

Sponsored by: Garrett

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2021-86**

**A RESOLUTION OF THE CITY COUNCIL OF MARATHON, FLORIDA, APPROVING AND ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF LAND FROM LA PALMA 101 INC, RECIPIENT OF A RESIDENTIAL DWELLING UNIT ALLOCATION AWARD; AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 107.09 of the City Code, a landowner may voluntarily elect to dedicate to the City a vacant, buildable lot or buildable land as part of the Building Permit Allocation System ("BPAS") allocation process; and

**WHEREAS**, if a landowner proposes to dedicate land to the City as set forth above, the landowner is required to execute a statutory warranty deed conveying such land to the City that must be approved by the City Council prior to its recording in the public records of Monroe County, Florida.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MARATHON, FLORIDA, AS FOLLOWS:**

**Section 1. Acceptance of Land Dedication.** Subject to payment of all taxes and review and approval by the City Attorney, the Statutory Warranty Deed (the "Deed"), submitted by Carlos Pereira attached as Exhibit "A" is approved and accepted by the City.

**Section 2. BPAS Dedication.** The City accepts the Deed as part of the Residential BPAS allocation process.

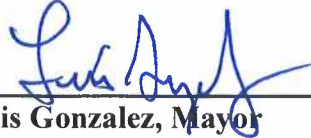
**Section 3. Public Purpose.** The City Council finds and determines that the property being dedicated to the City is within an area proposed for conservation or resource protection and shall be held or used for public purposes, specifically for conservation and resource protection use. The City Clerk is directed to forward a copy of this resolution to the Monroe County Property Appraiser and Tax Collector.

**Section 4. Recording.** La Palma 101 INC shall record, at his sole expense, the Deed in the public records of Monroe County, Florida.

**Section 5. Effective Date.** That this Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14<sup>TH</sup> DAY OF SEPTEMBER, 2021.

THE CITY OF MARATHON, FLORIDA



Luis Gonzalez, Mayor

AYES: Bartus, Cook, Senmartin, Zieg, Gonzalez

NOES: None

ABSENT: None

ABSTAIN: None

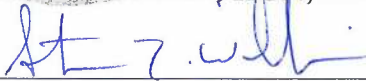
ATTEST:



Diane Clavier, City Clerk

(City Seal)

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



Steve Williams, City Attorney

STATE OF FLORIDA  
COUNTY OF MONROE  
This copy is a True Copy of the  
Original as Filed in Office. **Witness**  
My hand and seal this 30th day of Sept  
And the same shall be in full force and effect



**Prepared by and return to:**  
Wolfe Stevens PLLC  
6807 Overseas Highway  
Marathon, FL 33050  
(305)743-9858

This 30  
A.D., 2022  
KEVIN MADOK, CPA  
Clerk Circuit Court  
By: [Signature]  
Deputy Clerk

Parcel Identification No. 00104460-000100  
[Space Above This Line For Recording Data]

### Warranty Deed

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

This Indenture, Made this 28 day of September 2022 Between

**La Palma 101 Inc. a Florida for profit corporation**  
post office address is 12925 SW 132 St. #5A, Miami, FL 33168

Grantor, and

**City of Marathon, an agency and instrumentality of the State of Florida**  
whose post office address is 9805 Overseas Highway, Marathon, FL 33050

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:

See Exhibit A

THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOT REQUESTED TO REVIEW, AN ABSTRACT OR TITLE SEARCH ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

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.

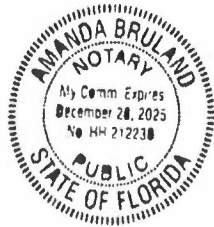
Signed, sealed and delivered in our presence:

Sady Torres  
 Witness Name: \_\_\_\_\_  
 Witness # 1 S. Torres  
Katlyn Boyden  
 Witness Name: \_\_\_\_\_  
 Witness # 2 Katlyn Boyden

[Signature]  
 \_\_\_\_\_  
 Guillermo Torres, President

STATE OF Florida  
 COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30 day of September 2022 Guillermo Torres as President of La Palma 101 Inc. on behalf of said company who are personally known to me or who have produced a \_\_\_\_\_ driver license as identification.



