

**CITY OF MARATHON, FLORIDA
RESOLUTION 2022-20**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING THE REQUEST BY SEAGLASS LLC FOR A RE-PLAT PURSUANT TO CHAPTER 102, ARTICLE 10 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (LDRS) ENTITLED "SUBDIVISION OF LAND/PLATS AND RE-PLATS," PARTICULARLY, FOR 770 107TH STREET OCEAN, WHICH IS DESCRIBED AS PART OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 66, RANGE 33E, KEY VACA, MARATHON, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00104250-000000. NEAREST MILE MARKER 52.5

WHEREAS, Seaglass LLC. filed an Application on June 8th, 2021 for approval to Re-Plat property located on 107th Street, having Real Estate Number 00104250-000000, into four (4) single family residential lots pursuant to Chapter 177, Florida Statutes and Chapter 102, Article 10, of the City of Marathon Land Development Regulations (LDRs); and

WHEREAS, on the 19th day of July 2021 the City of Marathon Planning Commission (the "Commission") reviewed and recommended approval of the final re-plat with several conditions; and

WHEREAS, on the 10th day of August 2021, the City Council (the "Council") reviewed the Applicant's proposal finding that the preliminary Re-plat documents were compliant with the terms of Chapter 177, Florida Statutes and the Chapter 102, Article 10 of the City LDR's; and

WHEREAS, on the 8th day of March 2022, the City Council (the "Council") reviewed the Applicant's proposal finding that the final Re-plat documents were compliant with the terms of Chapter 177, Florida Statutes and the Chapter 102, Article 10 of the City LDR's; and

WHEREAS, due process was afforded to the parties, the essential requirements of law were adhered to and competent and substantial evidence was presented, the Council voted to approve the Final Re-Plat; and

WHEREAS, the purpose of the Final Plat assures that Seaglass LLC. has complied with all subdivision and plat filing requirements of Chapter 102, Articles 10 and Florida Statutes Chapter 177.

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 final plat, an unsigned copy of which is attached hereto as Exhibit "A", is hereby approved for signature and recordation and otherwise has complied with or must meet all conditions of the re-Plat as follows:

1. Final plat shall include language regarding owner-signed consent and acknowledgement for wastewater and stormwater assessment for future development of the properties.
2. All utility and right-of-way permits shall be obtained and issued prior to final plat approval.
3. Applicant shall provide form of guarantee for necessary utility construction.
4. Reductions shall be noted in the plat and a complete accounting of acreage respective of allowed densities shall be made in the plat document.
5. Plat documents shall clearly indicate that no future subdivision shall be allowed of any area accounted for in density calculations
6. All conditions of the Conditional Use must be met prior to building permit issuance.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 8TH DAY OF MARCH, 2022.

THE CITY OF MARATHON, FLORIDA



John Bartus, Mayor

AYES: Cook, Zieg, Still, Gonzalez, Bartus
NOES: None
ABSENT: None
ABSTAIN: None

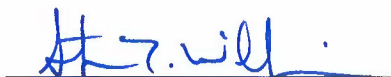
ATTEST:



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

SEAGLASS FLATS

A PLAT OF LANDS LOCATED IN A PART OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 66 SOUTH, RANGE 33 EAST, ON KEY VACA, CITY OF MARATHON, MONROE COUNTY, FLORIDA.
APRIL, 2022

SOUTHEASTERNLY RIGHT-OF-WAY U.S. HIGHWAY NO. 1

WEST LINE COR. LOT 1
SEE 6, T.66S., R.33E.



LOCATION SKETCH PART OF MARATHON QUADRANGLE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL INSTRUMENT OF THE SUBDIVISION. LAND RECEIPTS HEREON AND WILL BE SO CONSIDERED TO BE ACCEPTED OR AUTHORITY BY ANY OTHER OFFICER FOR THE OFFICIAL PURPOSES OF THIS PLAT. THERE MAY BE ADDITIONAL INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.

