

Application

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



Please read carefully before submitting applications

Easement Application

Please print or type a response to the following:

1. Name of Applicant C Todd Kemp
2. Site Address 730 Fleming St cottage
3. Applicant is: Owner ☒ Authorized Representative ☐
(attached Authorization Form must be completed)
4. Address of Applicant 401 South 7th St
Fernandina Bch, FL 32034
5. Phone # of Applicant 904-910-1072 Mobile# Same Email TKempJax@gmail.com
6. Name of Owner, if different than above _____
7. Address of Owner _____
8. Phone Number of Owner _____ Email _____
9. Zoning District of Parcel HMDR RE# 8670-000000
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested existing front wall of cottage from
1870's sits on city property
need to replace existing Pier's & replace 2 windows
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. _____



The following must be included with this application:

1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the easement).
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request with a **legal description of the entire property**.
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures **with a legal description of the easement area requested**.
4. Color photographs from different perspectives showing the proposed easement area.
5. Application Fee by check payable to the City of Key West in the amount of **\$1000.00**, plus **\$400.00** for each additional easement on the same parcel. Please include a **separate** fee of **\$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**.
6. Notarized Verification Form.
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner.



Verification 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, C Todd Kemp, 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:

730 Fleming St. K.W.
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.

C Todd Kemp _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 11/5/10 (date) by
Todd Kemp (name). He is personally known to me or has
presented _____ as identification.

Brenda Donnelly
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)



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, BRIAN K BOYER, 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:

730 FLEMING ST., KEY WEST, FL.
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 of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on NOV 8, 2010 (date) by

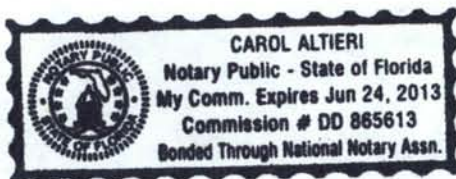
Brian K. Boyer (name). He/She is personally known to me or has

presented _____ as identification.

Carol Altieri
Notary's Signature and Seal

Carol Altieri Name of Acknowledger typed, printed or stamped

Notary Title or Rank DD865613 Commission Number (if any)



Site Plans

Awning



EXISTING COTTAGE SIDE ELEVATION (NORTH)
1/4"=1'-0"

EXISTING SIDE ELEVATION (EAST) FACING WILLIAM STREET
1/4"=1'-0"



PROPOSED COTTAGE SIDE ELEVATION (NORTH)
1/4"=1'-0"

PROPOSED SIDE ELEVATION (EAST) FACING WILLIAM STREET
1/4"=1'-0"



EXISTING COTTAGE SIDE ELEVATION (SOUTH)
1/4"=1'-0"

PROPOSED COTTAGE SIDE ELEVATION (SOUTH)
1/4"=1'-0"



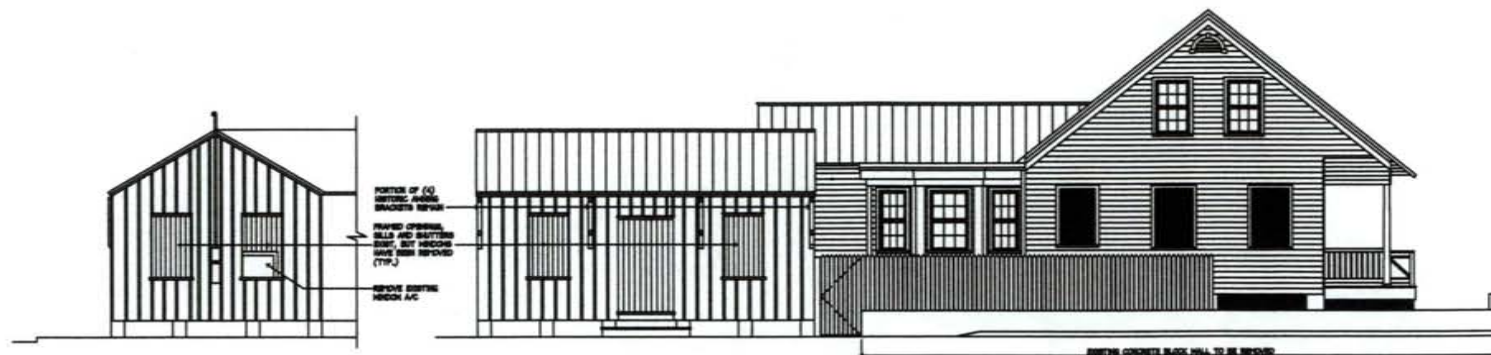
Kemp / Boyer Residence
730 Fleming Street
Key West, FL 33040

m.stratton.architecture + p.llc
1403 Catherine Street
Key West, Florida 33040
305.923.9670 mstrattonarchitect@att.net

