

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
March 12, 2009 - NE

Parcel No. : 135.1R(7-6-2010)
Item/Segment No. : 2505483
Managing District : 6

QUITCLAIM DEED

THIS QUITCLAIM 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 said grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the said grantee forever, all right, title, interest, claim and demand, which the said grantor has in and to said parcel situate in the County of Key West, Florida, viz:

Parcel 135- Promenade Parcel

Fin. No. 2505483

A portion of Lot 17, of Estate of Benj. Albury, according to the Plat thereof as recorded in Plat Book 1, at Page 3, of the Public Records of Monroe County, Florida, together with

A strip of SUBMERGED LANDS PART OF GARRISON BIGHT as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010, being a portion of Township 67 South, Range 25 East, and located in the Island of Key West, Monroe County, Florida, being more particularly described as follows: **Commence** at the most Southwesterly Corner of Lot 17, of said Estate of Benj. Albury, according to the Plat thereof as recorded in Plat Book 1, at Page 3, of the Public Records of Monroe County, Florida, said Point being the Point of intersection of the Existing Northerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on said Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010 and the Easterly Right-of-Way line of Eisenhower Drive, as said Eisenhower Drive is shown on said plat of Estate of Benj. Albury; Thence, along the Northerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, for the following described eight (8) courses; 1) Thence N55°57'52"E, for a distance of 195.66 feet to the **Point of Beginning** of the hereinafter described Parcel; 2) Thence continue N55°57'52"E, for a distance of 177.16 feet to the Point of Curvature of a circular curve concave to the Southeast; 3) Thence Northeasterly, along the arc of said curve to the right, having a radius of 966.25 feet, and a central angle of 18°41'29" for a distance of 315.22 feet to the Point of Tangency; 4) Thence N74°39'21"E for a distance of 222.66 feet; 5) Thence N60°04'53"E for a distance of 51.66 feet; 6) Thence N74°39'21"E for a distance of 100.00 feet; 7) Thence N89°13'48"E for a distance of 51.66 feet; 8) Thence N74°39'21"E for a distance of 195.61 feet to a Point on the Westerly Right-of-Way line of Garrison Bight Causeway, as said Right-of-Way is recorded in Official Records Book 296, at Page 358 and 359 of the Public Records of Monroe County, Florida; Thence N15°20'39"W, departing the previously described Northerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, and along the Westerly Right-of-Way line of said Garrison Bight Causeway, for a distance of 20.00 feet; Thence S 74°39'21"W for a distance of 4.65 feet; Thence S 80°13'36"W for a distance of 2.15 feet; Thence N 09°45'49"W for a distance of 2.00 feet; Thence S 80°14'11" W for a distance of 59.65 feet to a Point 53.00 feet Northwesterly of, as measured at right angles, the Baseline Survey of State Road No. 5, North Roosevelt Boulevard, as shown on said Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010; Thence on a Southwesterly direction, and running parallel with and 53.00 feet Northwesterly of, as measured at right angles, the previously described Baseline, for the following described three (3) courses; 1) Thence S74°39'21"W for a distance of 551.70 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 994.25 feet, and a central angle of 18°43'35" for a distance of 324.96 feet to the Point of Tangency; 3) Thence S55°57'52"W for a distance of 177.74 feet; Thence S35°13'34"E, departing the previously described line, for a distance of 14.00 feet for a distance of 14.00 feet to the **Point of Beginning**,

AND

Beginning at the Point of intersection of the Existing Northerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010 and the Easterly Right-of-Way line of Garrison Bight Causeway, as said Right-of-Way is recorded in Official Records Book 296, at Page 358 and 359 of the Public Records of Monroe County, Florida; Thence along the

