

Sponsored by: Zieg

**CITY OF MARATHON, FLORIDA
RESOLUTION NO. 2016-121**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, NOMINATING PROPERTY FOR ACQUISITION AND FOR PURCHASE BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY (MCLA) AS RECREATION AND CONSERVATION LAND; ACKNOWLEDGING THAT THE PROPERTY IS TO BE LEASED TO THE FLORIDA KEYS LAND AND SEA TRUST (FKLST); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the FDOT ROW (approximately 1,350' X 30') in front of Crane Point Hammock (See Exhibits 1, 2 & A) consist of recreational and environmentally sensitive land located within the City's municipal boundary; and

WHEREAS, purchase of the subject property (FDOT ROW – Approx. 1,350' X 30') as recreation and conservation land is consistent with the policies of the City's Comprehensive Plan and Land Development Regulations; and

WHEREAS, the property owner, the Florida Department of Transportation, has agreed to sell the subject property to the City through the MCLA for the purposes of fulfilling their mission toward protection of remaining environmental sensitive land and environmental education in the Florida Keys; and

WHEREAS; the City requests that the MCLA provide assistance to the City in a purchase of the property, conveyance to the City and subsequent lease to the FKLST in furtherance of its mission; and

WHEREAS, said assistance would be a purchase of approximately \$125,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The City Council hereby nominates the subject property (FDOT ROW – Approx. 1,350' X 30' or 40,500 sq. ft.) for purchase within the jurisdictional boundaries of the City of Marathon. See Exhibits 1, 2 & A.

Section 3. Said purchase by the MCLA will be a purchase and conveyance to the City and subsequent lease to the FKLST.

Section 4. This resolution shall take effect immediately upon its adoption.

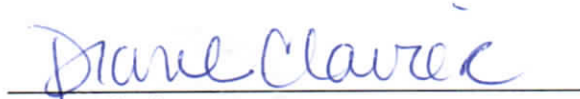
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON,
FLORIDA, THIS 13TH DAY OF DECEMBER 2016.**

THE CITY OF MARATHON, FLORIDA


Daniel Zieg, Mayor

AYES: Bartus, Coldiron, Cook, Senmartin, Zieg
NOES: None
ABSENT: None
ABSTAIN: None


ATTEST:



Diane Clavier
City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF
MARATHON, FLORIDA ONLY:**