Date 7.23.10

Project # 1011

Awning



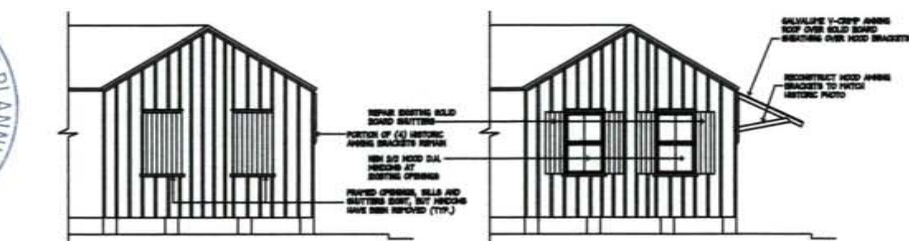
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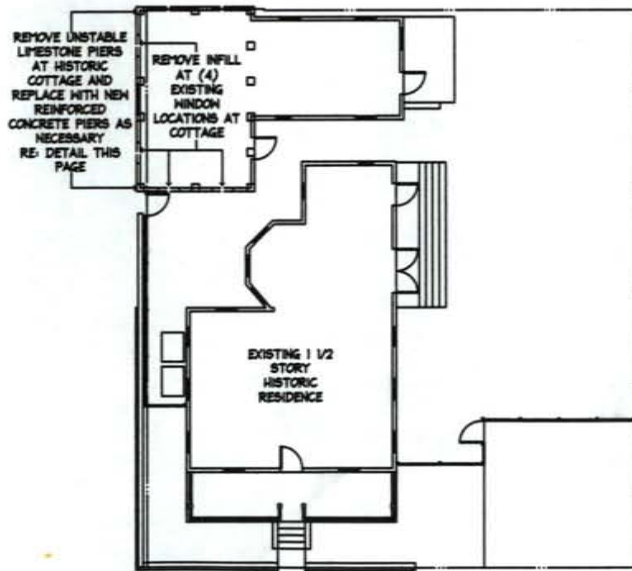
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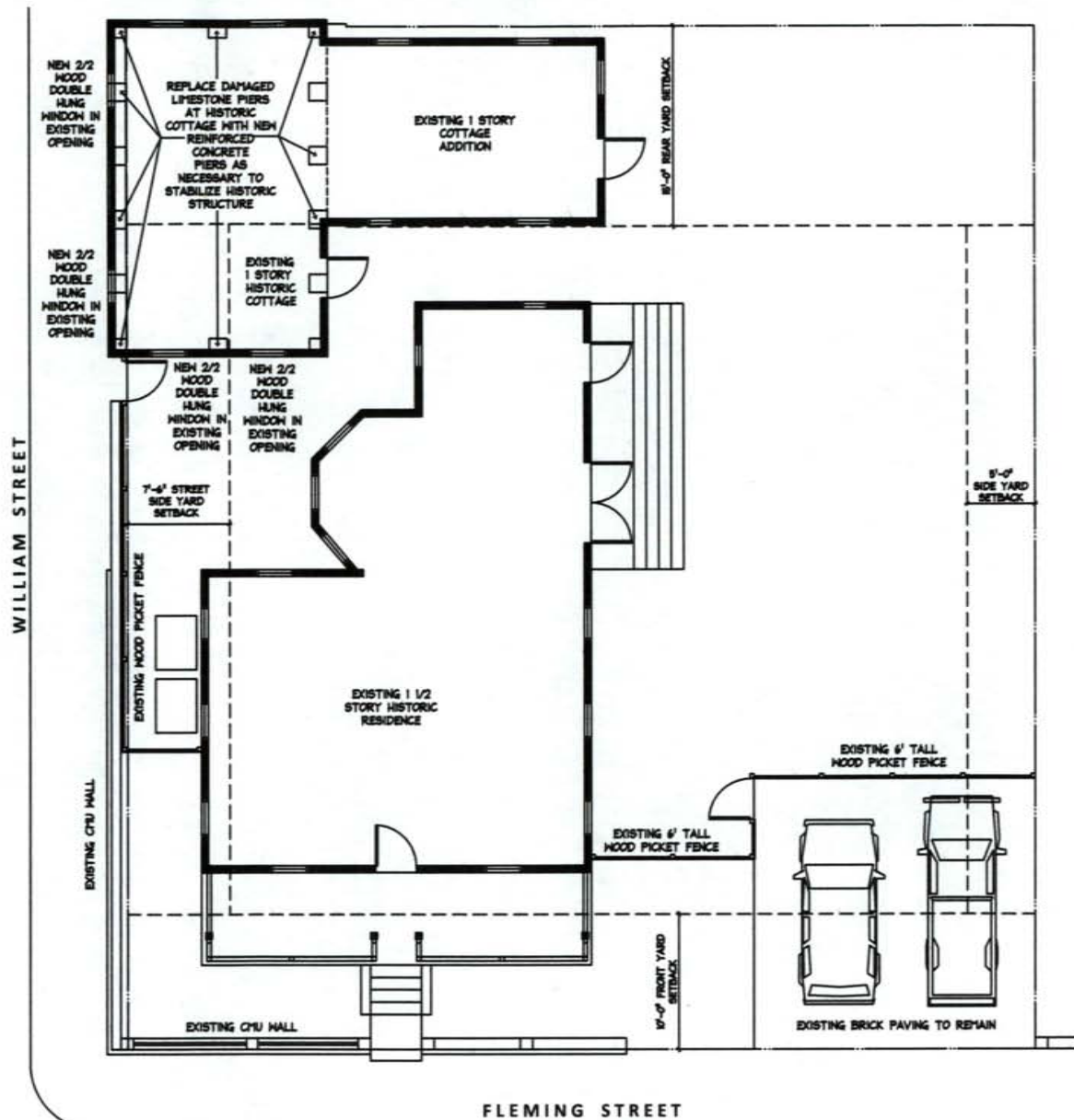
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DEMOLITION PLAN
NOT TO SCALE



