

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. 111<sup>th</sup> Avenue  
Miami, Florida 33172  
October 28, 2015 - NE

Parcel No. : 800.1R\_(6-7-2016)  
Item/Segment No. : 250548-8  
Managing District : 6

### PERPETUAL EASEMENT

THIS EASEMENT Made the \_\_\_\_ 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, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement for the purpose of constructing and maintaining a retaining wall, in, over, under, upon and through the following described land in Monroe County, Florida, viz:

PARCEL No. 800 Parts 1, 2 and 3

FIN No. 250548-8

The following described three (3) parcels being a portion of a strip of land lying 5 feet southerly of and adjacent to the 20 foot sidewalk as shown on, Portion of Roosevelt Boulevard, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Monroe County, Florida, lying and being in Section 4, Township 68 South, Range 25 East, Monroe County, Florida, and more particularly described as follows:

PARCEL No. 800 Part 1

Commence at the intersection of the centerline of State Road A-1-A (South Roosevelt Boulevard) as per Florida Department of Transportation Right-of-Way Map 90003, dated June 23, 2000, with the centerline of Bertha Street as said Bertha Street is shown on Map of Auditorium Tract, according to the plat thereof, as recorded in Plat Book 1, at Page 192, of the Public Records of Monroe County, Florida; Thence S70°47'15"W, along the centerline of said State Road A-1-A (South Roosevelt Boulevard) extended westerly, for a distance of 25.87 feet to a point of intersection with the Existing westerly Right-of-Way line of said Bertha Street; Thence S34°00'45"E along said Existing westerly Right-of-Way line of Bertha Street and its southerly extension for a distance of 46.54 feet to a point on a line that is parallel with and 20.00 feet South of the southerly Right-of-Way line of said State Road A-1-A (South Roosevelt Boulevard); said line also being the southerly line of the 20 foot sidewalk as shown on, Portion of Roosevelt Boulevard, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Monroe County, Florida and the POINT OF BEGINNING; Thence N70°47'15"E along said line that is parallel with and 20.00 feet southerly of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard) for a distance of 131.61 feet to a point on the westerly line of the tract of land described in Official Records Book 478, at Page 562 of the Public Records of Monroe County, Florida; Thence S10°23'58"E, along said westerly line, for a distance of 5.06 feet to a point on a line that is parallel with and 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard); Thence S70°47'15"W along a line 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard), for a distance of 129.52 feet to the point of intersection with said Existing westerly Right-of-Way line of Bertha Street extended southerly; Thence N34°00'45"W along said Existing westerly Right-of-Way line of Bertha Street extended southerly, for a distance of 5.17 feet to the POINT OF BEGINNING.

Together with:

PARCEL No. 800 Part 2

Commence at the intersection of the centerline of State Road A-1-A (South Roosevelt Boulevard) as per Florida Department of Transportation Right-of-Way Map 90003, dated June 23, 2000, with the centerline of Bertha Street as said Bertha Street is shown on Map of Auditorium Tract, according to the plat thereof, as recorded in Plat Book 1, at Page 192, of the Public Records of Monroe County, Florida; Thence  $S70^{\circ}47'15''W$ , along the centerline of said State Road A-1-A (South Roosevelt Boulevard) extended westerly, for a distance of 25.87 feet to a point of intersection with the Existing westerly Right-of-Way line of said Bertha Street; Thence  $S34^{\circ}00'45''E$  along said Existing westerly Right-of-Way line of Bertha Street and its southerly extension for a distance of 46.54 feet to a point on a line that is parallel with and 20.00 feet South of the southerly Right-of-Way line of said State Road A-1-A (South Roosevelt Boulevard); said line also being the southerly line of the 20 foot sidewalk as shown on, Portion of Roosevelt Boulevard, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Monroe County, Florida; Thence along said line that is parallel with and 20.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard) for the following described six (6) courses; (1) Thence  $N70^{\circ}47'15''E$  for a distance of 689.31 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 2,247.01 feet and a central angle of  $05^{\circ}15'39''$  for an arc length of 206.32 feet to the point of tangency; (3) Thence  $N76^{\circ}02'55''E$  for a distance of 737.24 feet to a point on the easterly line of the tract of land described in Official Records Book 478, at Page 562 of the Public Records of Monroe County, Florida, said point also being the POINT OF BEGINNING; (4) Thence continue  $N76^{\circ}02'55''E$  for a distance of 694.83 feet to the point of curvature of a circular curve concave to the southeast; (5) Thence northeasterly along the arc of said curve to the Right, having a radius of 1,674.12 feet and a central angle of  $05^{\circ}13'04''$  for an arc length of 152.46 feet to the point of tangency; (6) Thence  $N81^{\circ}15'59''E$  for a distance of 573.38 feet to Point A, said point also being on the westerly line of the tract of land described in Official Records Book 531, at Page 257 of the Public Records of Monroe County, Florida; Thence  $S01^{\circ}35'43''E$ , along said westerly line, for a distance of 5.04 feet to a point on a line that is parallel with and 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard); Thence running 25.00 feet southerly of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard), for the following described three (3) courses; (1) Thence  $S81^{\circ}15'59''W$  for a distance of 572.75 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 1,669.12 feet and a central angle of  $05^{\circ}13'04''$  for an arc length of 152.01 feet to the point of tangency; (3) Thence  $S76^{\circ}02'55''W$  for a distance of 694.83 feet to a point on the easterly line of said tract of land described in Official Records Book 478, at Page 562 of the Public Records of Monroe County, Florida; Thence  $N13^{\circ}57'05''W$ , along said easterly line, for a distance of 5.00 feet to the POINT OF BEGINNING.

