

RESOLUTION NO. 10-136

712-716 EISENHOWER DRIVE EASEMENT

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING AN EASEMENT OF 3,200 SQUARE FEET TO ADDRESS THE ENCROACHMENT OF EXISTING STRUCTURES AND SURROUNDING PROPERTY TO A MULTIPLE-FAMILY RESIDENTIAL STRUCTURE LOCATED AT 712 714 716 EISENHOWER DRIVE (RE#00023300-000000); PROVIDING FEES AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission seeks to preserve and promote affordable housing opportunities for local residents; and

WHEREAS, the property at 712 714 716 Eisenhower Drive currently provides 11 affordable housing units, and granting an easement would encourage the property owner(s) to preserve the affordable housing use for the future; and

WHEREAS, the City Commission has recommended this site to the Monroe County Land Authority, which is reviewing the feasibility of purchasing the property to ensure its ongoing status as affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That an easement of approximately 3,200 square feet for the real property described in the attached specific

purpose survey prepared by Island Surveying, Inc. dated February 16, 2010 is granted subject to the execution of an easement agreement acceptable to the City Attorney, incorporating conditions described in section 2 below.

Section 2: That the following conditions shall apply to the grant of easement: (1) The easement shall terminate upon the replacement of the structure and there shall be no expansion or further encroachments in the easement area. (2) That the City may unilaterally terminate the easement upon a finding of public purpose by vote of the Key West City Commission. (3) That the owner shall pay the yearly fee specified in Code of Ordinances section 2-938, as may be amended from time to time. (4) That the owner shall irrevocably appoint the City Manager as its agent to permit the removal of the encroachment(s) if the yearly fee required by the Code of Ordinances is not paid. (5) That the easement shall terminate upon the failure of the property owner to maintain liability insurance in a minimum amount of one hundred thousand dollars (or such other amount as may legislatively be determined to be the maximum extent of sovereign immunity waiver) naming the City as an additional insured for that portion of real property which is the subject of this easement. (6) That approval of the easement is contingent upon deed-restricted, affordable use of the units on-site. (7) That the City reserves the right to construct an ADA compliant sidewalk and stormwater improvements within the easement

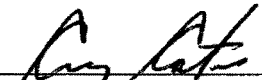
area. (8) That the easement area cannot be used in site size calculations such as lot, yard, and bulk calculations for site development.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 6th day of April, 2010.

Authenticated by the presiding officer and Clerk of the Commission on April 7, 2010.

Filed with the Clerk April 7, 2010.



CRAIG CATES, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

EASEMENT AGREEMENT

THIS AGREEMENT made this 13th day of January 2010, between the City of Key West, Florida (hereinafter Grantor) and Robert T. Feldman, as Personal Representative of the Estate of Robert William Townshend, deceased, owner(s) of property located at 712 714 716 Eisenhower Drive, Key West, FL (hereinafter the Grantee) (RE# 00023300-000000).

RECITALS

Grantee is owner of the property known as 712-716 Eisenhower Drive, Key West, Florida, including part of a structure that encroaches onto the Grantor's right-of-way. Specifically, portions of Grantee's property, including existing porch, roof eaves and steps encroach onto the Grantor's right-of-way: Specifically, those certain portions of the building and wood deck on the Eisenhower Drive a/k/a Salt Pond Road side of the property, as more specifically described and illustrated in the attached specific purpose survey dated February 16, 2010 survey by Island Surveying Inc., and also described as parcels "D" and "E" in a boundary survey dated January 26, 2010 by Island Surveying Inc. (Copies attached hereto). This encroachment impedes marketability of the property.

CONVEYANCE OF EASEMENT

The Grantor hereby agrees to grant and convey to Grantee an

easement for building encroachments, at the property located at 712 714 716 Eisenhower Drive, as more specifically described in the attached survey. The easement shall pertain to the building, accessory structures and surrounding property encroachment(s) herein described, and not to any other encroachment. The grant of this easement is conditioned upon the following: (1) That the easement shall terminate upon the replacement of the structure and there shall be no expansion or further encroachments in the easement area. (2) That the City may unilaterally terminate the easement upon a finding of public purpose by vote of the Key West City Commission. (3) That the owner shall pay the yearly fee specified in Code of Ordinances section 2-938, as may be amended time to time. (4) That the owner shall irrevocably appoint the City Manager as its agent to permit the removal of the encroachment(s) if the yearly fee required by the Code of Ordinances is not paid. (5) That the easement shall terminate upon the failure of the property owner to maintain liability insurance in a minimum amount of one hundred thousand dollars (or such other amount as may legislatively be determined to be the maximum extent of sovereign immunity waiver) naming the City as an additional insured for that portion of real property which is the subject of this easement. (6) That approval of the easement is contingent upon deed-restricted, affordable use of the units on-site. (7) That the City reserves the right to construct an ADA compliant sidewalk and