STATEMENTS
The plat is a true and correct copy of the original as shown to the surveyor and is subject to the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 29, F.A.C., and the rules and regulations of the Board of Professional Regulation, Chapter 29, F.A.C., and the rules and regulations of the Board of Professional Regulation, Chapter 29, F.A.C.



PARENT TRACT
MEAS. & BOUNDS
OFFICIAL RECORDS
BOOK 3022
PAGE 2494
OBSERVED AREA
ABOVE M.H.W.L.
5489.873 +/-
50 Feet
0.736 +/- Acres

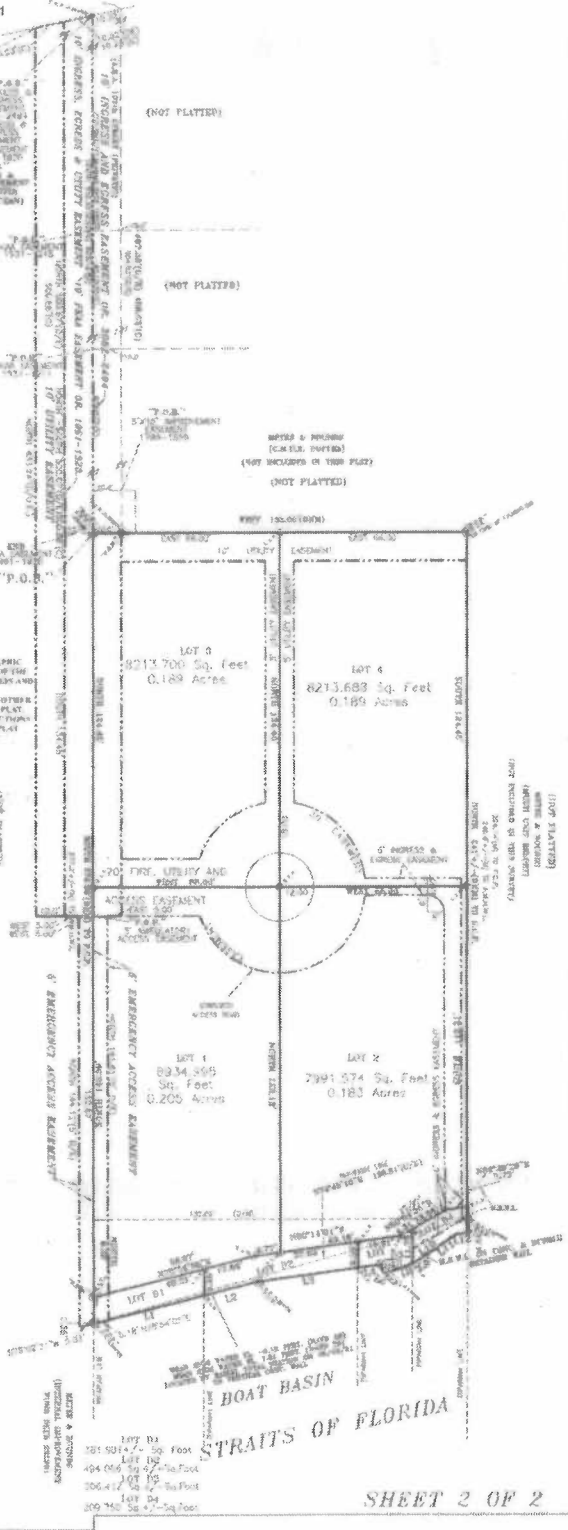
M.H.W.L. TRAVERSE

LINE	BEARING	DISTANCE
L1	N 78°04'00" E	60.51'
L2	S 78°04'00" E	10.82'
L3	S 82°14'01" E	100.25'
L4	N 82°14'01" E	8.32'
L5	S 08°56'30" E	2.00'
L6	S 67°06'12" E	1.05'
L7	N 78°53'01" E	7.80'
L8	N 42°18'28" E	5.17'
L9	N 84°18'28" E	2.02'
L10	N 50°12'47" E	6.84'
L11	N 30°07'60" E	0.01'
L12	N 84°28'28" E	4.35'

LEGEND
Symbol for various features like easements, boundaries, and structures.