David Migut, City Attorney

EXHIBIT 1

Florida Keys Land & Seas Trust
Crane Point Hammock

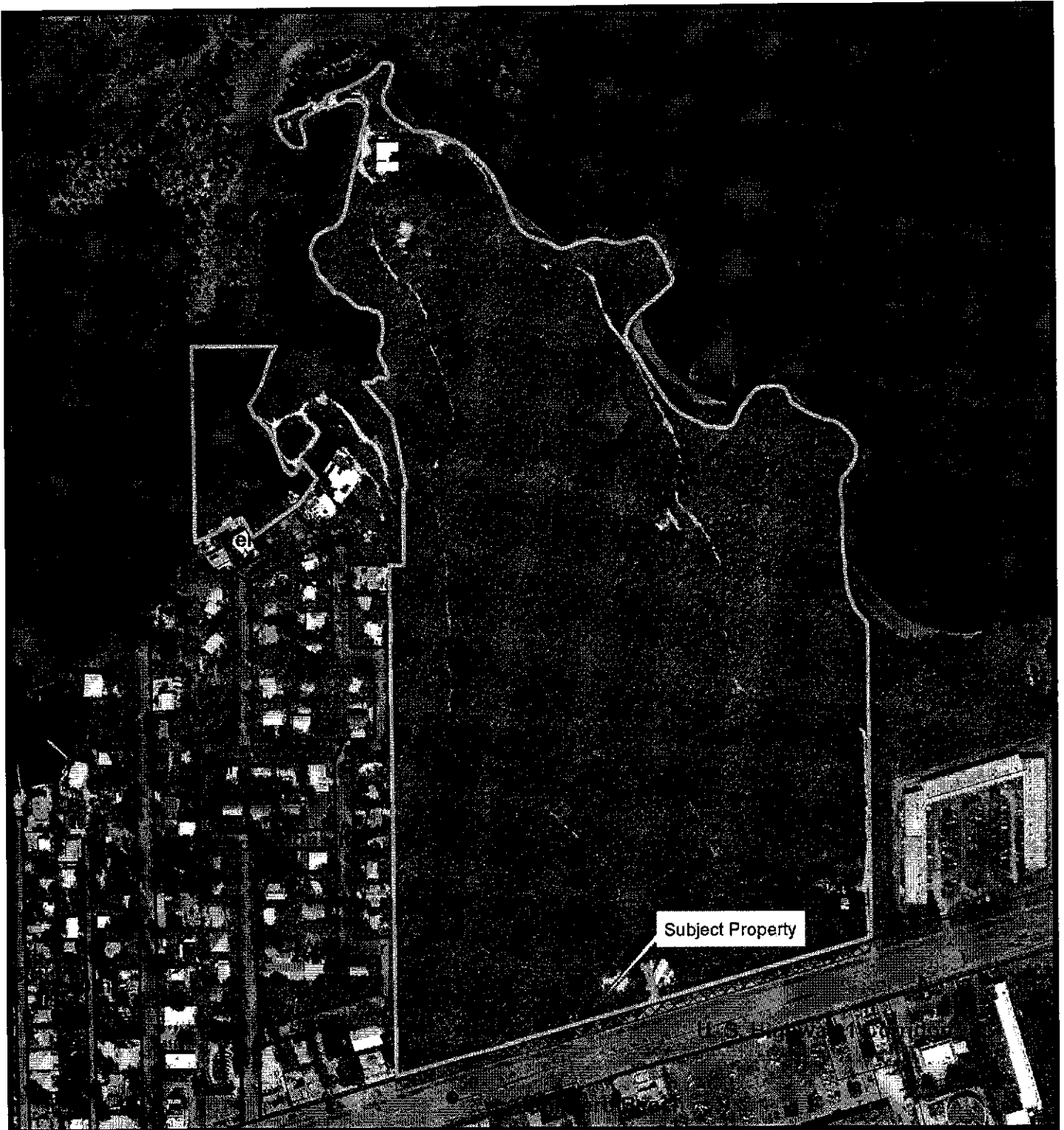


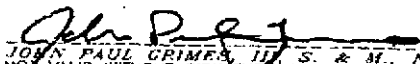
EXHIBIT 2
Florida Keys Land & Seas Trust
Crane Point Hammock – FDOT ROW Acquisition Area



EXHIBIT "A"
LEGAL DESCRIPTION

A STRIP OF LAND BEING A PORTION OF GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 66 SOUTH, RANGE 32 EAST, ON KEY VACA, MONROE COUNTY, FLORIDA, BEING A PORTION OF THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. 1) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 90040-2508, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 11, ACCORDING TO THE PLAT OF CRANE HAMMOCK SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 51 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, WITH THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 5 (U.S. 1), THENCE NORTH 73 DEGREES 48 MINUTES 37 SECONDS EAST, ALONG THE PREVIOUSLY DESCRIBED RIGHT OF WAY LINE, FOR 543.39 FEET, TO THE EAST LINE OF SAID CRANE HAMMOCK SUBDIVISION AND THE POINT OF BEGINNING OF THE STRIP OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING NORTH 73 DEGREES 48 MINUTES 37 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, FOR 1371.57 FEET, TO THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 0437 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT OF WAY LINE, BEAR SOUTH 00 DEGREES 31 MINUTES 23 SECONDS EAST, ALONG THE SOUTHERLY PROJECTION OF SAID EAST LINE, FOR 36.35 FEET TO A POINT ON A LINE PARALLEL WITH AND 35.00 FEET SOUTHERLY OF (AS MEASURED AT RIGHT ANGLES TO) SAID NORTHERLY RIGHT OF WAY LINE; THENCE BEAR SOUTH 73 DEGREES 48 MINUTES 37 SECONDS WEST, PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE, FOR 1371.57 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID CRANE HAMMOCK SUBDIVISION; THENCE NORTH 00 DEGREES 31 MINUTES 11 SECONDS WEST, FOR 36.35 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 48,004.988, PLUS OR MINUS, SQUARE FOOT (1.102 ACRES, MORE OR LESS). RESERVING A 16 FOOT EASEMENT TO THE GRANTOR FOR PUBLIC PURPOSE USE ALONG THE SOUTHERLY 16 FOOT (MEASURED AT RIGHT ANGLES) OF THE ABOVE DESCRIBED STRIP OF LAND.

This certifies that a survey of the above prepared description was made under my supervision and the survey meets the "Minimum Technical Standards" set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes
Date Survey completed: 08/07/08
BOUNDARY SURVEY FOR LEGAL DESCRIPTION


JOHN PAUL GRIMES, III, S. & M., NO. 4906
NO. VALID WITHOUT SIGNATURE & ORIGINAL RAISED SEAL
THIS SKETCH IS NOT ASSIGNABLE
THIS SKETCH SUBJECT TO A TITLE SEARCH P.N. 070708 JG
J.P. GRIMES, REGISTERED FLORIDA SURVEYOR AND MAPPER
P.O. BOX 510403 #14 6th STREET
KEY COLONY BEACH, FL. 33051-0403
PH. (305) 743-4510 FAX (305) 743-3277

FOR THE BENEFIT OF
FLORIDA KEYS LAND AND SEA TRUST, INC.
FLORIDA DEPARTMENT OF TRANSPORTATION
DEVANE AND DORL, P.A.
ATTORNEYS' TITLE INSURANCE FUND, INC.
CHICAGO TITLE INSURANCE COMPANY

CITY OF MARATHON
SECTION 11, 66-32, KEY VACA

NOT VALID WITHOUT ALL 6 SHEETS

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT SIX
ITEM/SEGMENT NO. 4152302
STATE JOB NO. 90040-2508
FED. JOB NO. N/A
STATE ROAD NO. 5, (U.S. 1)(BAYSIDE)
COUNTY: MONROE, MM 50
PARCEL NO. RWMS 694

SHEET 1 OF 6

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111th Avenue
Miami, Florida 33172

JIM BOXOLD
SECRETARY

June 1, 2016

Charlotte Quinn
Chief Operating Officer
Florida Keys Land & Sea Trust
5550 Overseas Highway
Marathon, Florida 33050

Subject: Offer to Sell Florida Department of Transportation Property

Applicant	: Florida Keys Land & Sea Trust
Item/Seg No.	: 4152302
Sect/Job No.	: 90040-2508
SR No.	: 5, (US 1 Overseas Highway)
County	: Monroe (MM 50)
Parcel No.	: RWMS No. 694

Dear Ms. Quinn,

This is to confirm our recent telephone conversation regarding the sale of the right of way known as Parcel 694 located along the south boundary of the Florida Keys Land & Sea Trust property at MM 50.