stormwater improvements within the easement area. (8) That the easement area cannot be used in site size calculations such as lot, yard, and bulk calculations for site development. There shall be no additional construction related to this encroachment.

II. CONSIDERATION

Grantee agrees to pay to Grantor a processing fee in the amount of \$1,000.00, together with all sums and fees for city sewer, city garbage, if unpaid; otherwise to promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance. Grantee further agrees to pay Grantor an annual rental fee for this easement in the total amount of \$400.00, payable annually on the anniversary date of the execution of this Easement Agreement, to the City of Key West. Failure to pay such rental and/or to conform with agreed upon additional conditions shall constitute grounds for the Grantor to terminate the easement.

III. EASEMENT TERMINATION

Grantee agrees that the improvements located on the Easement shall not be enlarged or expanded.

Grantee shall have the right to repair and maintain the improvements in the ordinary course of maintenance.

The easement shall terminate upon the replacement of the structure.

The Grantor herein expressly and irrevocably appoints the City Manager of the City of Key West as its agent to permit the removal of the encroachment in the event the annual rental fee referred to hereinabove is not paid

In the event Grantor determines that retaking this property is necessary for a public purpose by virtue of a vote of the City Commission, then Grantor may unilaterally terminate this easement and reclaim the property without compensation to Grantee.

This easement shall terminate upon the failure of the Grantee or its heirs, successors, or assigns to maintain liability insurance in a minimum amount of one hundred thousand dollars (\$100,000.00), or such other amount as may legislatively be determined to be the maximum extent of sovereign immunity waiver, naming the City of Key West as an additional insured, for that portion of real property which is the subject of this easement agreement.

This easement shall be considered a covenant that runs with the land and shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this easement the date above written.

ATTEST:

CITY OF KEY WEST

Cheryl Smith
CHERYL SMITH, CITY CLERK

J. K. Scholl
JAMES K. SCHOLL, CITY MANAGER

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 13th day of January, 2011 by JAMES K. SCHOLL, City Manager of the City of Key West on behalf of the City who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
Amanda Willett-Ramirez
Commission # DD892648
Expires: MAY 25, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
Notary Public
State of Florida

My commission expires: May 25, 2013

GRANTEE

[Signature]
Robert T. Feldman, as Personal Representative
Of the Estate of Robert William Townshend, deceased

