

This instrument prepared by,
or under the direction of,
Alicia Trujillo, Esq.
District Six Chief Counsel
State of Florida
Department of Transportation
1000 N.W. 111th Avenue
Miami, Florida 33172
August 4, 2015 - NE

Parcel No. : 102.1
Item/Segment No. : 250548-8
Managing District : 6

CITY DEED

THIS DEED, made this _____ day of _____, 20____, by the City of **KEY WEST**, a municipality of the State of Florida, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 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 organizations).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Monroe County, Florida, viz:

PARCEL No. 102

FIN No. 250548-8

A portion of Tract 44, Plat of Survey of Lands on Island of Key West, Monroe County, Florida, according to the plat thereof, as recorded in plat book 3, at page 35, of the public records of Monroe County, Florida, lying and being in Section 4, Township 68 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

BEGINNING at the SW corner of said Tract 44; Thence along the Southerly line of said Tract 44; said line also being the existing northerly right of way line of SR A-1-A (South Roosevelt Boulevard) for the next three (3) courses; (1) Thence N70°47'15"E for a distance of 116.09 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence northeasterly along the arc of said curve to the Right, having a radius of 2317.01 feet and a central angle of 05°15'39" for a distance of 212.75 feet to the point of tangency; (3) Thence N76°02'55"E for a distance of 499.50 feet to the point of intersection with easterly line of said Tract 44; Thence N13°57'05"W along said easterly line of said Tract 44 for a distance of 18.00 feet to a point on a line that is parallel with and 18.00 feet northerly of the northerly right of way line of SR A-1-A (South Roosevelt Boulevard); Thence along said parallel line for the next Three (3) courses; (1) Thence S76°02'55"W for a distance of 499.50 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence southwesterly along the arc of said curve to the Left, having a radius of 2335.01 feet and a central angle of 05°15'39" for a distance of 214.40 feet to the point of tangency; Thence S70°47'15"W for a distance of 120.82 feet to a point on the westerly line of said Tract 44; Thence S33°56'44"E along said westerly line of Tract 44 for a distance of 18.61 feet to the POINT OF BEGINNING.

Containing 14,968 square feet or 0.344 acres, more or less.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST: _____

Its City Clerk

The City of Key West

By: _____

Its Mayor

Address

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this _____ day of _____ 20____, by _____, Mayor, who is personally known to me or who has produced _____ as identification.

(Signature of person taking acknowledgment)

(Type, print or stamp name under signature)

Title or rank and serial number, if any: _____

LEGAL DESCRIPTION - PARCEL 102

EXHIBIT "A"

A portion of Tract 44, Plat of Survey of Lands on Island of Key West, Monroe County, Florida, according to the plat thereof, as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, lying and being in the SW 1/4 of Section 4, Township 68 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

BEGINNING at the SW corner of said Tract 44; Thence along the Southerly line of said Tract 44; said line also being the existing northerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard) as shown on State of Florida Department of Transportation Right-of-Way Map for Section 90003, dated June 23rd, 2000 for the next three (3) courses; (1) Thence N70°47'15"E for a distance of 116.09 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence northeasterly along the arc of said curve to the Right, having a radius of 2317.01 feet and a central angle of 05°15'39" for a distance of 212.75 feet to the point of tangency; (3) Thence N76°02'55"E for a distance of 499.50 feet to the point of intersection with easterly line of said Tract 44; Thence N13°57'05"W along said easterly line of said Tract 44 for a distance of 18.00 feet to a point on a line that is parallel with and 18.00 feet North of said northerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard); Thence along said parallel line for the next Three (3) courses; (1) Thence S76°02'55"W for a distance of 499.50 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence southwesterly along the arc of said curve to the Left, having a radius of 2335.01 feet and a central angle of 05°15'39" for a distance of 214.40 feet to the point of tangency; Thence S70°47'15"W for a distance of 120.82 feet to a point on the westerly line of said Tract 44; Thence S33°56'44"E along said westerly line of Tract 44 for a distance of 18.61 feet to the POINT OF BEGINNING.

Containing 14,968 square feet, more or less.

SURVEYOR'S NOTES:


- Bearings and coordinates are relative to state plane coordinates, Florida East Zone (901), Transverse Mercator Projection North American Datum (NAD83) 1983 of 1990 adjustment.
- A bearing of N72°01'46"E being established between found monuments labeled Florida Department of Transportation PNC000 "90-14-0.0" (N 79,572.108, E 398,114.259) and PNC015 "90-14-0.15" (N 79,883.611, E 399,074.649).
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- This document consists of four (4) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- This Parcel Sketch and Legal is supported by a Florida Department of Transportation Right-of-Way Map for State Road A-1-A, Section 90003 dated June 23rd, 2000 and Right-of-Way Map for State Road A-1-A (South Roosevelt Boulevard), prepared by Manuel G. Vera and Associates Inc., Financial Project Identification Number 250548-8-52-01.
- This Sketch to accompany Legal Description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, referenced in Rule 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.
- Manuel G. Vera & Associates, Inc. does carry Professional Liability Insurance for Surveying and Mapping Services.