The parcel size to be sold is approximately 35 feet (depth) x 1372 feet (long) or 48,020 square feet. Of this, linear parcel 16 feet immediately abutting Overseas Highway is for the heritage trail, bike path, drainage or any future transportation use. This is what we had agreed with the Trust in prior negotiations and will be reserved by way of an easement in the deed.

The Department is willing to sell Parcel 694 to the Florida Keys Land and Sea Trust, as the abutting property owner, for a purchase price of \$125,000 plus recording fees and stamp duty. Parcel 694 is described on the attached sketch and legal description which will be attached to the deed.

We understand that the Trust needs some time to obtain board approval and make the necessary funding arrangements for the purchase which may take longer than would normally be expected and has asked for a period of six months to do so. Accordingly, the Department is willing to hold this offer and price open until November 30, 2016.

www.dot.state.fl.us



Ms. Charlotte Quinn
Page two

We have also taken into consideration that the Trust is cooperating with the Department in clearing a cloud on title to a parcel of land in Key West which is part of an existing transportation project and is needed by the Department to enable the project to move forward.

The prior sale of Parcel 694 was conditional on an Access Permit application for a driveway connection to US 1 and completion of the enclosed Property Ownership Affidavit. This latter form is to confirm the current ownership since the sale from FDOT is to the abutting owner, we will need it prior to the closing.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "W.E. Reuben". The signature is written in a cursive style.

W.E. Reuben
Deputy District R/W Manager Operations

Cc: Tania Shagoury
Kyle Thompson

Florida Land & Sea Trust Ltr.

www.dot.state.fl.us

EXHIBIT "A"
LEGAL DESCRIPTION

A STRIP OF LAND BEING A PORTION OF GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 66 SOUTH, RANGE 32 EAST, ON KEY VACA, MONROE COUNTY, FLORIDA, BEING A PORTION OF THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. 1) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 90040-2508, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
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This certifies that a survey of the above prepared description was made under my supervision and the survey meets the "Minimum Technical Standards" set forth by the Florida Board of Professional Land Surveyors in Chapter 51G17-5, Florida Administrative Code, pursuant to Section 412.02, Florida Statutes.
Date Survey completed: 09/07/06
BOUNDARY SURVEY FOR LEGAL DESCRIPTION

FOR THE BENEFIT OF
FLORIDA KEYS LAND AND SEA TRUST, INC.
FLORIDA DEPARTMENT OF TRANSPORTATION
DEVANE AND DORL, P.A.
ATTORNEYS' TITLE INSURANCE FUND, INC
CHICAGO TITLE INSURANCE COMPANY

CITY OF VARIATION
SECTION 11-06-32, KEY VACA

NOT VALID WITHOUT ALL 6 SHEETS

John Paul Crimes, III
JOHN PAUL CRIMES, III, S. & M., NO. 4806
NOT VALID WITHOUT SIGNATURE & ORIGINAL RAISED SEAL
THIS SKETCH IS NOT ASSIGNABLE
THIS SKETCH SUBJECT TO A TITLE SEARCH P.N. 070708 JG

J.P. CRIMES, REGISTERED FLORIDA SURVEYOR AND MAPPER
P.O. BOX 510405, #14 6TH STREET
KEY CORNER BEACH, FL 33051-0405
PH. (305) 743-4510 FAX (305) 743-3272

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT SIX
TEAM/SEGMENT NO. 4152302
STATE JOB NO. 90040-2508
FED. JOB NO. N/A
STATE ROAD NO. S.F.S. 1 (RAYSIDE)
COUNTY MONROE, MM 50
PARCEL NO. RWMS 694