Together with:

PARCEL No. 800 Part 3

Commence at the above established Point A, said point being on a line that is parallel with and 20.00 feet South of the southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard) as per Florida Department of Transportation Right-of-Way Map 90003, dated June 23, 2000; said line also being the southerly line of the 20 foot sidewalk as shown on, Portion of Roosevelt Boulevard, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Monroe County, Florida; Thence along said parallel line for the following described four (4) courses; (1) Thence  $N81^{\circ}15'59''E$  for a distance of 75.12 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 3,392.87 feet and a central angle of  $07^{\circ}10'30''$  for an arc length of 424.88 feet to a point on the easterly line of the tract of land described in Official Records Book 531, at Page 257 of the Public Records of Monroe County, Florida, said point also being the POINT OF BEGINNING; (3) Thence continue northeasterly, easterly and southeasterly, along the arc of said curve to the Right, having a radius of 3,392.87 feet and a central angle of  $03^{\circ}52'19''$  for an arc length of 229.28 feet to the point of tangency; (4) Thence  $S87^{\circ}41'12''E$  for a distance of 304.92 feet; Thence  $S02^{\circ}18'48''W$  for a distance of 5.00 feet to a point on a line that is parallel with and 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard); Thence running 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard), for the following described two (2) courses; (1) Thence  $N87^{\circ}41'12''W$  for a distance of 304.92 feet to the point of curvature of a circular curve concave to the southwest; (2) Thence northwesterly, along the arc of said curve to

the Left, having a radius of 3,387.87 feet and a central angle of 03°52'19" for an arc length of 228.94 feet to a point on the easterly line of said tract of land described in Official Records Book 531, at Page 257 of the Public Records of Monroe County, Florida; Thence N01°33'31"W, along said easterly line, for a distance of 5.00 feet to the POINT OF BEGINNING.

The above described 3 Parcels containing a total of 10,423 square feet, more or less.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, together with immunity unto the said Grantee, its successors and assigns from all claims for damage, if any, arising from or growing out of such construction and/or maintenance to the lands, if any, owned by the Grantor, lying adjacent or contiguous to the lands hereinabove described and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

