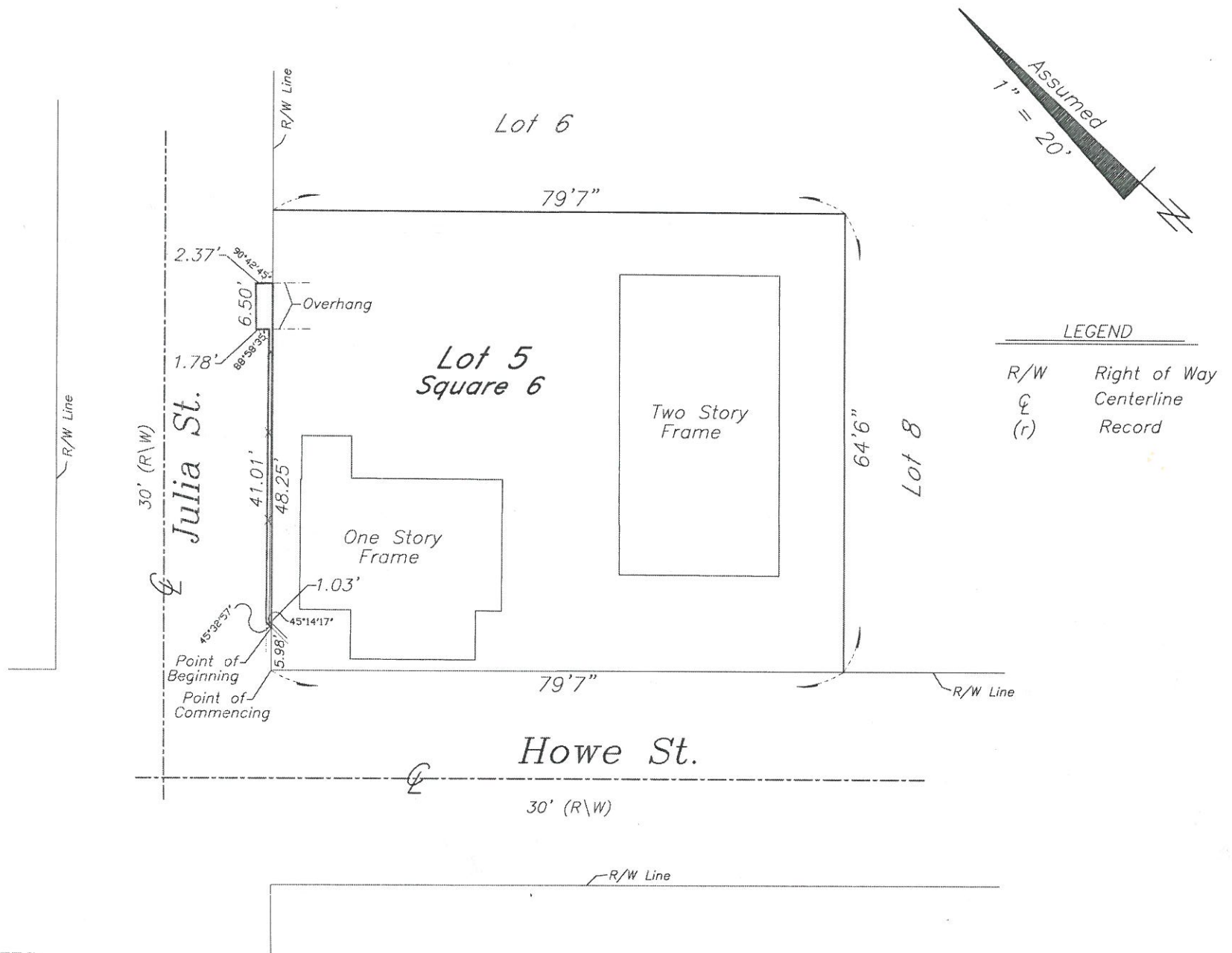
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Specific Purpose Survey to illustrate a legal description of a portion of Julia Street, adjacent to Lot 5, Square 6, Tract 10, Island of Key West, 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: 226 Julia Street & 1027 Howe 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 being a portion of Julia Street lying adjacent to Lot 5, Square 6, Tract 10, according to a diagram of E.C. Howe recorded in Monroe County, Florida Records, said parcel being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Southeasterly right of way line of Julia and the Northeasterly right of way line of Howe Streets and running thence in a Northeasterly direction along the said Southeasterly right of way line of Julia Street for a distance of 5.98 feet to the Westerly face of an existing wood fence and the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly right of way line of Julia Street for a distance of 48.25 feet to the Northeasterly face of an existing overhang; thence Northwesterly with a deflection angle of 90°42'45" to the left and along said overhang for a distance of 2.37 feet; thence Southwesterly and at right angles along said overhang for a distance of 6.50 feet; thence Southeasterly at right angles along said overhang for a distance of 1.78 feet; thence Southwesterly with a deflection angle of 91°01'25" to the right and along the Northwesterly face of an existing wood fence for a distance of 41.01 feet; thence Southerly with a deflection angle of 45°32'57" to the left and along said wood fence for a distance of 1.03 feet back to the Point of Beginning. Said parcel containing 41 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Stephanie Nadeau;