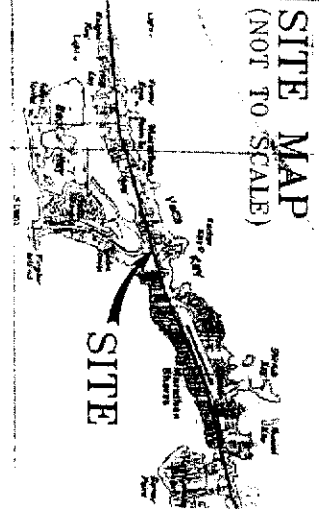
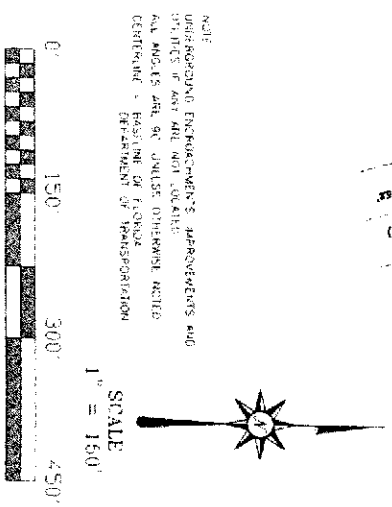
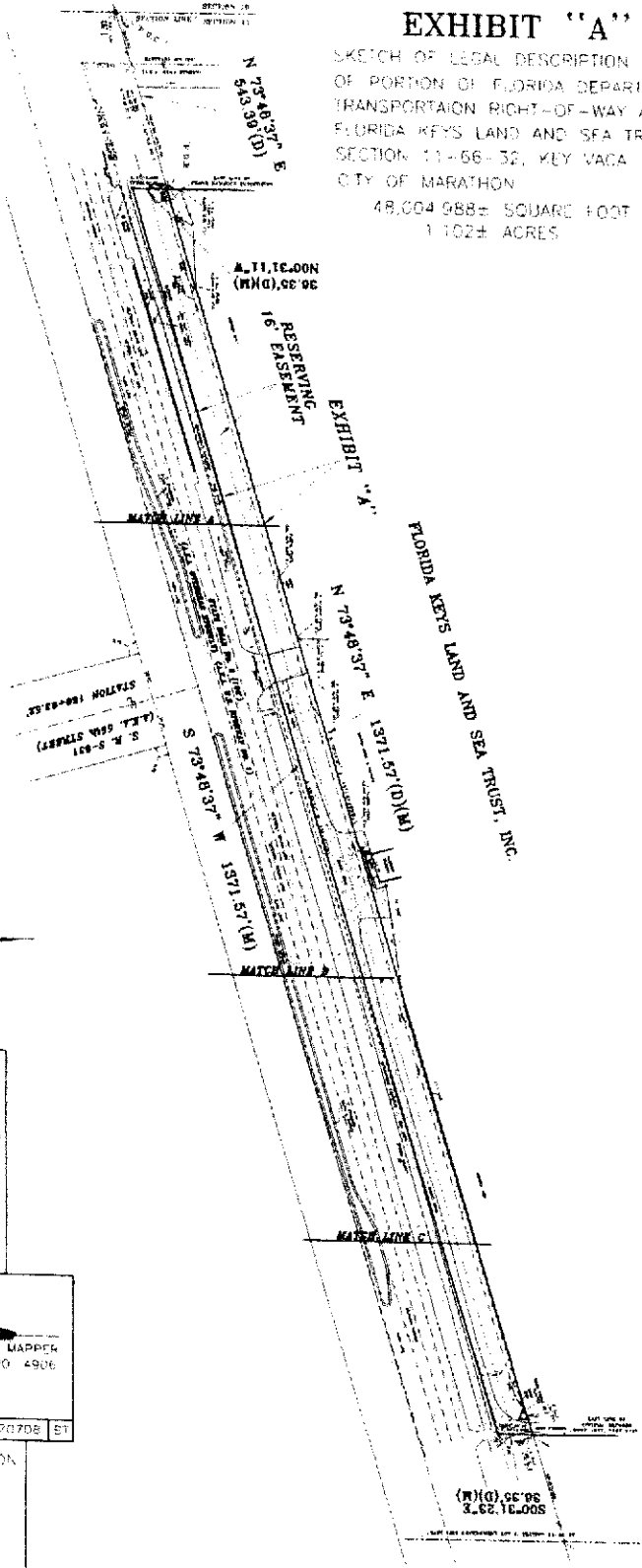


EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION
 OF PORTION OF FLORIDA DEPARTMENT OF
 TRANSPORTATION RIGHT-OF-WAY ADJACENT TO
 FLORIDA KEYS LAND AND SEA TRUST, INC
 SECTION 11-66-32, KEY VACA
 CITY OF MARATHON
 48,004.988± SQUARE FOOT
 1.102± ACRES



NOTE:
 UNDERGROUND ENCROACHMENTS, IMPROVEMENTS, AND
 UTILITIES OF ANY KIND AND LOCATIONS
 ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 CENTERLINE EASTING OF FLORIDA
 DEPARTMENT OF TRANSPORTATION



FLORIDA KEYS LAND AND SEA TRUST, INC.

LEGEND	ABBREVIATIONS
• FOUND CORNER POINT	R/W = RIGHT-OF-WAY
• 402 NAIL (20/20)	PL = PLAG
• FOUND 5/4" IRON ROD	M = MEASURED
• NO DIMENSION	ES = ESTIMATED
• FOUND 1/2" PIPE	CAL = CALCULATED
• 1/4" NAIL	DE = DEED DESCRIPTION
• SET 1/2" PIPE	P.O.C. = POINT OF COMMENCEMENT
• 1/4" IRON	P.O.S. = POINT OF BEGINNING
• POWER POLE	C = CENTERLINE
• REPRESENT MEASUREMENT	CONC = CONCRETE
• MEASUREMENT	APR = ASPHALT PAVEMENT
• FIRE HOLE	TEL = TELEPHONE LINES
• STREET LIGHT	ERL = ERL
• METAL SIGN	CL = CHAIN LINK FENCE
• WATER VALVE HAND HOLE	BL = BRICK LINE (NOT TO SCALE)