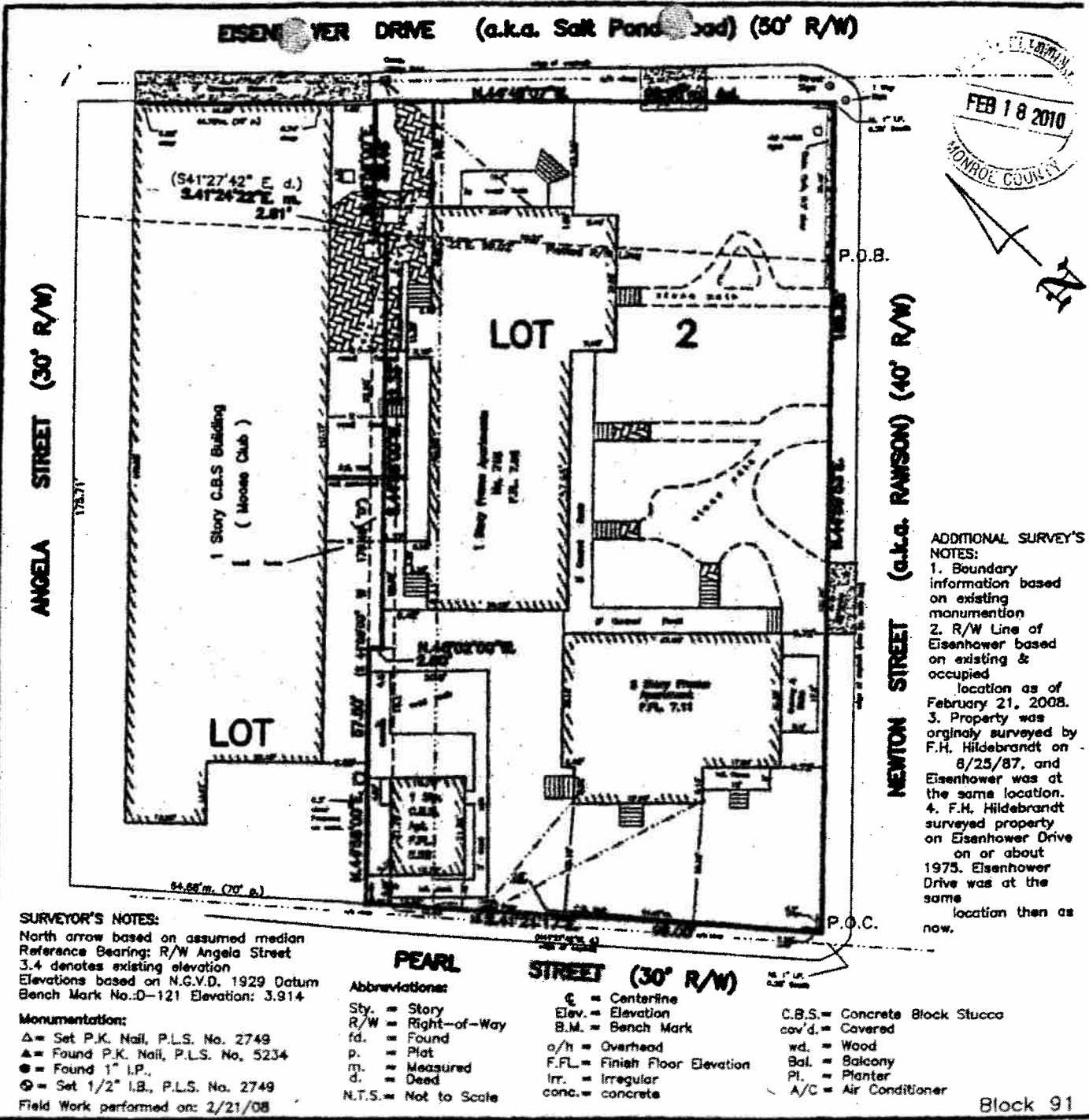
STATE OF Florida)
COUNTY OF Monroe)

The foregoing instrument was acknowledged before me this 13th day of January, 2011, by Robert T. Feldman, as Personal Representative for the Estate of Robert William Townshend, deceased, who is personally known to me or who has produced _____ as identification.

GREGORY OROPEZA
MY COMMISSION # EE 005958
EXPIRES: July 1, 2014
Bonded Thru Notary Public Underwriters