SITE PLAN / FLOOR PLAN
NOT TO SCALE



VARIANCE
APPLICATION

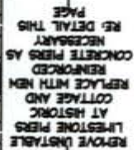
Improvements to Rear Cottage
730 Fleming Street
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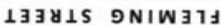
Date 11.2.10
Project # 1011

A1

1 of 2



NOT TO SCALE



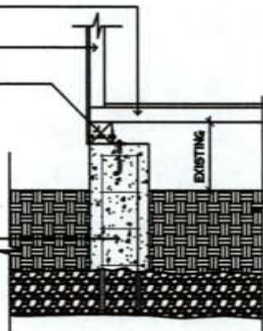
DUE TO THE LACK OF CRAWL SPACE UNDER THE HISTORIC COTTAGE STRUCTURE, ALL FOUNDATION REPAIRS SHALL BE PERFORMED FROM INSIDE BY REMOVING THE EXISTING FIN. FLR. - NOTE: EXISTING HISTORIC FLOOR FRAMING TO REMAIN. DAMAGED OR UNSTABLE FOUNDATION PIERS THAT ARE DETERMINED TO BE UNREPAIRABLE ARE TO BE REMOVED AND REPLACED WITH FORMED AND POURED REINFORCED CONCRETE PIERS BEARING DIRECTLY ONTO SOLID CAPROCK, AS INDICATED BELOW. PROVIDE TEMPORARY BRACING AND SHORING AS NECESSARY TO STABILIZE THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.

EXISTING FLOOR STRUCTURE TO REMAIN -
REMOVE FIN. FLR. AS NECESSARY TO ACCESS FOUNDATIONS

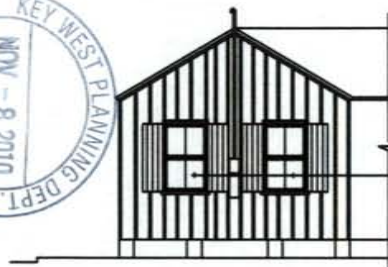
EXISTING WALL STRUCTURE TO REMAIN

EXISTING SILL BEAM TO REMAIN

EXCAVATE DOWN TO SOLID CAPROCK. FORM AND POUR 16" X 16" CONC. PIERS W/ (4) #6 BARS VERTICAL AND #8 TIES @ 10" O.C. W/ 3" MIN. CONC. COVERAGE. PIERS TO BEAR DIRECTLY ONTO CLEAN AND SOLID CAPROCK WITH VERTICAL BARS DRILLED AND EPOXIED INTO CAPROCK W/ 4" MIN. PENETRATION - HOLD TOP OF PIER BELOW EXISTING SILL BEAM AND SEPARATE WOOD FROM CONCRETE W/ 30# BUILDING PAPER (TYP.) PROVIDE 4" X 4" X 1/4" X 4" ANGLE W/ 5/8" X 12" LONG ANCHOR BOLT CAST INTO CONCRETE, AND 5/8" THRU BOLT AT SILL BEAM.



PIER REPLACEMENT DETAIL AT COTTAGE
NOT TO SCALE



PROPOSED COTTAGE SIDE ELEVATION (NORTH)
NOT TO SCALE

NEW 2/2 WOOD DOUBLE HUNG WINDOWS W/ 5/4" SOLID BOARD SHUTTERS



PROPOSED SIDE ELEVATION (EAST) FACING WILLIAM STREET
NOT TO SCALE

IT IS REQUESTED THAT NO WIND DESIGN PRESSURE N.O.A. BE REQUIRED FOR HISTORIC WINDOW AND DOOR REPLACEMENT:

SECTION 407.1.2 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING, STATES THAT THE WIND DESIGN OF EXISTING BUILDINGS SHALL BE IN ACCORDANCE WITH THE BUILDING CODES THAT WERE IN EFFECT WHEN THE BUILDING WAS PERMITTED.

SECTION 1005.1 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING, STATES THAT STRUCTURES THAT DO NOT STRICTLY COMPLY WITH THIS CODE SHALL BE CONSIDERED TO BE IN COMPLIANCE IF IT CAN BE SHOWN TO THE SATISFACTION OF THE BUILDING CODE OFFICIAL THAT EQUIVALENT PROTECTION HAS BEEN PROVIDED OR THAT NO HAZARD WILL BE CREATED OR CONTINUED THROUGH NONCOMPLIANCE.

SECTION 1005.2.4 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING, STATES THAT REPAIRS, ALTERATIONS, RESTORATIONS, CHANGES OF OCCUPANCY, ADDITIONS AND RELOCATIONS SHALL BE GUIDED BY THE RECOMMENDED APPROACHES IN REHABILITATION SET FORTH IN THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.

NOTE:
HISTORIC SOLID BOARD SHUTTERS WILL BE REPAIRED TO GOOD WORKING ORDER TO PROVIDE IMPACT RESISTANCE AT REPLACEMENT NON-IMPACT RESISTANT WINDOWS AND DOOR.