John P. Kelly
 J.P. KELLY, REGISTERED FLORIDA SURVEYOR AND MAPPER
 P.O. BOX 511403, #14 PALM STREET, NO. 4906
 KEY COLONY BEACH, FL 33451-0403
 PH. (305) 747-4510 FAX (305) 745-3277

NOT VALID WITHOUT ALL 6 SHEETS [PA 070708] BT

FLORIDA DEPARTMENT OF TRANSPORTATION
 DISTRICT SIX
 TLM/SECTION NO. 4152302
 STATE JOB NO. 90040-2508
 FED JOB NO. N/A
 STATE ROAD NO. 5, (S. 1) (BAYSIDE)
 COUNTY MONROE, MM 50
 PARCEL NO. RWMS 604

SHEET 2 OF 6

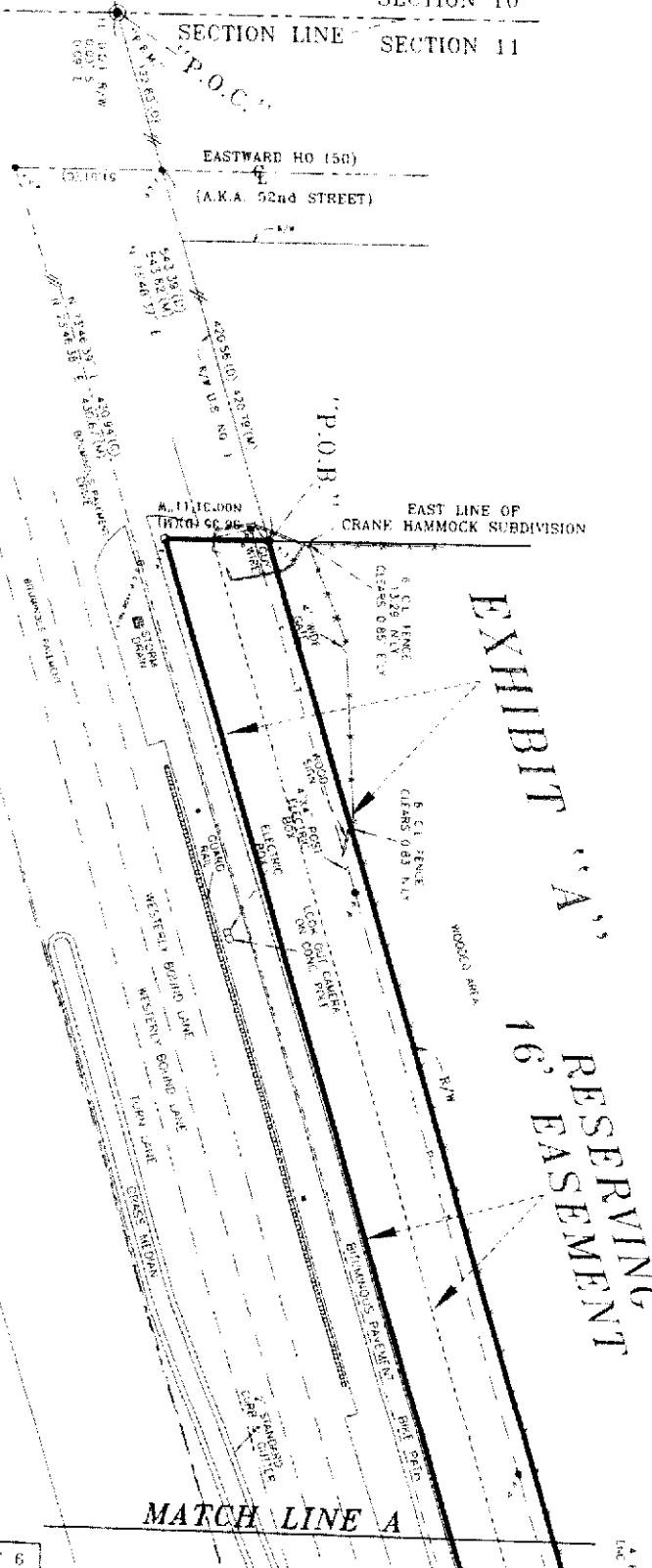
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

EXHIBIT "A"

SECTION 10

SECTION LINE SECTION 11

NOTE:
 OVERLAPPING ENCUMBRANCES, APPROPRIATE AND
 INTERESTS TO BE SHOWN AND NOT DISREGARD
 ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED
 (DRAWING BY BUREAU OF SURVEYS
 DEPARTMENT OF TRANSPORTATION)



LEGEND	ABBREVIATIONS
• 1/4" IRON ROD	R/W = RIGHT-OF-WAY
• 1/2" IRON ROD	FLAT = FLAT
• 3/4" IRON ROD	W/SHED = W/SHED
• 1" IRON ROD	CALCULATED = CALCULATED
• 1 1/2" IRON ROD	DEVELOPMENT = DEVELOPMENT
• 2" IRON ROD	POINT OF COMMENCEMENT = POINT OF COMMENCEMENT
• 3" IRON ROD	POINT OF BEGINNING = POINT OF BEGINNING
• 4" IRON ROD	• = CENTERLINE
• 5" IRON ROD	• = MONUMENT
• 6" IRON ROD	• = AERIAL POWER
• 7" IRON ROD	• = TELEPHONE LINES
• 8" IRON ROD	• = EIRL
• 9" IRON ROD	• = CHAIN LINK FENCE
• 10" IRON ROD	• = BROKEN LINK (NOT TO SCALE)
• 11" IRON ROD	
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• 95" IRON ROD	
• 96" IRON ROD	
• 97" IRON ROD	
• 98" IRON ROD	
• 99" IRON ROD	
• 100" IRON ROD	