[Signature]
Notary Public
State of Florida

My commission expires: 7/1/2014



Block 91

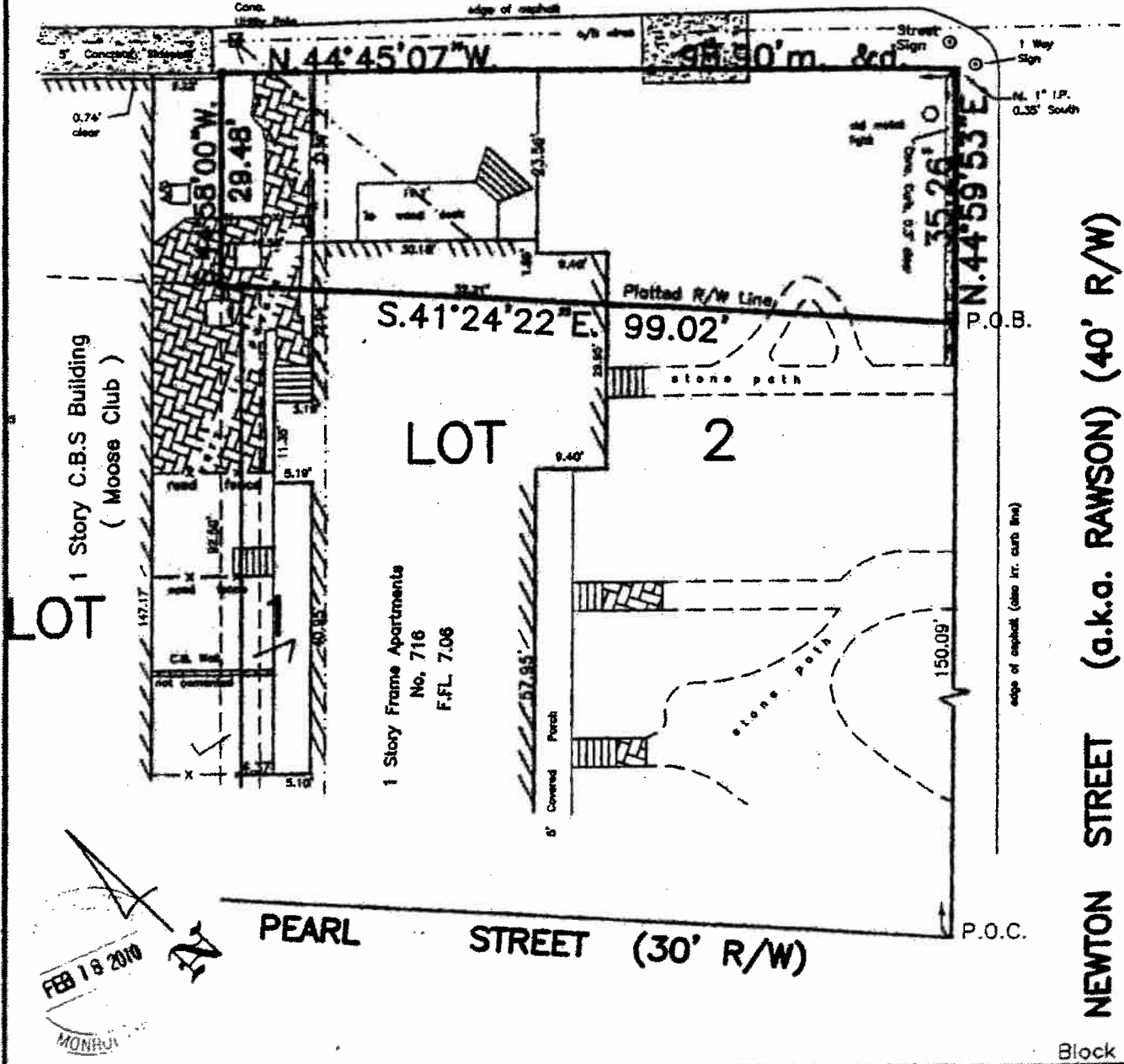
Monroe County Land Authority 716 Eisenhower Drive, Key West, Florida 33040			
Specific Purpose Survey Area between Platted R/W & Existing R/W		Dwn No.: 10-129	
Scale: 1"=30'	Ref. 41-49 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 2/16/10		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
1/datarfd/dwg/keywest/block91			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net

Sheet 1 of 3

EISENHOWER DRIVE (a.k.a. Salt Pond Road) (50' R/W)



NEWTON STREET (a.k.a. RAWSON) (40' R/W)

Block 91

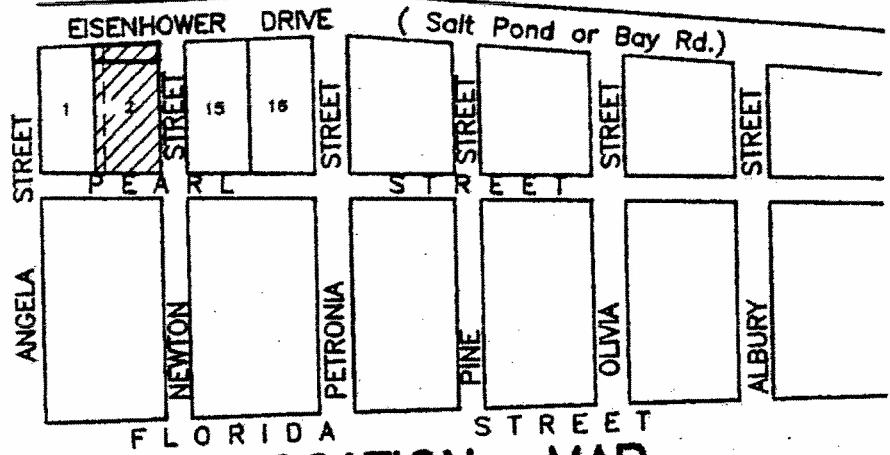
Monroe County Land Authority 716 Eisenhower Drive, Key West, Florida 33040			
Specific Purpose Survey Area between Platted R/W & Existing R/W		Dwn No.: 10-129	
Scale: 1"=20'	Ref. 41-49 file	Flood panel No. 1516 K Flood Zone: AE	Dwn. By: F.H.H. Flood Elev. g'
Date: 2/16/10			
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0468
 Fax: (305) 293-0237
 milder1@bellsouth.net