PROPOSED SIDE ELEVATION (WEST)
NOT TO SCALE

VARIANCE
APPLICATION

Improvements to Rear Cottage
730 Fleming Street
Key West, FL 33040

m.stratton.architecture.pllc
1403 Catherine Street
Key West, Florida 33040
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Date 11.2.10

Project # 1011

A2

2 of 2

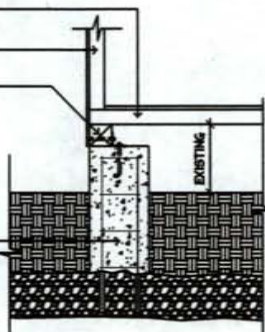
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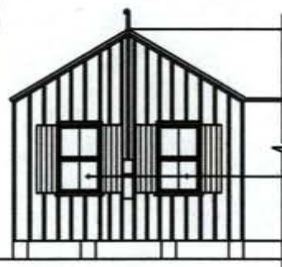
SECTION 1008.1 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING, STATES THAT STRUCTURES THAT DO NOT STRICTLY COMPLY WITH THIS CODE SHALL BE CONSIDERED TO BE IN COMPLIANCE IF IT CAN BE SHOWN TO THE SATISFACTION OF THE BUILDING CODE OFFICIAL THAT EQUIVALENT PROTECTION HAS BEEN PROVIDED OR THAT NO HAZARD WILL BE CREATED OR CONTINUED THROUGH NONCOMPLIANCE.

SECTION 1008.2 46 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING, STATES THAT REPAIRS, ALTERATIONS, RESTORATIONS, CHANGES OF OCCUPANCY, ADDITIONS AND RELOCATIONS SHALL BE GUIDED BY THE RECOMMENDED APPROACHES IN REHABILITATION SET FORTH IN THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.

NOTE:
HISTORIC SOLID BOARD SHUTTERS WILL BE REPAIRED TO GOOD WORKING ORDER TO PROVIDE IMPACT RESISTANCE AT REPLACEMENT NON-IMPACT RESISTANT WINDOWS AND DOOR.



PROPOSED SIDE ELEVATION (WEST)
NOT TO SCALE



PROPOSED COTTAGE SIDE ELEVATION (NORTH)
NOT TO SCALE

NEW 2/2 MOOD
DOUBLE HUNG
WINDOWS W/
5/4" SOLID
BOARD
SHUTTERS



PROPOSED SIDE ELEVATION (EAST) FACING WILLIAM STREET
NOT TO SCALE

VARIANCE
APPLICATION

Improvements to Rear Cottage
730 Fleming Street
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1403 Catherine Street
Key West, Florida 33040
305.923.9670 mstrattonarchitect@att.net

Date 11.2.10

Project # 1011

A2

2 of 2

Deed

Prepared By and Return To:
Chicago Title of the Florida Keys, Inc.
801 Eisenhower Drive
Key West, Florida 33040

06/17/2010 11:36AM
DEED DOC STAMP CL: RS \$6,300.00

File No. 1498-411080165

Property Appraiser's Parcel I.D. (folio) Number(s)
00008670-000000

Doc# 1794174
Bk# 2470 Pg# 2068

WARRANTY DEED

THIS WARRANTY DEED dated June 14, 2010, by Richard Bloom, a single man, hereinafter called the grantor, to Brian K Boyer, Trustee of the Brian K. Boyer Living Trust u/a/d June 2, 2004, as to an undivided 50% interest, and C. Todd Kemp, Trustee of the C. Todd Kemp u/a/d June 2, 2004 as to an undivided 50% interest, whose post office address is 401 South 7th Street, Fernandina Beach, FL 32034, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Monroe County, Florida, to wit:

Parcel A:

On the Island of Key West, and being part of Lot 2 in Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at the corner of Fleming and William Streets, and running along Fleming Street in a Southwesterly direction 42 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 42 feet to William Street; thence along William Street in a Northwesterly direction 76 feet to the Point of Beginning.

Together with:

On the Island of Key West, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at the point on the West side of William Street, distant southeasterly from the corner of William and Fleming streets seventy-six (76) feet, and running thence Southeasterly along William Street two-tenths (.20) feet, thence at near right angles in a Southeasterly direction sixteen and two tenths (16.20) feet, thence at right angle in a Northwesterly direction three tenths (.30) feet, thence at near right angles in a Northeasterly direction sixteen and two tenths (16.20) feet out to William street, the Point of Beginning.

Parcel B:

On the Island of Key West and known on William A. Whitehead's map, delineated in



WARRANTY DEED
(Continued)

Doc# 1794174
Bk# 2470 Pg# 2069

February, A.D. 1829, as a part of Lot 2 in Square 48:

Commencing at a point on Fleming Street 42 feet from the corner of William and Fleming Streets, and running thence along Fleming Street in a Southwesterly direction 25 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 25 feet; thence at right angles in a Northwesterly direction 76 feet out of Fleming Street, to the Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2009.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Carol R. Revet
(Witness Signature)

CAROL R. REVET
(Print Name of Witness)

2. Marian E. Foley
(Witness Signature)

Marian E. Foley
(Print Name of Witness)

Richard Bloom
Richard Bloom

Address:
13 Francis Street
Milford, CT 06460



WARRANTY DEED
(Continued)

Doc# 1794174
Bk# 2470 Pg# 2070

State of Florida CONNERT, CT
County of FAIRFIELD

Sworn to and subscribed before me this 11th day of JUNE, 2010 by Richard Bloom who is personally known to me or who has produced U.S. PASSPORT as identification.