LEGEND:

B	- BASE LINE	PI	- POINT OF INTERSECTION
C	- CENTER LINE	R	- RADIUS
F.P. NO.	- FINANCIAL PROJECT NUMBER	PC	- POINT OF COMMENCEMENT
ORB	- OFFICIAL RECORD BOOK	PT	- POINT OF TANGENT
SEC.	- SECTION	No.	- NUMBER
TWP.	- TOWNSHIP	LB.	- LICENSED BUSINESS
RGE.	- RANGE	LT.	- LEFT
EXIST.	- EXISTING	(D)	- DEED
PB	- PLAT BOOK	SQ. FT.	- SQUARE FEET
PG.	- PAGE	SR	- STATE ROAD
P.O.B.	- POINT OF BEGINNING	R/W	- RIGHT OF WAY
P.O.C.	- POINT OF COMMENCEMENT	PL	- PROPERTY LINE
(P)	- PLAT	SP	- SPRING LINE
(C)	- CALCULATED		
Δ	- CENTRAL ANGLE (DELTA)		
D	- DEFLECTION ANGLE		
T	- TANGENT		
L	- LENGTH		

102

- PARCEL NUMBER

 05-18-2016
 Manuel G. Vera, Jr.
 Professional Surveyor & Mapper
 Florida Certificate No. 5291
 Licensed Business: LB-2439
 13960 SW 47th street
 Miami, Florida 33175

Date

NOT A BOUNDARY SURVEY

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. A1A			
				MONROE COUNTY			
				BY		DATE	
				DRAWN		J.P. 05-16	
				CHECKED		SN 05-16	
REVISION		BY		DATE		F.P. NO. 250548-8	
						SECTION 90003	
						SHEET 01 OF 04	

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

			FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
			STATE ROAD NO. A1A MONROE COUNTY			
				BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175
			DRAWN	J.P.	05-16	DATA SOURCE: SEE SURVEYOR'S NOTES
REVISION	BY	DATE	CHECKED	SN	05-16	F.P. NO. 250548-8 SECTION 90003
						SHEET 02 OF 04

EXHIBIT "A"
PARCEL 102

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

PLAT OF SURVEY OF LANDS ON
ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA

(PB 3, PG. 35)

CURVE 1 (B SR A-1-A)

PI STA. 8+06.52

N 79,854.228

E 398,849.290

$\Delta = 05^{\circ}15'39''$ (RT)

D = 02°29'59"

T = 105.30'

L = 210.45'

R = 2,292.01'

PC STA. 7+01.22

N 79,819.576

E 398,749.854

PT STA. 9+11.67

N 79,879.616

E 398,951.486

TRACT 44

GRANT OF EASEMENT TO CITY OF KEY WEST, FLORIDA (ORB 1216, PG 1749)

GRANT OF EASEMENT TO FLORIDA KEYS
AQUEDUCT AUTHORITY (ORB 1216, PG 1731)

PARKWAY (PB 2, PG. 17 & R/W MAP 90003, DATED JUNE 23, 2000)

MATCH LINE AT STA. 8+00.00

MATCH LINE AT STA. 11+50.00

R=2,367.01'
 $\Delta=03^{\circ}22'30''$
L=139.43'

499.50'(C)

R=2,335.01'
 $\Delta=05^{\circ}15'39''$
L=214.40'

+11.67
43.00' LT.

EASEMENT

(ORB 391, PG 319 - ORB 390, PG 75)

R/W LINE

S76°02'55"W 499.50'

$\Delta=05^{\circ}15'39''$
L=212.75'

R=2,317.01'

+11.67
25.00' LT.

EXISTING R/W LINE (PER R/W
MAP 90003, DATED JUNE 23, 2000)

N76°02'55"E 499.50'

CURVE 1

PT STA. 9+11.67

N76°02'55"E

SECTION 90003

Q & B OF SURVEY SR A-1-A
(SOUTH ROOSEVELT BOULEVARD)

NOT A BOUNDARY SURVEY

0 25 50 100 150



Scale: 1" = 50'

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND
SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE
UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. A1A