Sheet 2 of 3

ARRISON BIGHT



LOCATION MAP

Benj. Albury's Sub.
City of Key West

Area between Platted R/W and Existing R/W:
Prepared by undersigned:

A parcel of land on the island of Key West, known as part of Lot 1 & Lot 2, of Square 1, Tract 7, according to Albury's subdivision of part of Tract 7, as recorded in Deed Book 7, Page 239, in the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCE at the intersection of the Northeastery Right of Way Line of Pearl Street and the Northwestery Right of Way Line of Newton Street; thence N 44°59'53" E along the said Northwestery Right-of-Way Line of Newton Street for 150.09 feet to the platted Right-of-Way Line of Eisenhower Drive and the Point of Beginning; thence continue N 44°59'53" E along the said Northwestery Right-of-Way Line of Newton Street for 35.26 feet to the Southwestery Right-of-Way line of Eisenhower Drive as existing and constructed; thence N 44°45'07" W along the said Southwestery Right-of-Way Line of Eisenhower Drive as existing and constructed for 98.00 feet; thence S 44°58'00" W for 29.48 feet to the platted Right-of-Way Line of Eisenhower Drive; thence N 41°24'22" E along the said platted Right-of-Way line of Eisenhower Drive for 99.02 feet to the said Northwestery right-of-Way line of Newton Street and the Point of Beginning.
Containing 3200.21 square feet, more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Specific Purpose Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

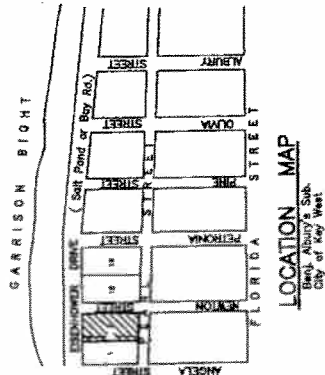
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE Block 91

Monroe County Land Authority 716 Eisenhower Drive, Key West, Florida 33040			
Specific Purpose Survey Area between Platted R/W & Existing R/W		Dwn No.: 10-129	
Scale: 1"=20'	Ref. 41-49 file	Flood panel No. 1516 K	Own. By: F.H.H.
Date: 2/16/10		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

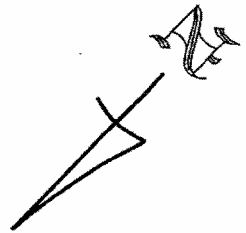
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net