ABBREVIATIONS
List of abbreviations used on the plat, such as 'EASEMENT', 'BOUNDARY', 'ACCESS', etc.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



SEAGLASS FLATS

A PLAT OF LANDS LOCATED IN A PART OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 66 SOUTH, RANGE 33 EAST, ON KEY VACA, CITY OF MARATHON, MONROE COUNTY, FLORIDA.

APRIL, 2022

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SEAGLASS, LLC, A VERMONT DOMESTIC LIMITED LIABILITY COMPANY, OWNER OF THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF MARATHON, ON KEY VACA, MONROE COUNTY, FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "SEAGLASS FLATS".

THAT THE EXPRESS PURPOSE OF THIS PLAT INCLUDES, BUT NOT LIMITED TO, RECORD THE BOUNDARIES OF OWNERSHIP OF THE FOLLOWING DESCRIBED PROPERTY IN ORDER TO CREATE MORE SUITABLE SITES FOR CONSTRUCTION.

SEAGLASS, LLC, "OWNER", FURTHER DOES GRANT AND CONVEY TO THE CITY OF MARATHON, FLORIDA A PERPETUAL EASEMENT OVER ALL PRIVATE ACCESS EASEMENTS WITHIN THE PLAT FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.

LEGAL DESCRIPTION:

OFFICIAL RECORDS BOOK 3082, PAGE 2494

A tract of land in a part of Government Lot 1, Section 6, Township 66 South, Range 33 East, on Key Vaca, Monroe County, Florida, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West line of Government Lot 1, Section 6, Township 66 South, Range 33 East, and the Southeastery right-of-way line of U.S. Highway No. 1, bear North 77 degrees and 51 minutes East along the Southeastery right-of-way line of U.S. Highway No. 1, for a distance of 135.03 feet to a point; thence bear South for a distance of 502.38 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing South for a distance of 276.96 feet to a point on the shoreline of the Straits of Florida; thence meander the shoreline of the Straits of Florida in an easterly direction to a point which is 132 feet, measured at right angles to the preceding course; thence bear North for a distance of 241 feet more or less, to a point which is bearing due East from the Point of Beginning; thence bear West for a distance of 132 feet, back to the Point of Beginning.

Together with any and all lands above the mean high water line located contiguous to and westerly of the above-described property.

Together with an easement for rights of ingress and egress over said to the following described land:

A tract of land in a part of Government Lot 1, Section 6, T. 66S., R. 33 E., on Key Vaca, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West line of Government Lot 1, Section 6, Township 66 South, Range 33 E., and the Southeastery right-of-way line of U.S. Highway No. 1, bear North 77 degrees and 51 minutes East along the Southeastery right-of-way line of U.S. Highway No. 1 for a distance of 135.03 feet to a point; said point being the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear South for a distance of 502.38 feet to a point; thence bear west for a distance of 10 feet to a point; thence bear North for a distance of 502.38 feet to a point on the Southeastery right-of-way line of U.S. Highway No. 1; thence bear Westerly along the Southeastery right-of-way line of U.S. Highway No. 1 back to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH 107th STREET OCEAN EASEMENT AND WATERFRONT EXTENSION - A ROAD, AMBULATORY ACCESS AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3187 PAGE 1329 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

OWNERS ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE SAID SEAGLASS, LLC, A VERMONT DOMESTIC LIMITED LIABILITY COMPANY, DOES HEREBY SET THEIR HAND AND SEAL, ON ITS BEHALF BY MARIA BRANDVOLD, MANAGER, THIS 4th DAY OF APRIL, A.D., 2022.

SEA GLASS, LLC

BY: Maria Brandvold
MARIA BRANDVOLD, MANAGER

Susan M. Lovley WITNESS SIGNATURE
Susan M. Lovley PRINTED WITNESS NAME

Brittney Dolan WITNESS SIGNATURE
Brittney Dolan PRINTED WITNESS NAME

HOMEOWNERS ASSOCIATION ACKNOWLEDGMENT

IN WITNESS WHEREOF, SEAGLASS FLATS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT COMPANY HEREBY SETS ITS HAND AND SEAL, ON ITS BEHALF BY MARIA BRANDVOLD, PRESIDENT THIS 4th DAY OF APRIL, 2022.

