

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
April 10, 2015 - NE

Parcel No. : 110.1R(8-4-2015)
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. 110

FIN No. 250548-8

A portion of Tract 47, of 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:

Commence at the SW corner of said Tract 47, said point being on a circular curve concave to the southeast and said point bears N08°19'55"W from the center of said curve; Thence along the southerly line of said Tract 47 and along the existing northerly right of way line of SR A-1-A (South Roosevelt Boulevard) for the following described three (3) courses; 1) Thence northeasterly, easterly, and southeasterly along the arc of said curve to the Right having a radius of 3,462.87 feet and a central angle of 10°38'43" for a distance of 643.39 feet to the point of tangency; 2) Thence S87°41'12"E for a distance of 156.62 feet to the POINT OF BEGINNING of the hereinafter described parcel; 3) Thence continue S87°41'12"E for a distance of 148.71 feet; Thence N02°18'48"E 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 N87°41'12"W along said parallel line, for a distance of 148.84 feet; Thence S01°52'58"W for a distance of 18.00 feet to the POINT OF BEGINNING.

Containing 2,678 square feet or 0.062 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: _____

EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 110

A portion of Tract 47, of 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:

Commence at the SW corner of said Tract 47, said point being on a circular curve concave to the southeast and said point bears N08°19'55"W from the center of said curve; Thence along the southerly line of said Tract 47 and along the existing northerly Right-of-Way line of SR A-1-A (South Roosevelt Boulevard) for the following described three (3) courses; 1) Thence northeasterly, easterly, and southeasterly along the arc of said curve to the Right having a radius of 3,462.87 feet and a central angle of 10°38'43" for a distance of 643.39 feet to the point of tangency; 2) Thence S87°41'12"E for a distance of 156.62 feet to the POINT OF BEGINNING of the hereinafter described parcel; 3) Thence continue S87°41'12"E for a distance of 148.71 feet; Thence N02°18'48"E for a distance of 18.00 feet to a point on a line that is parallel with and 18.00 feet North of the northerly Right-of-Way line of SR A-1-A (South Roosevelt Boulevard); Thence N87°41'12"W along said parallel line, for a distance of 148.84 feet; Thence S01°52'58"W for a distance of 18.00 feet to the POINT OF BEGINNING.

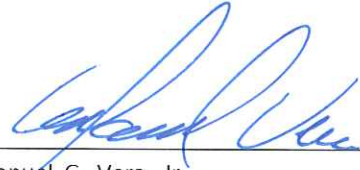
Containing 2,678 square feet, more or less.

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 three (3) 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	EXIST.	- EXISTING
C	- CENTER LINE	PC	- POINT OF CURVATURE
Δ	- DELTA	PI	- POINT OF INTERSECTION
D	- DEGREE	PT	- POINT OF TANGENCY
L	- LENGTH	No.	- NUMBER
T	- TANGENT	LB.	- LICENSED BUSINESS
R	- RADIUS	LT.	- LEFT
E	- EASTING	(D)	- DEED
N	- NORTHING	SQ. FT.	- SQUARE FEET
F.P. NO.	- FINANCIAL PROJECT NUMBER	SR	- STATION
ORB	- OFFICIAL RECORD BOOK	STA.	- STATE ROAD
SEC.	- SECTION	R/W	- RIGHT OF WAY
TWP.	- TOWNSHIP	PL	- PROPERTY LINE
RGE.	- RANGE	↓	- SPRING LINE
PB	- PLAT BOOK	110	- PARCEL NUMBER
PG.	- PAGE		
P.O.B.	- POINT OF BEGINNING		
P.O.C.	- POINT OF COMMENCEMENT		
(P)	- PLAT		
(C)	- CALCULATED		

 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	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.A.	05-16	
				CHECKED	SN	05-16	
REVISION	BY	DATE	CHECKED	SN	05-16	F.P. NO. 250548-8	SECTION 90003 SHEET 01 OF 03

EXHIBIT "A"

PARCEL 110

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

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
110	CITY OF KEY WEST	± 2,678 SQ. FT.	N/A	

PART OF LANDS
FORMERLY OWNED
BY KEY WEST
IMPROVEMENT, INC.

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

(PB 4, PG. 69)

(PB 3, PG. 35)

U.S.
GOVERNMENT
TRACT
(RES No. 399-1996)

PORTION OF
TRACT 47

PORTION OF
TRACT 47

CURVE 1
PI STA. 34+81.24
N 80,404.615
E 401,464.324
 $\Delta = 11^{\circ}02'48''$ (RT)
D = $01^{\circ}40'00''$
T = 332.45'
L = 662.83'
R = 3,437.87'
PC STA. 31+48.79
N 80,354.136
E 401,135.732
PT STA. 38+11.62
N 80,391.197
E 401,796.499

P.O.C. PARCEL 110
SW CORNER TRACT 47

PC STA. 31+48.80

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

R=3,512.87'
 $\Delta=10^{\circ}32'54''$
L=646.73'

SOUTHERLY LINE TRACT 47 & EXIST. NORTHERLY R/W LINE
SR A-1-A (PER R/W MAP 90003, DATED JUNE 23, 2000)

$\Delta=09^{\circ}53'29''$

L=600.93'

R=3,480.87'

$\Delta=10^{\circ}38'43''$

L=643.39'

R=3,462.87'

56.55'

N87°41'12"W

156.62'

S87°41'12"E

+11.62

25.00' LT.

S87°41'12"E

PT STA. 38+11.62

SECTION 90003

CURVE 1

CL & RL OF SURVEY SR A-1-A
(SOUTH ROOSEVELT BOULEVARD)

MATCH LINE AT STA. 39+00.00

NOT A BOUNDARY SURVEY

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND
SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE
UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

0 25 50 100 150

Scale: 1" = 50'

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. A1A

MONROE COUNTY

DRAWN BY J.A. 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

F.P. NO. 250548-8

SECTION 90003

SHEET 02 OF 03

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

(PB 3, PG. 35)



Scale: 1" = 50'

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MONROE COUNTY

DATA SOURCE:
SEE SURVEYOR'S NOTES

SHEET 03 OF 03

REVISION

BY

DATE _____

SN

05-16