Doc# 1822961
 BK# 2503 P## 895

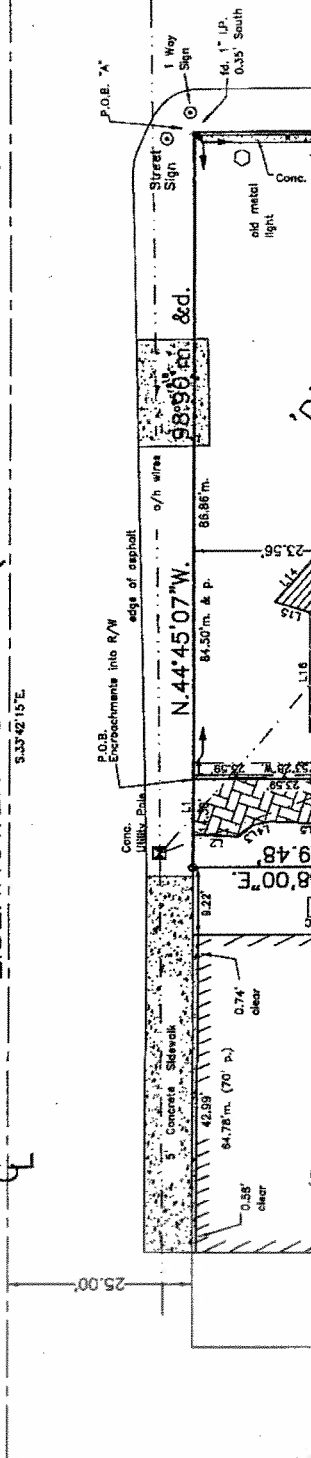


LINE TABLE

Line	Bearing	Distance
L1	N44°45'07"W	7.90'
L2	S47°40'32"W	6.01'
L3	S23°05'35"W	2.24'
L4	S45°03'45"W	6.98'
L5	N44°45'07"W	6.71'
L6	N25°11'03"E	7.13'
L7	N44°45'07"W	9.40'
L8	N44°45'07"W	8.28'
L9	N44°45'07"W	8.30'
L10	N44°45'07"W	8.30'
L11	N45°11'03"E	4.98'
L12	N44°45'07"W	4.98'
L13	S23°05'35"W	4.98'
L14	S47°40'32"W	4.98'
L15	N44°45'07"W	18.00'
L16	N44°45'07"W	8.40'



EISENHOWER DRIVE (a.k.a. Salt Pond Road)



ANGELA STREET

N.55°56'32"E.

15.00'

175.71'

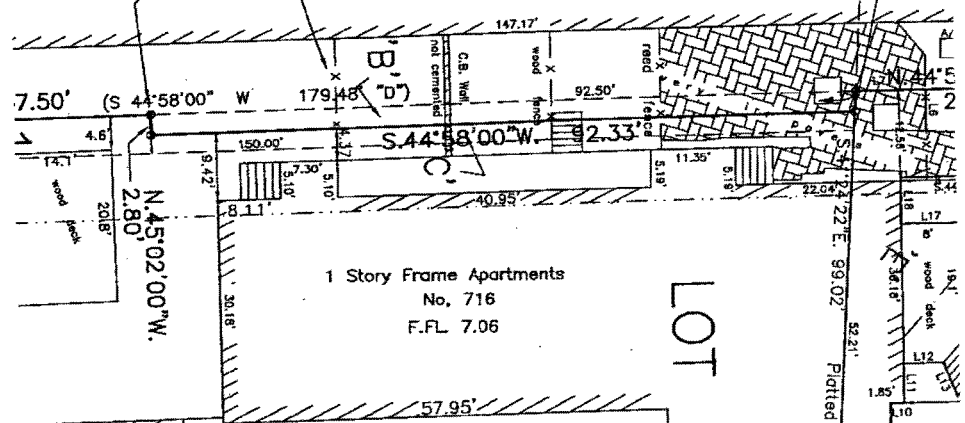
160.88'

Doc# 1822961
BK# 2503 P# 896

(S41°27'42" E, d.)
S.41°24'22" E, m.
2.81'

1 Story C.B.S Building
(Moose Club)

LOT



1 Story Frame Apartments
No. 716
F.F.L. 7.06

LOT

2 Story Frame
Apartment
F.F.L. 7.11

Balcony &
Stairs
17.2'