Existing Northerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, for the following described nineteen (19) courses; 1) Thence N74°39'21"E for a distance of 998.77 feet; 2) Thence N60°04'53"E for a distance of 51.66 feet; 3) Thence N74°39'21"E for a distance of 100.00 feet; 4) Thence N89°13'48"E for a distance of 51.66 feet; 5) Thence N74°39'21"E for a distance of 60.55 feet; 6) Thence N15°20'39"W for a distance of 2.50 feet; 7) Thence N74°39'21"E for a distance of 5.00 feet to a point of curvature of a circular curve concave to the Northwest; 8) Thence Northeasterly, along the arc of said curve to the left, having a radius of 1062.68 feet and a central angle of 12°56'22" for a distance of 239.99 feet to a point on said curve; 9) Thence N27°53'33"W, along a line radial to the following described curve, for a distance of 4.84 feet to a point on said curve; 10) Thence Northeasterly, along the arc of said curve to the left, having a radius of 595.00 feet and a central angle of 1°54'38" for a distance of 19.84 feet to a point on said curve; 11) Thence S29°48'10"E for a distance of 4.85 feet to a point on a curve concave to the Northwest, said point bears S29°21'44"E from the center of said curve; 12) Thence Northeasterly, along the arc of said curve to the left, having a radius of 1062.68 feet and a central angle of 2°55'12" for a distance of 54.16 feet to a point on said curve; 13) Thence N34°58'08"W, along a line radial to the following described curve, for a distance of 6.33 feet to a point on said curve; 14) Thence Northeasterly, along the arc of said curve to the left, having a radius of 595.00 feet and a central angle of 1°54'04" for a distance of 19.74 feet to a point on said curve; Thence S36°52'12"E for a distance of 7.41 feet to a point on a curve concave to the Northwest, said point bears S33°21'38"E from the center of said curve; 12) Thence Northeasterly, along the arc of said curve to the left, having a radius of 1062.68 feet and a central angle of 8°52'37" for a distance of 164.64 feet to the point of tangency; 17) Thence N47°45'45"E for a distance of 5.00 feet; 18) Thence S42°14'15"E for a distance of 2.50 feet; 19) Thence N47°45'45"E for a distance of 159.78 feet to a point herein after referred to as "Point A"; Thence N42°14'38"W, departing the previously described Northerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, for a distance of 26.00 feet to a Point 51.00 feet Northwesterly of, and parallel with the Baseline Survey of State Road No. 5, North Roosevelt Boulevard, as shown on said Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010; Thence S47°45'45"W, along the previously described line, for a distance of 57.99 feet; Thence S53°00'03"W for a distance of 60.26 feet to a point 56.50 feet Northwesterly of, with the Baseline Survey of State Road No. 5, North Roosevelt Boulevard, as shown on said Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010; Thence on a Southwesterly direction, and running parallel with and 56.50 feet Northwesterly of, as measured at right angles, the previously described Baseline, for the following described three (3) courses; 1) Thence S47°45'45"W for a distance of 154.46 feet to a Point of Curvature of a circular curve concave to the Northwest; 2) Thence Southwesterly, along the arc of said curve to the right, having a radius of 583.50 feet, and a central angle of 26°53'35" for a distance of 273.88 feet to the Point of Tangency; 3) Thence S74°39'21"W for a distance of 1383.29 feet to a point on the Easterly Right-of-Way line of said Garrison Bight Causeway; Thence S35°08'38"E, along the previously described line, for a distance of 33.48 feet to the **Point of Beginning**.

AND

Commence at the above established "Point A"; Thence along the Existing Northerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, for the following described two (2) courses; 1) Thence N47°45'45"E for 585.00 feet to the **Point of Beginning** of the hereinafter described parcel; 2) Thence continue N47°45'45"E for 570.00 feet; Thence N42°13'56"W, departing the previously described Right-of-Way line, for 21.75 feet to a point on a line parallel with and 21.75 feet Northwesterly of, as measured at right angles, the Existing Northerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard; Thence S47°45'45"W, along the previously described line, for 570.00 feet; Thence S42°14'15"E, departing the previously described line, for 21.75 feet to the **Point of Beginning**.

Containing 95,164 sq.ft., more or less.

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee 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: _____