Amanda Bruland  
 Notary Public, State of FL  
 Printed Name: Amanda Bruland  
 My Commission Expires: 12/28/25

# EXHIBIT A

JOB NO. 21081109  
 CLIENT: GUILLERMO TORRES  
 DRAWN BY: KB  
 CHECKED BY: RER

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
 THIS IS NOT A SURVEY

**DESCRIPTION:**

A portion of land and bay bottom in those lands described in Official Records Book 2872 at Page 1321 of the Public Records of Monroe County, Florida, said lands being in a part of Government Lot 2, Section 6, Township 66 South, Range 33 East on Key Vaca, Monroe County, Florida and more particularly described as follows:

Commencing at the intersection of the West line of Section 6, Township 66 South, Range 33 East and the Southerly right-of-way of U.S. Highway No. 1, run Northeasterly along the Southerly right-of-way line of U.S. Highway No. 1 for a distance of 1709.80 feet to a point of intersection of the Southerly right-of-way line of U.S. Highway No. 1; said intersection also the point of beginning (Northwest property corner) of said land and bay bottom land described in said Official Records Book 2872 at Page 1321, of the Public Records of Monroe County, Florida; thence bear S00°00'00"W along the West line of said lands for a distance of 451.00 feet to the POINT OF BEGINNING of the property hereinafter described;

- thence bear S90°00'00"E for a distance of 70.01 feet to a point;
- thence bear N00°00'00"E for a distance of 150.71 feet to a point;
- thence bear N89°32'10"E for a distance of 68.81 feet to a point;
- thence bear S01°32'28"E for a distance of 120.26 feet to a point;
- thence bear N73°15'17"E for a distance of 70.41 feet to a point;
- thence bear S80°06'15"E for a distance of 15.83 feet to a point;
- thence bear S64°44'27"E for a distance of 15.50 feet to a point;
- thence bear S00°00'09"W for a distance of 386.09 feet to a point;
- thence bear N90°00'00"W for a distance of 10.24 feet to a point;
- thence bear S00°00'00"W for a distance of 62.59 feet to a point;
- thence bear S45°31'41"W for a distance of 29.45 feet to a point;
- thence bear S10°56'51"E for a distance of 24.55 feet to a point;
- thence bear S16°28'03"W for a distance of 26.36 feet to a point;
- thence bear S80°23'21"W for a distance of 23.16 feet to a point;
- thence bear N66°47'20"W for a distance of 44.41 feet to a point;
- thence bear S60°38'50"W for a distance of 89.44 feet to a point;
- thence bear S45°23'30"W for a distance of 62.97 feet to a point;
- thence bear S42°57'30"W for a distance of 27.24 feet to a point on the West line of said lands aforementioned;
- thence bear N00°00'00"E, along said West line, for a distance of 571.05 feet back to the POINT OF BEGINNING.

Above described property containing 130,710.29 sq. ft., more or less.

**CERTIFICATION:**

I hereby certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mapper as referenced in Rule 5J-17 Florida Administrative Code pursuant to Section 472-027 Florida Statutes.

*Robert E. Reece*

DATE


ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER NO. 5632  
 STATE OF FLORIDA

**LEGEND:**

- (C) = Calculated
- ⊕ = Centerline
- (D) = Deed
- Δ = Delta Angle
- LB = Licensed Survey Business
- O.R.B. = Official Records Book
- PG. = Page
- R/W = Right-of-Way
- RGE = Range
- TWP = Township

Sheet 1 of 2

This document consists of two (2) sheets and neither shall be considered full, valid and complete without the other.



**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYOR AND MAPPER, LD 7846  
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
 OFFICE (305) 672 - 1340  
 EMAIL info@reesesurveying.com