John P. Jones
 JOHN P. JONES, REGISTERED FLORIDA SURVEYOR AND MAPPER
 P.O. BOX 410403 #1 KEY STREET NO 4206
 KEY COLONY BEACH FL 32051-0403
 PH (305) 742-4510 FAX (305) 743-1077

NOT VALID WITHOUT ALL 6 SHEETS P.N. 970725 BT

FLORIDA DEPARTMENT OF TRANSPORTATION
 DISTRICT SIX
 ITEM/SEGMENT NO 4192302
 STATE JOB NO 90049-2508
 FED JOB NO N/A
 STATE ROAD NO S.1115 (BAYSIDE)
 COUNTY MONROE, MISSISSIPPI
 PARCEL NO BWM 684

SHEET 3 OF 6

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

EXHIBIT "A" RESERVING 16' EASEMENT

MATCH LINE A

4 PK

EXHIBIT 'A'

MATCH LINE A

EXHIBIT 'A' RESERVING
16' EASEMENT

NOTE:
UNRECORDED IMPROVEMENTS, ARRANGEMENTS AND
CONDITIONS ARE NOT CREATED
ALL ANGLES ARE AS UNLESS OTHERWISE NOTED
ELEVATIONS ARE BASED ON A GROUND
ELEVATION OF 10.00 FEET
DEPARTMENT OF TRANSPORTATION

STATION 166+63.52'
(AKA. 55th STREET)
S. R. S-931
(AKA. 55th STREET)

STATE ROAD NO. 5 (166')
(AKA. U.S. HIGHWAY NO. 1)
(AKA. OVERSEAS HIGHWAY)

SCALE
1" = 50'



LEGEND	ABBREVIATIONS
• FOUND CONTROL POINT	R/W • RIGHT-OF-WAY
• FOUND 3/4" IRON ROD	MEAS • MEASURED
• FOUND 1/2" IRON ROD	CALC • CALCULATED
• FOUND 1/4" IRON ROD	DEED • DEED DESCRIPTION
• FOUND 1/8" IRON ROD	POB • POINT OF BEGINNING
• FOUND 1/4" PIPE	POC • POINT OF COMMENCEMENT
• FOUND 1/2" PIPE	POB • POINT OF BEGINNING
• FOUND 3/4" PIPE	C • CENTERLINE
• FOUND 1" PIPE	IND • INDICATES
• FOUND 1 1/2" PIPE	CONC • CONCRETE
• FOUND 2" PIPE	HERL • HERALD TOWER
• FOUND 3" PIPE	TEL • TELEPHONE LINES
• FOUND 4" PIPE	UT • UTILITY
• FOUND 6" PIPE	CL • CHAIN LINK FENCE
• FOUND 8" PIPE	BL • BROWN LINE (NOT TO SCALE)
• FOUND 10" PIPE	
• FOUND 12" PIPE	
• FOUND 14" PIPE	
• FOUND 16" PIPE	
• FOUND 18" PIPE	
• FOUND 20" PIPE	
• FOUND 24" PIPE	
• FOUND 30" PIPE	
• FOUND 36" PIPE	
• FOUND 42" PIPE	
• FOUND 48" PIPE	
• FOUND 54" PIPE	
• FOUND 60" PIPE	
• FOUND 72" PIPE	
• FOUND 84" PIPE	
• FOUND 96" PIPE	
• FOUND 108" PIPE	
• FOUND 120" PIPE	
• FOUND 144" PIPE	
• FOUND 168" PIPE	
• FOUND 192" PIPE	
• FOUND 216" PIPE	
• FOUND 240" PIPE	
• FOUND 270" PIPE	
• FOUND 300" PIPE	
• FOUND 324" PIPE	
• FOUND 348" PIPE	
• FOUND 372" PIPE	
• FOUND 396" PIPE	
• FOUND 420" PIPE	
• FOUND 444" PIPE	
• FOUND 468" PIPE	
• FOUND 492" PIPE	
• FOUND 516" PIPE	
• FOUND 540" PIPE	
• FOUND 564" PIPE	
• FOUND 588" PIPE	
• FOUND 612" PIPE	
• FOUND 636" PIPE	
• FOUND 660" PIPE	
• FOUND 684" PIPE	
• FOUND 708" PIPE	
• FOUND 732" PIPE	
• FOUND 756" PIPE	
• FOUND 780" PIPE	
• FOUND 804" PIPE	
• FOUND 828" PIPE	
• FOUND 852" PIPE	
• FOUND 876" PIPE	
• FOUND 900" PIPE	
• FOUND 924" PIPE	
• FOUND 948" PIPE	
• FOUND 972" PIPE	
• FOUND 996" PIPE	
• FOUND 1020" PIPE	
• FOUND 1044" PIPE	
• FOUND 1068" PIPE	
• FOUND 1092" PIPE	
• FOUND 1116" PIPE	
• FOUND 1140" PIPE	
• FOUND 1164" PIPE	
• FOUND 1188" PIPE	
• FOUND 1212" PIPE	
• FOUND 1236" PIPE	
• FOUND 1260" PIPE	
• FOUND 1284" PIPE	
• FOUND 1308" PIPE	
• FOUND 1332" PIPE	
• FOUND 1356" PIPE	
• FOUND 1380" PIPE	
• FOUND 1404" PIPE	
• FOUND 1428" PIPE	
• FOUND 1452" PIPE	
• FOUND 1476" PIPE	
• FOUND 1500" PIPE	