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: \_\_\_\_\_

The City of Key West

Its City Clerk

By: \_\_\_\_\_

Its Mayor

\_\_\_\_\_

Address \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

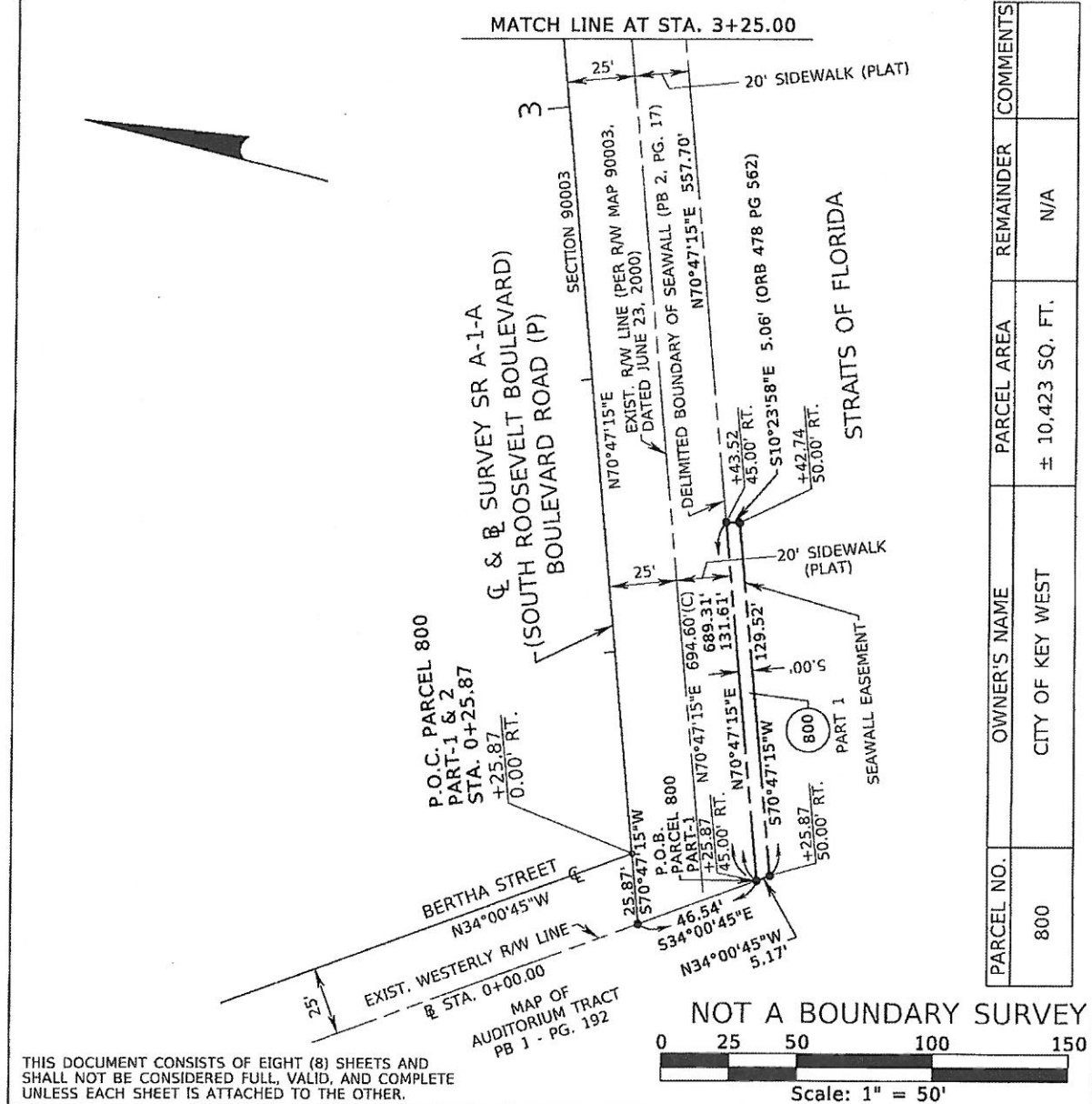
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Mayor, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Signature of person taking acknowledgment)

\_\_\_\_\_  
(Type, print or stamp name under signature)

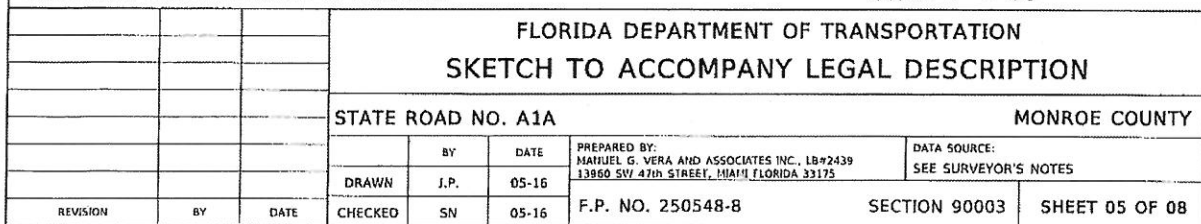
Title or rank and serial number, if any: \_\_\_\_\_

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

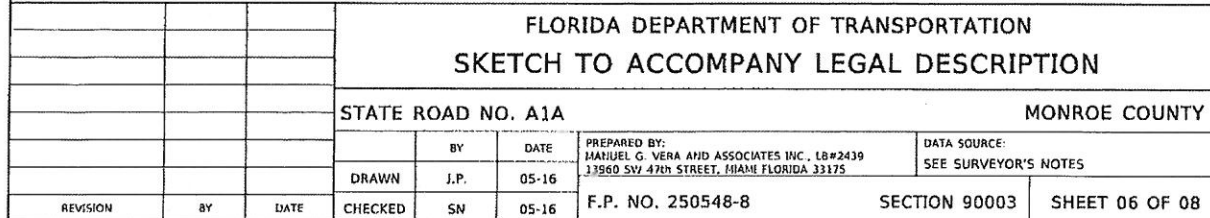


			FLORIDA DEPARTMENT OF TRANSPORTATION				
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION				
			STATE ROAD NO. A1A				MONROE COUNTY
				BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE: SEE SURVEYOR'S NOTES
			DRAWN	J.P.	05-16		
REVISION	BY	DATE	CHECKED	SN	05-16	F.P. NO. 250548-8	SECTION 90003 SHEET 04 OF 08