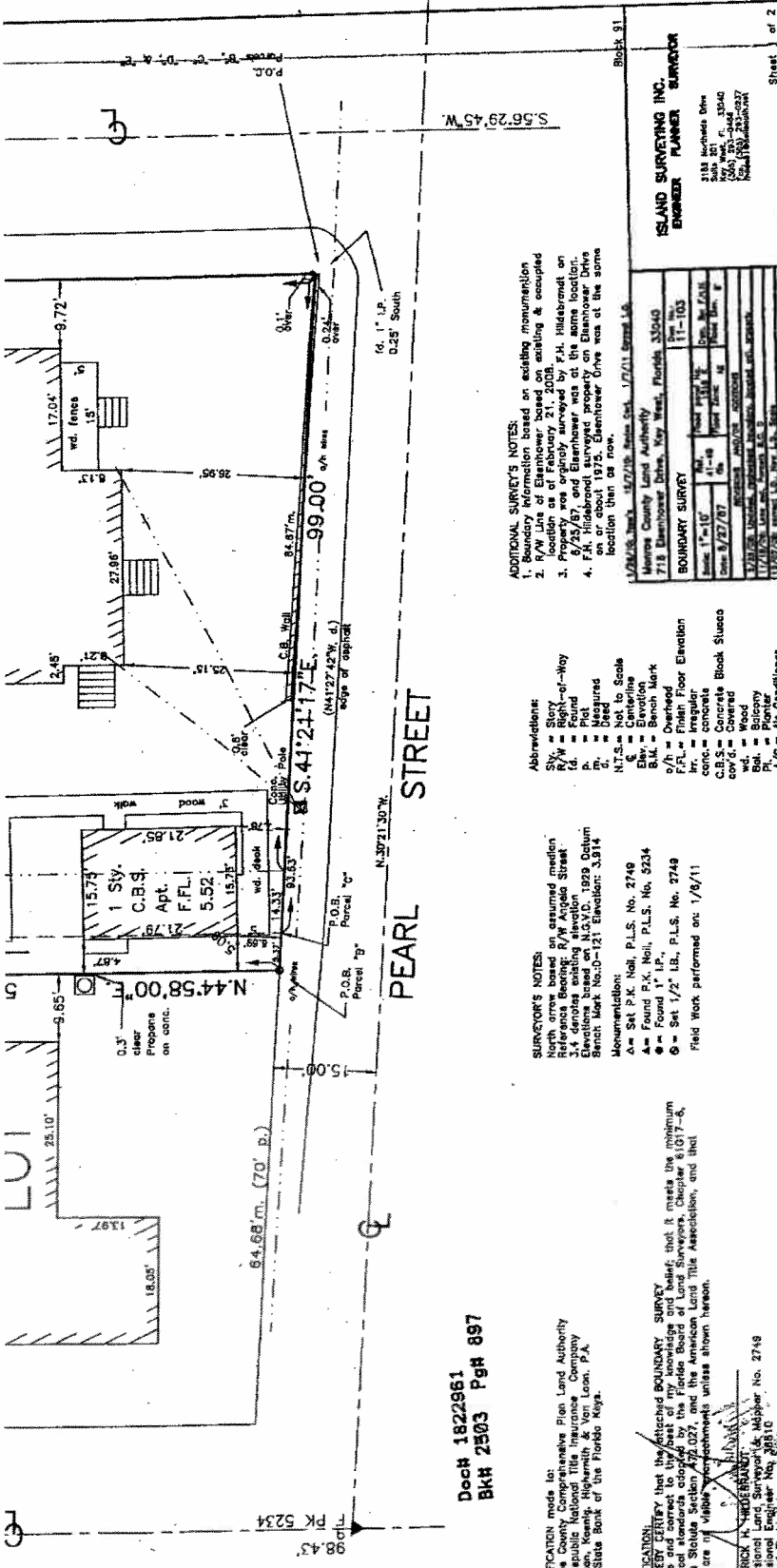
N.44°59'53"E.

185.35'

edge of asphalt (also lrr. curb line)

S.58°01'05"W.

NEWTON STREET (a.k.a. RAWSON)



Doc# 1822961
BKH 2503 P&H 897

CERTIFICATION made to:
Majora County Comprehensive Plan Land Authority
Old Republic National Title Insurance Company
First State Bank of the Florida Keys

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statutes Section 402.021, and the American Land Title Association, and that there are no violations of any applicable laws or ordinances which would affect the same.

FREDERICK H. HEDERBRANT
Professional Land Surveyor & Mapper No. 2749
State of Florida
My Commission Expires 12/31/2010

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

ADDITIONAL SURVEY'S NOTES:
1. Boundary information based on existing information.
2. Location as of February 21, 2008.
3. Property was originally surveyed by F.H. Hildebrandt on 6/25/87, and Eisenhower was at the same location.
4. F.H. Hildebrandt's survey was on a portion of the same location then as now.

1/2" B.M. bench - 1472/10, same set, 1/27/11, Grant, La.