J. LYNN O'FLYNN, INC.

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

October 31, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

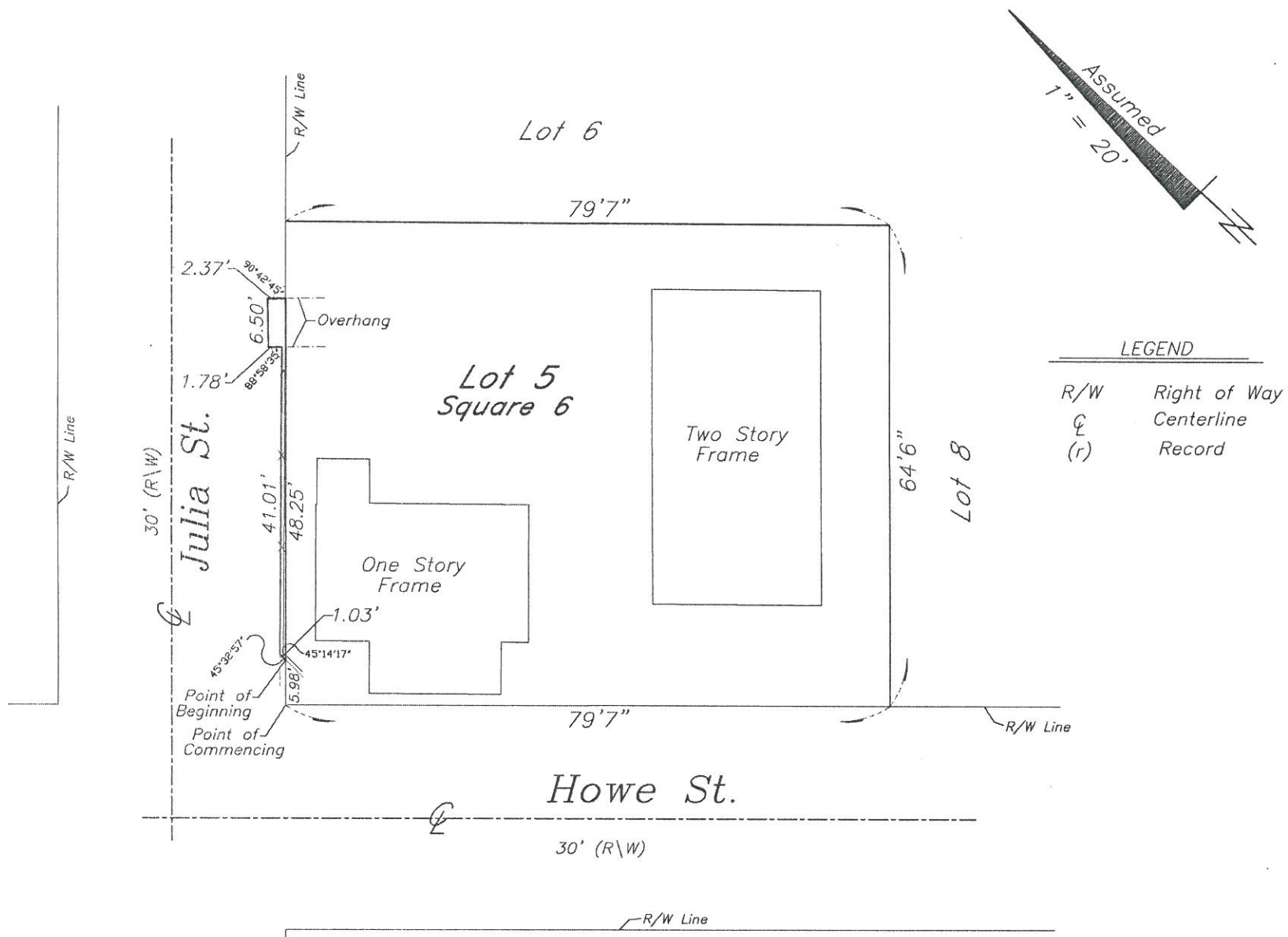
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Specific Purpose Survey to illustrate a legal description of a portion of Julia Street, adjacent to Lot 5, Square 6, Tract 10, Island of Key West, 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: 226 Julia Street & 1027 Howe 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 being a portion of Julia Street lying adjacent to Lot 5, Square 6, Tract 10, according to a diagram of E.C. Howe recorded in Monroe County, Florida Records, said parcel being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Southeasterly right of way line of Julia and the Northeasterly right of way line of Howe Streets and running thence in a Northeasterly direction along the said Southeasterly right of way line of Julia Street for a distance of 5.98 feet to the Westerly face of an existing wood fence and the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly right of way line of Julia Street for a distance of 48.25 feet to the Northeasterly face of an existing overhang; thence Northwesterly with a deflection angle of 90°42'45" to the left and along said overhang for a distance of 2.37 feet; thence Southwesterly and at right angles along said overhang for a distance of 6.50 feet; thence Southeasterly at right angles along said overhang for a distance of 1.78 feet; thence Southwesterly with a deflection angle of 91°01'25" to the right and along the Northwesterly face of an existing wood fence for a distance of 41.01 feet; thence Southerly with a deflection angle of 45°32'57" to the left and along said wood fence for a distance of 1.03 feet back to the Point of Beginning. Said parcel containing 41 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Stephanie Nadeau;

J. LYNN O'FLYNN, INC.

 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 October 31, 2012

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

Site Plans

Additional Information