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



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





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

MATCH LINE AT STA. 38+65.00

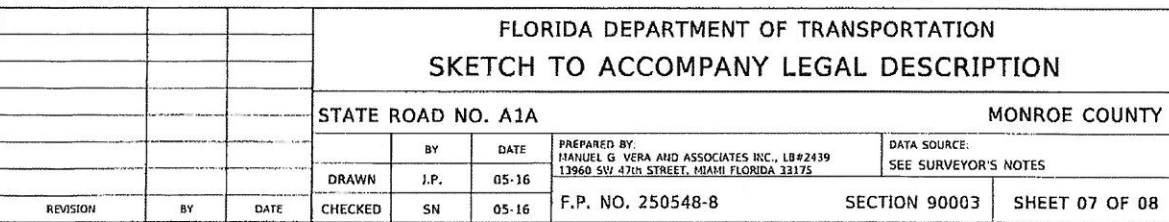
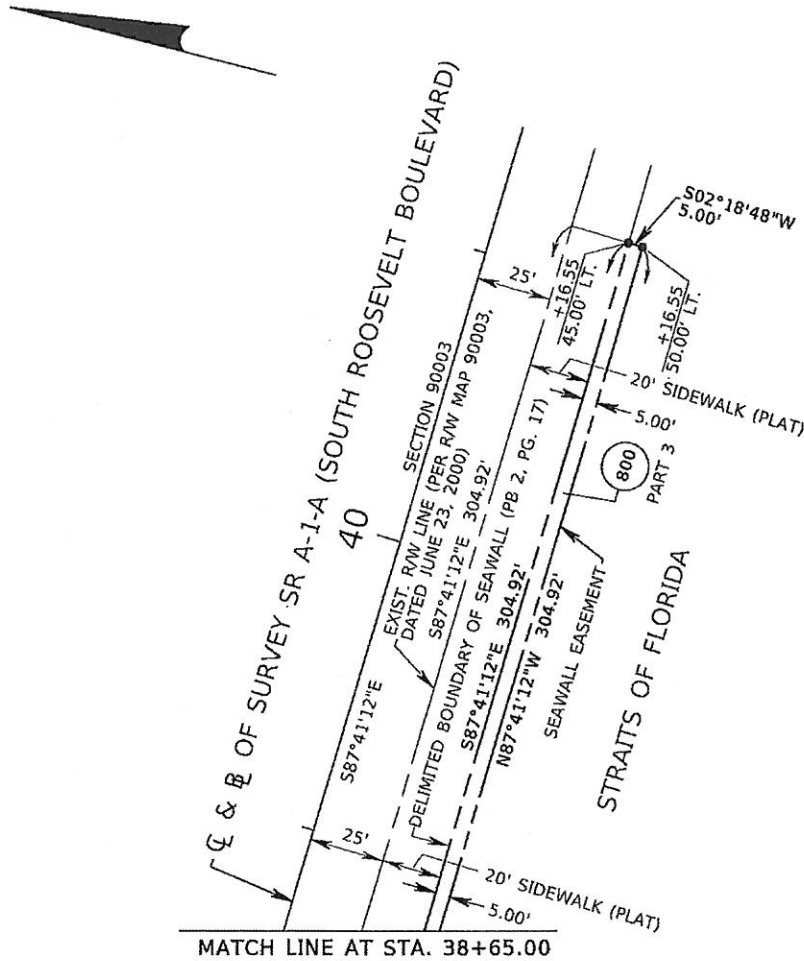
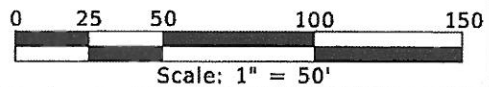


EXHIBIT "A"  
 PARCEL 800 PART 3  
 SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA



**NOT A BOUNDARY SURVEY**

THIS DOCUMENT CONSISTS OF EIGHT (8) 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	DATE	PREPARED BY:	DATA SOURCE:
		J.P.	05-16	MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	SEE SURVEYOR'S NOTES
REVISION	BY	DATE	CHECKED	SN	05-16
				F.P. NO. 250548-8	SECTION 90003 SHEET 08 OF 08