MONROE COUNTY

DRAWN BY J.P. DATE 05-16
CHECKED SN DATE 05-16

PREPARED BY:
MANUEL G. VERA AND ASSOCIATES INC., LB#2439
13960 SW 47th STREET, MIAMI FLORIDA 33175

DATA SOURCE:
SEE SURVEYOR'S NOTES

REVISION

BY

DATE

CHECKED

SN

DATE

F.P. NO. 250548-8

SECTION 90003

SHEET 03 OF 04

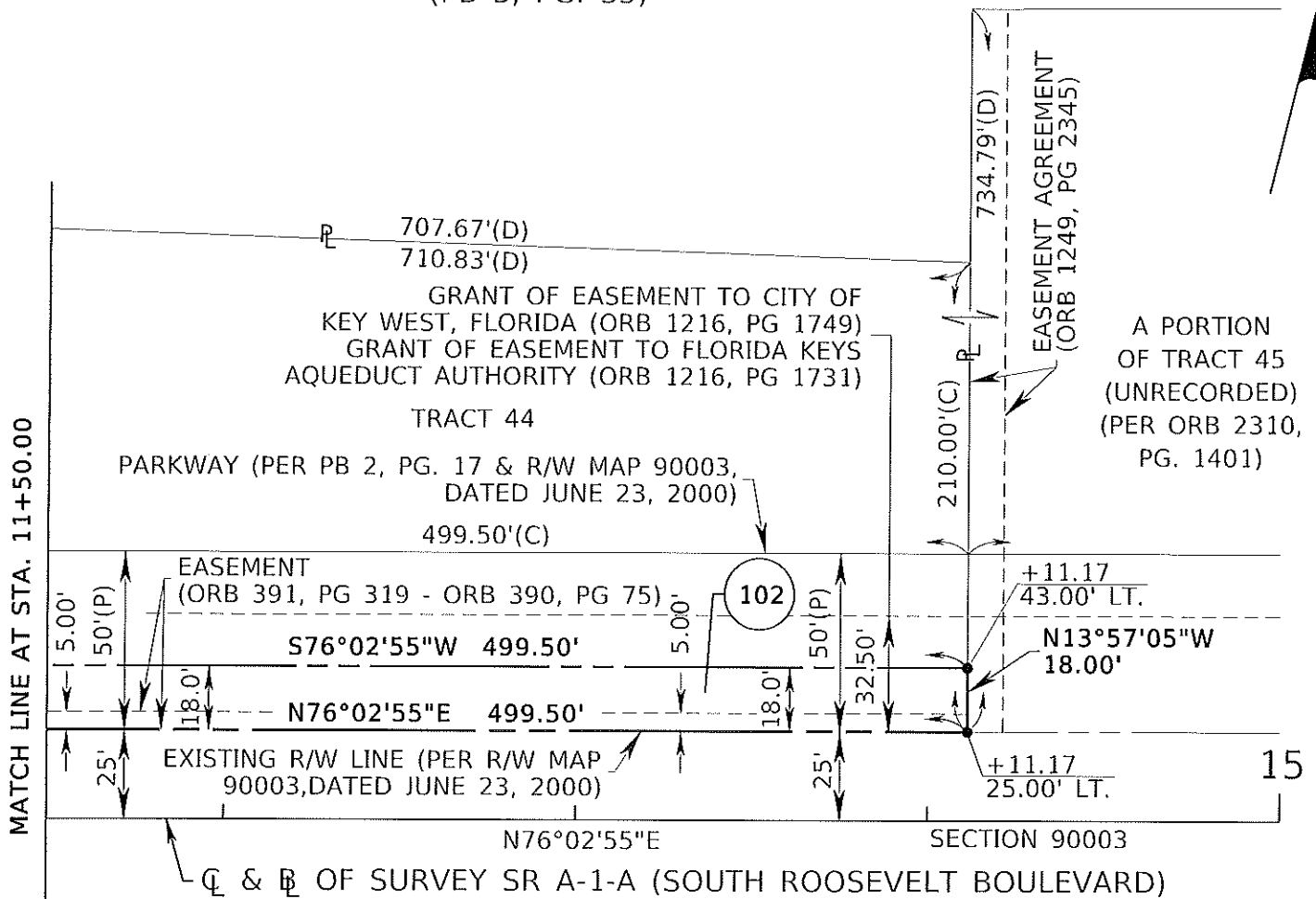
EXHIBIT "A"
PARCEL 102

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

PLAT OF SURVEY OF LANDS ON
ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA

UNRECORDED
MAP PREPARED BY
CRAWSHAW-BAILEY

(PB 3, PG. 35)



NOT A BOUNDARY SURVEY

0 25 50 100 150



Scale: 1" = 50'

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND
SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE
UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

			FLORIDA DEPARTMENT OF TRANSPORTATION						
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION						
			STATE ROAD NO. A1A				MONROE COUNTY		
				BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175		DATA SOURCE: SEE SURVEYOR'S NOTES	
			DRAWN	J.P.	05-16				
REVISION	BY	DATE	CHECKED	SN	05-16	F.P. NO. 250548-8		SECTION 90003	SHEET 04 OF 04