John P. ...
 JOHN P. ... REGISTERED FLORIDA SURVEYOR AND MAPPER
 P.O. BOX 516403 #14 611 STREET NO. 4965
 KEY COLONY BEACH FL 32951-0407
 PH (706) 743-4510 FAX (706) 743-1272

NOT VALID WITHOUT ALL 6 SHEETS

FLORIDA DEPARTMENT OF TRANSPORTATION
 DISTRICT SIX
 ITEM/SEGMENT NO. 4152302
 STATE JOB NO. 90040-2608
 FLD JOB NO. N/A
 STATE ROAD NO. 5 (166') (BAYSIDE)
 COUNTY MONROE MM 50
 PARCEL NO. RWMS 634

SHEET 4 OF 6

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



MATCH LINE B

EXHIBIT "A"

NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. CENTERLINE OF ROADWAY IS INDICATED BY DASHED LINE.



LEGEND	ABBREVIATIONS
• FOUND LINDS POINT	R/W RIGHT-OF-WAY
• 400 HIG. POINT	OPB OBLIQUE
• FOUND 2-4 HIG. DOG	PLT PLANT
• FOUND IDENTIFICATION	WKS WAREHOUSE
• FOUND SURV. MARK	EST ESTABLISHED
• 2-4 HIG. MARK	DEP/DESIGN/PA. DEEP/DESIGN/PA.
• 1-4 HIG. MARK	P.O.B. POINT OF BEGINNING
• 1-4 HIG. MARK	P.O.B. POINT OF BEGINNING
• POWER POLE	CEN CENTERLINE
• PERMANENT REFERENCE MONUMENT	CONC. CONCRETE
• FIRE WELL	APL AERIAL POWER
• STREET LIGHT	TEL TELEPHONE LINES
• METAL SIGN	ELV. ELEVATION
• WATER VALVE / HAND HOUSING	CHK. CHK. FENCE
	BRK. BRK. FENCE

John P. [Signature]
 JOHN P. [Name], REGISTERED FLORIDA SURVEYOR AND MAPPER
 P.O. BOX 1410403, 14104 STREET, NO. 4906
 KEY COUNTY, FLORIDA 32941-0403
 PH. (205) 741-4510 FAX (205) 741-2272

NOT VALID WITHOUT ALL 6 SHEETS
 P.N. 670708 01
 FLORIDA DEPARTMENT OF TRANSPORTATION
 DISTRICT SIX
 ITEM/SEGMENT NO. 4152302
 STATE JOB NO. 90048-2508
 FED. JOB NO. N/A
 STATE ROAD NO. S.R. 11 (BAYSIDE)
 COUNTY: MONROE MM 50
 PARCEL NO. RWMS 694