Carol R. Revet
Printed Name: CAROL R. REVET
Notary Public

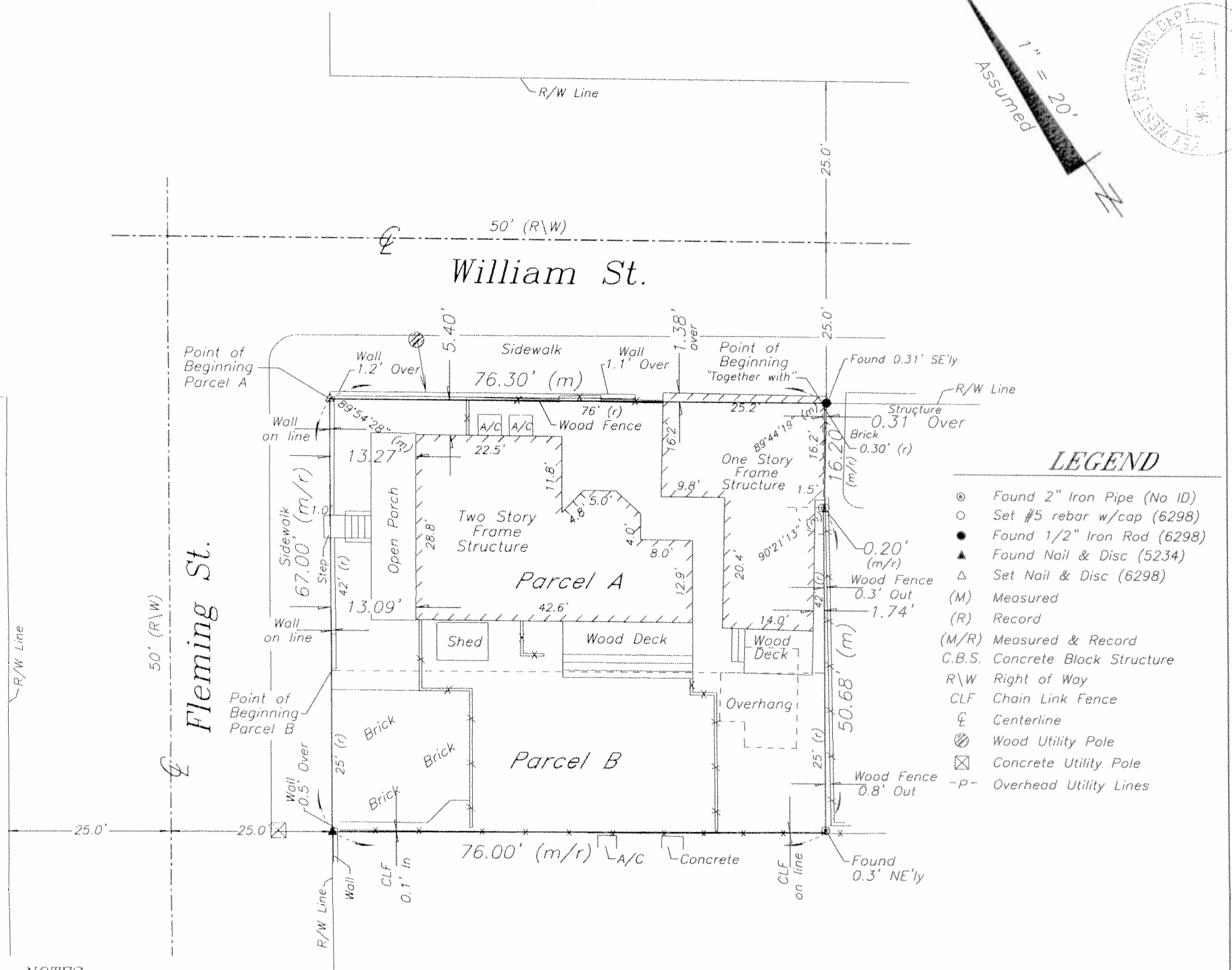
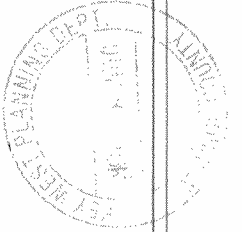
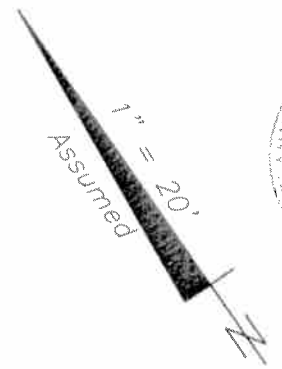
My commission expires: 04-30-2012

MONROE COUNTY
OFFICIAL RECORDS



Survey

Boundary Survey Map of part of Lot 2, Square 48, 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: 730 Fleming 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. Date of field work: June 6, 2010
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF:

PARCEL A: On the Island of Key West, and being part of Lot 2 in Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at the corner of Fleming and William Streets, and running along Fleming Street in a Southwesterly direction 42 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 42 feet to William Street; thence along William Street in a Northwesterly direction 76 feet to the Point of Beginning.