BY: Maria Brandvold
MARIA BRANDVOLD, PRESIDENT

Susan M. Lovley WITNESS SIGNATURE
Susan M. Lovley PRINTED WITNESS NAME

Brittney Dolan WITNESS SIGNATURE
Brittney Dolan PRINTED WITNESS NAME

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR (1) ONLINE NOTARIZATION, THIS 4th DAY OF APRIL, 2022, BY MARIA BRANDVOLD, MANAGER OF SEA GLASS, LLC, A VERMONT DOMESTIC LIMITED LIABILITY COMPANY AND PRESIDENT OF SEAGLASS FLATS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Thomas D. Wright

NOTARY PUBLIC STATE OF FLORIDA PRINTED NAME: Thomas D. Wright

MY COMMISSION EXPIRES: 7/4/2023

(NOTARY SEAL)



NOTES

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY (93177.001).

OWNER DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE ASSESSMENT OF STORM WATER AND WASTEWATER FEES FOR THIS PROPERTY, NOW AND FOR ALL FUTURE HOLDINGS.

TITLE CERTIFICATION

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE CORPORATION DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO SEA GLASS, LLC, A VERMONT DOMESTIC LIMITED LIABILITY COMPANY AND THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY CONTAINS NO ENCUMBRANCES WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DATE: 04/28/2022

BY: Kelly G. Lockwood
KELLY G. LOCKWOOD, ATFS COMMERCIAL TRANSACTION RESOURCE MANAGER

APPROVAL OF THE CITY OF MARATHON OFFICIALS:

APPROVED BY: Carlos Solis CARLOS A SOLIS, P.E., CITY ENGINEER

BY: Rhin Johnson RHIN JOHNSON, FIRE/RESCUE CHIEF

BY: Steve Williams STEVE WILLIAMS, CITY ATTORNEY

APPROVAL OF THE CITY OF MARATHON PLANNING COMMISSION

IT IS HEREBY CERTIFIED THAT THE CITY OF MARATHON PLANNING COMMISSION OFFICIALLY APPROVED THIS PLAT OF "SEAGLASS FLATS" ON THE 4th DAY OF MARCH, 2022.

BY: Lynn Landry
LYNN LANDRY, CHAIRMAN

APPROVAL OF MARATHON CITY COUNCIL:

IT IS HEREBY CERTIFIED THAT THE CITY OF MARATHON CITY COUNCIL OFFICIALLY APPROVED THIS PLAT OF "SEAGLASS FLATS" ON THE 4th DAY OF MARCH, 2022, BY RESOLUTION NO. 2022-04, CITY OF MARATHON, FLORIDA.

BY: John Bartus JOHN BARTUS, MAYOR

Diane Clavier
DIANE CLAVIER, CITY CLERK

APPROVAL OF THE CLERK OF THE CIRCUIT COURT

THIS PLAT WAS APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, ON THE 4th DAY OF MARCH, 2022, AND WAS FILED FOR RECORD _____ DAY OF APRIL, 2022, AND RECORDED IN PLAT BOOK _____ PAGE _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MONROE COUNTY, FLORIDA.

KEVIN MADOK, CPA, CLERK OF COURT

REVIEW AND APPROVAL OF THE CITY SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF MARATHON.

David William McDaniel 04/28/2022 DATE
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE # 5540

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "SEAGLASS FLATS", AS SHOWN ON THIS AND THE ACCOMPANYING SHEETS NUMBERED 1 THROUGH 2 OF 2, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THE SURVEY DATA SHOWN ON SAID PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND FURTHER, THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SUBSECTION 177.09(17) OF SAID CHAPTER 177.

PH 305-743-4310
P.O. BOX 316403, #14 SAKOWSKI CAUSEWAY
KEY COLONY BEACH, FLORIDA, 33051-0403

John Paul Grimes 4/12/2023 DATE
JOHN PAUL GRIMES, REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 4906
DATED 03/04/2022