SHEET 5 OF 6

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

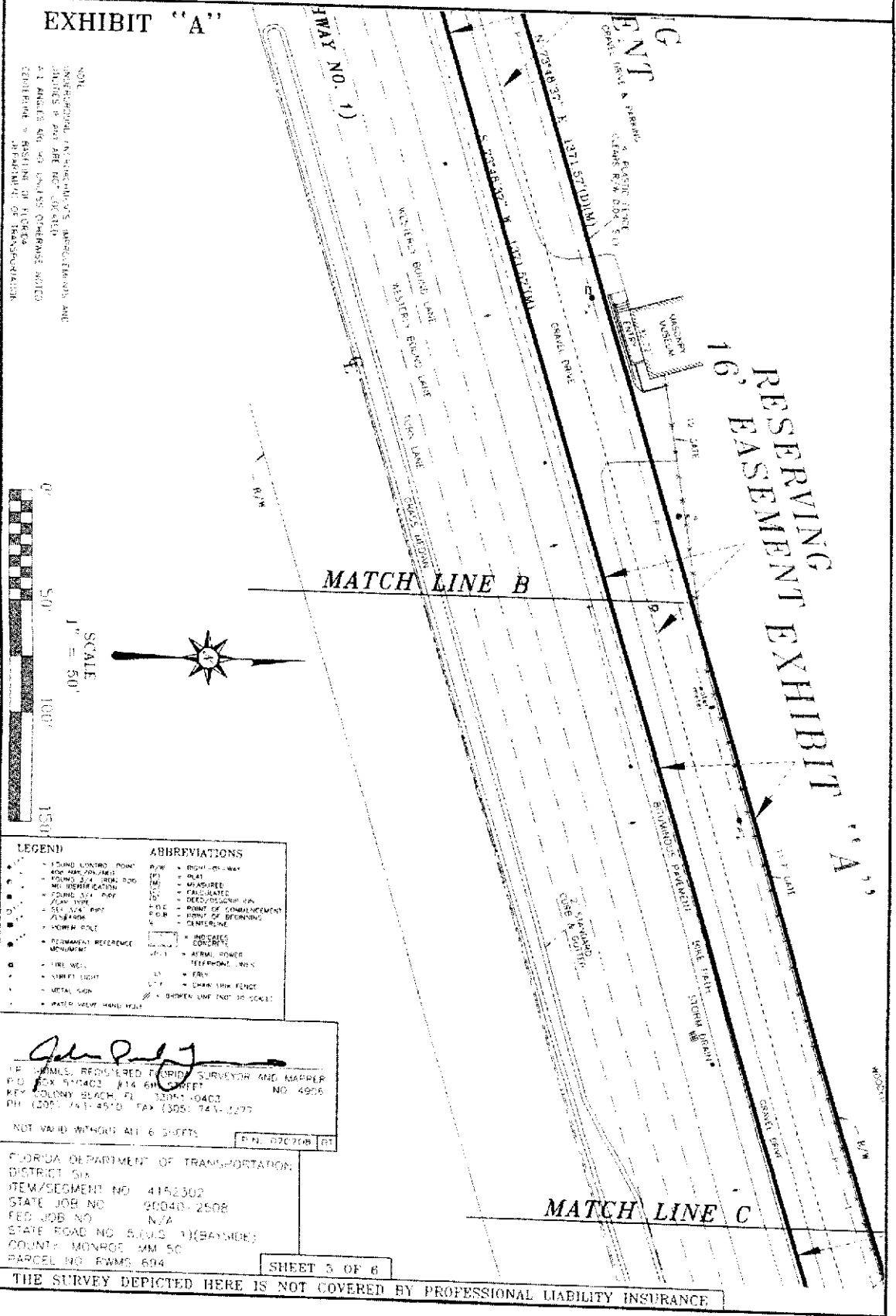


EXHIBIT "A"

NOTE:
 ALL DIMENSIONS, ANGLES, BEARINGS, AND
 DISTANCES TO BE CHECKED IN THE
 FIELD BY THE SURVEYOR.
 ALL ANGLES AND BEARINGS GIVEN IN THIS
 PLAN ARE IN DEGREES, MINUTES,
 AND SECONDS.
 DEPARTMENT OF TRANSPORTATION



MATCH LINE C

**RESERVING
 16' EASEMENT
 EXHIBIT "A"**

LEGEND	ABBREVIATIONS
• FOUND CONCRETE POINT	R/W = RIGHT-OF-WAY
• FOUND 1/2" IRON ROD	PLAT = PLAT
• FOUND 3/4" IRON ROD	MES = MEASURED
• FOUND 1" IRON ROD	CAL = CALCULATED
• FOUND 1 1/2" IRON ROD	REC = RECONSTRUCTION
• FOUND 2" IRON ROD	POB = POINT OF BEGINNING
• FOUND 3" IRON ROD	POC = POINT OF COMMENCEMENT
• FOUND 4" IRON ROD	POE = POINT OF ESTABLISHMENT
• FOUND 5" IRON ROD	CEN = CENTERLINE
• FOUND 6" IRON ROD	W/ = WIRELESS
• FOUND 8" IRON ROD	CON = CONCRETE
• FOUND 10" IRON ROD	HP = HYDRA-PNEUMATIC
• FOUND 12" IRON ROD	RP = REMOTE POWER
• FOUND 14" IRON ROD	TL = TELEPHONE LINES
• FOUND 16" IRON ROD	UT = UTILITY
• FOUND 18" IRON ROD	CU = CROWN CURB POINTS
• FOUND 20" IRON ROD	CP = CROWN CURB POINTS
• FOUND 22" IRON ROD	PL = PROVEN LINE (NOT TO SCALE)
• FOUND 24" IRON ROD	
• FOUND 26" IRON ROD	
• FOUND 28" IRON ROD	
• FOUND 30" IRON ROD	
• FOUND 32" IRON ROD	
• FOUND 34" IRON ROD	
• FOUND 36" IRON ROD	
• FOUND 38" IRON ROD	
• FOUND 40" IRON ROD	
• FOUND 42" IRON ROD	
• FOUND 44" IRON ROD	
• FOUND 46" IRON ROD	
• FOUND 48" IRON ROD	
• FOUND 50" IRON ROD	

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NOT VALID WITHOUT ALL 6 SHEETS
 FLORIDA DEPARTMENT OF TRANSPORTATION
 DISTRICT SIX
 ITEM/SEGMENT NO. 4152302
 STATE JOB NO. 9004C-2508
 FED JOB NO. N/A
 STATE ROAD NO. 5, (S. 115) (BAYSIDE)
 COUNTY MONROE MM 20
 PARCEL NO. RW# 204

SHEET 6 OF 6

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

EAST LINE OF
 OFFICIAL RECORDS
 BOOK 1077, PAGE 0437

EAST LINE GOVERNMENT LOT 2, SECTION 11-66-32