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PARCEL B: On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Lot 2, in Square 48: Commencing at a point on Fleming Street 42 feet from the corner of William and Fleming Streets, and running thence along Fleming Street in a Southwesterly direction 25 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 25 feet; thence at right angles in a Northwesterly direction 76 feet out to Fleming Street, to the Point of Beginning.

BOUNDARY SURVEY FOR: Brian K. Boyer & Charles Todd Kemp;
Citimortgage Inc.;
Chicago Title of the Florida Keys;

J. LYNN O'FLYNN, INC.

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

June 8, 2010

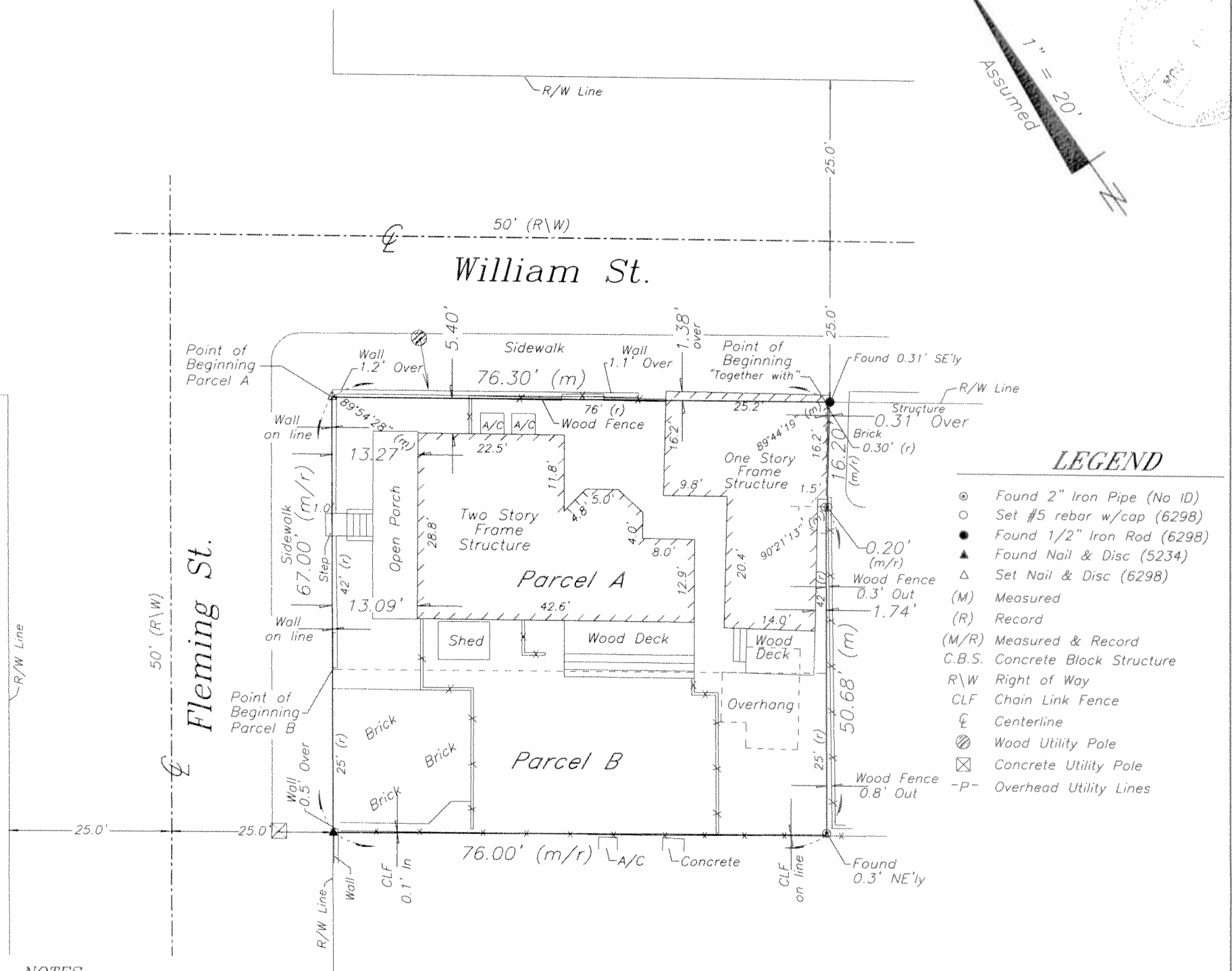
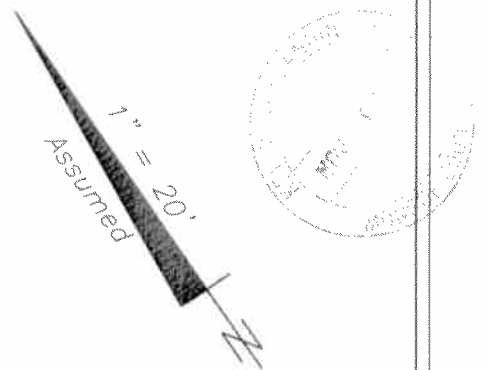
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Map of part of Lot 2, Square 48, Island of Key West



NOTES:

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Together with:

On the Island of Key West, and being part of Lot 2 in Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at a point on the West side of William Street, distant Southeasterly from the corner of William and Fleming Streets Seventy-six (76) feet, and running thence Southeasterly along William Street three tenths (.30) feet, thence at near right angles in a Southwesterly direction Sixteen and two tenths (16.20) feet, thence at right angle in a Northwesterly direction two tenths (.20) feet, thence at near right angles in a Northeasterly direction sixteen and two tenths (16.20) feet out to William Street, the Point of Beginning.

PARCEL B: On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Lot 2, in Square 48: Commencing at a point on Fleming Street 42 feet from the corner of William and Fleming Streets, and running thence along Fleming Street in a Southwesterly direction 25 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 25 feet; thence at right angles in a Northwesterly direction 76 feet out to Fleming Street, to the Point of Beginning.

BOUNDARY SURVEY FOR: Brian K. Boyer & Charles Todd Kemp;
Citimortgage Inc.;
Chicago Title of the Florida Keys;

J. LYNN O'FLYNN, INC.

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

June 8, 2010

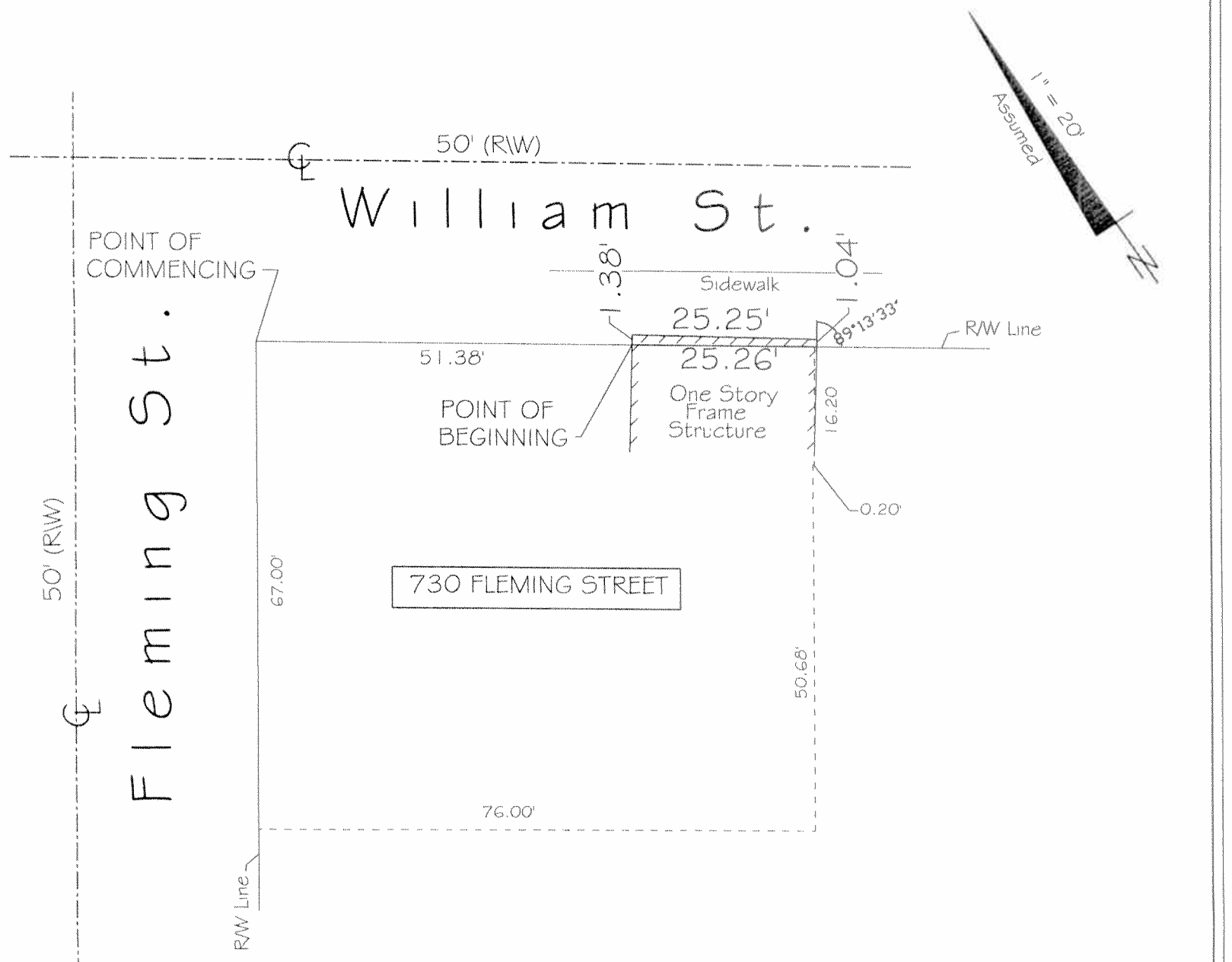
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Specific Purpose Sketch to illustrate a legal description
authored by the undersigned of a portion of William Street,
adjacent to Lot 2, Square 48, Island of Key West



NOTES:

1. The legal description shown hereon was furnished by the client.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 730 Fleming 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. This Sketch does not represent a field boundary survey.

SPECIFIC PURPOSE SKETCH TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West and is a portion of William Street adjacent to Lot 2, Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SE'ly right of way line of Fleming Street with the SW'ly right of way line of William Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 51.38 feet to a point on the NW'ly face of an existing one story frame structure, said point also being the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said William Street for a distance of 25.26 feet to the SE'ly face of the said frame structure; thence NE'ly with a deflection angle of 88°13'33" to the left and along the SE'ly face of said frame structure for a distance of 1.04 feet; thence NW'ly and at right angles along the NE'ly face of said frame structure for a distance of 25.25 feet; thence SW'ly and at right angles along the said NW'ly face of said frame structure for a distance of 1.38 feet back to the Point of Beginning, containing 31 square feet, more or less.

SPECIFIC PURPOSE SKETCH FOR: Brian K. Boyer and Charles Todd Kemp;

J. LYNN O'FLYNN, INC.

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

November 10, 2010

THIS SKETCH
IS NOT
ASSIGNABLE

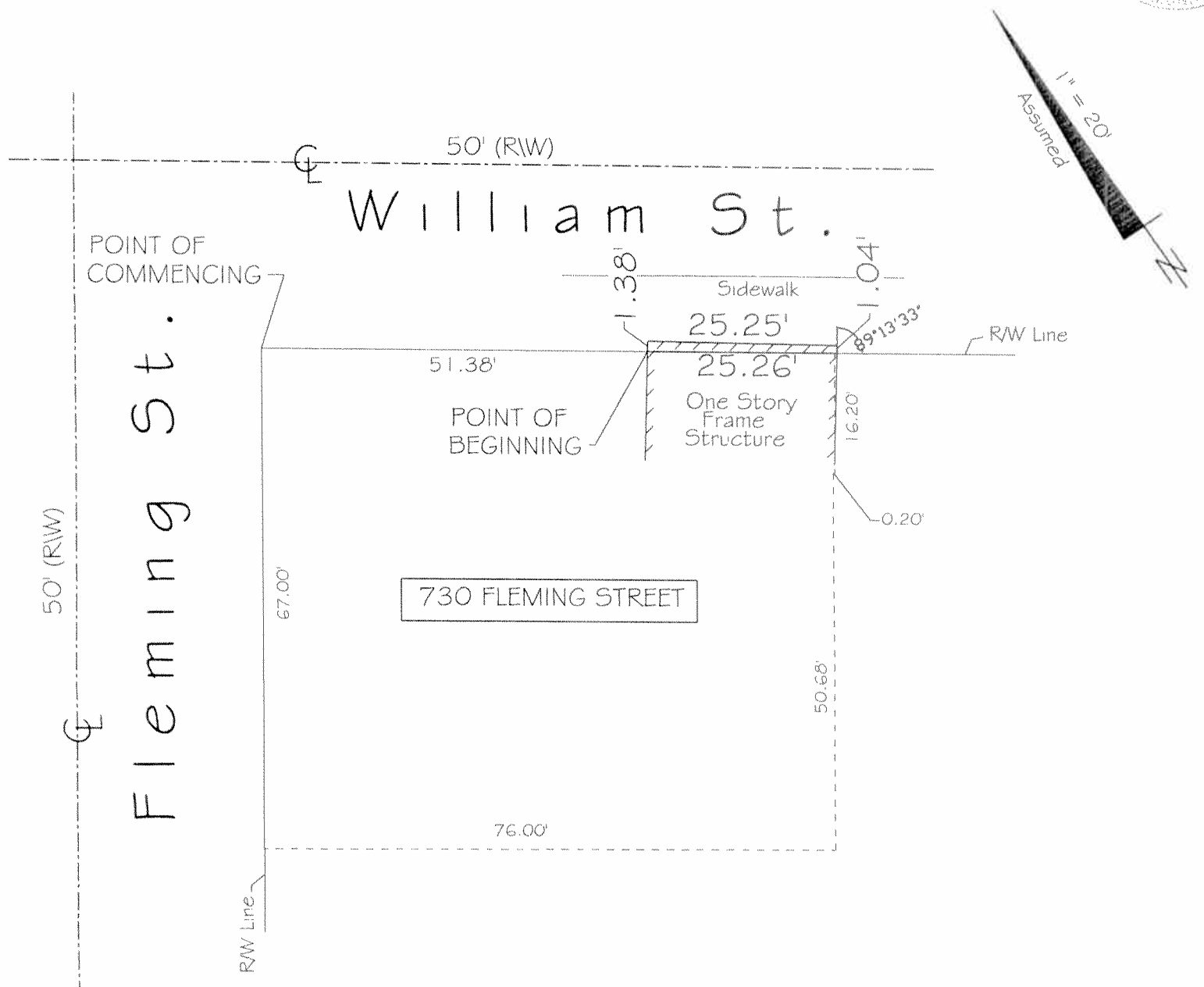
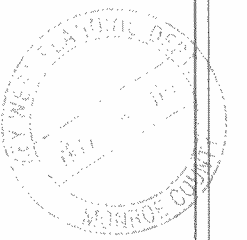
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AUTHORED BY THE UNDERSIGNED

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SPECIFIC PURPOSE SKETCH FOR: Brian K. Boyer and Charles Todd Kemp;

J. LYNN O'FLYNN, INC.

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

THIS SKETCH
IS NOT
ASSIGNABLE

November 10, 2010

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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MM00027966

Photo taken by Property Appraiser's office c1965; 506 William St.; built 1890's; Sqr 48, Pt Lot 2

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No real name given

This photo was taken on August 14, 2009.

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