Majora County Land Authority
718 Darnborough Drive, Key West, Florida, 33540

BOUNDARY SURVEY
Date: 3/27/07
Scale: 1"=10'

3188 Inshore Drive
Suite 201
Key West, FL 33540
Tel: 305-243-2400
Fax: 305-243-2400

ABBREVIATIONS:

- Sx/y = Story
- R/W = Right-of-Way
- Id. = Found
- Ph. = Measured
- 2. = Dead
- N.T.S. = Not to Scale
- 6" = 6" Iron Pipe
- Elv. = Elevation
- B.M. = Bench Mark
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- cov./c. = Covered
- wd. = Wood
- Bal. = Balcony
- A/C = Air Conditioner

SURVEYOR'S NOTES:

- North arrow based on assumed meridian
- Reference Bearing: R/W Angelo Street
- 3,4 denotes existing elevation
- Bench Mark No. 0-121, Elevation: 3.911
- Monumentation:
6" - 6" Iron Pipe, P.L.S. No. 2749
4" - 4" Iron Pipe, P.L.S. No. 5234
4" - 4" Iron Pipe, P.L.S. No. 2749
6" - 6" Set 1/2" I.B., P.L.S. No. 2749
- Field Work performed on: 1/8/11

Doc# 1822961
Bk# 2503 Pg# 898

LEGAL DESCRIPTION"

Parcel "A": (Entire Parcel):

All of Lot 2 and Part of Lot 1 of Square 1 of Tract 7, all according to Albury's Subdivision of part of Tract 7, according to the Plat thereof, recorded in Deed Book "1", page 389, in the Public Records of Monroe County, Florida, and being more particularly described as follows:

BEGINNING at The Southwesterly Right of Way Line of Eisenhower Drive as existing and constructed and the Northwesterly Right of Way Line of Newton Street; thence N. 44° 45' 07" W along the said Southwesterly Right of Way Line of Eisenhower Drive for 98.90 feet; thence S 44° 58' 00" W (Southwest) for 179.48 feet to the Northwesterly (Northwesterly) Right of Way Line of Pearl Street; thence S 41° 21' 17" E along the said Northwesterly Right of Way Line of Pearl Street for 99.00 feet to the said Northwesterly Right of Way Line of Newton Street; thence N 44° 58' 53" E along the said Northwesterly Right of Way Line of Newton Street for 185.35 feet to the said Southwesterly Right of Way Line of Eisenhower Drive and the Point of Beginning. Containing 18,040.84 Square Feet, more or less.

LESS

Parcel "B"

A parcel of land on the island of Key West, known as part of Lot 1 of Square 1, Tract 7, according to Albury's subdivision of part of Tract 7, as recorded in Deed Book "1", Page 389, in the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCE at the intersection of the Northeastly right of way line of Pearl Street and the Northwesterly right of way line of Newton Street and run thence N 41° 27' 42" W along the Northeastly right of way line of the said Pearl Street for a distance of 99.00 feet to the Northwesterly corner of lands described in Official Record Book 1045, at Page 2485, as recorded in the Public Records of Monroe County, Florida; thence N 44° 58' 00" E and along the Northwesterly boundary line of the said lands described in Official Record Book 1045, at Page 2485 for a distance of 57.50 feet to the Point of Beginning; thence continue N 44° 58' 00" E and along the Northwesterly boundary line of the said lands as described in Official record Book 1045, at Page 2485 for a distance of 92.50 feet to the Southwesterly right of way line of Salt Pond Road as platted and shown in the said diagram as recorded in Deed Book "1", Page 389; thence S 41° 27' 42" E along the Southwesterly right of way line of Salt Pond Road as platted and shown in the said diagram for a distance of 2.80 feet; thence S 44° 58' 00" W for a distance of 92.33 feet; thence N 45° 02' 00" W for a distance of 2.80 feet back to the Point of Beginning.

Parcel "C": (Area to be given to 716 Eisenhower):

A parcel of land on the island of Key West, known as part of Lot 1 of Square 1, Tract 7, according to Albury's subdivision of part of Tract 7, as recorded in Deed Book "I", Page 389, in the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCE at the intersection of the Northeastly right of way line of Pearl Street and the Northwestly right of way line of Newton Street and run thence N 41°27'42" W along the Northeastly right of way line of the said Pearl Street for a distance of 93.63 feet to the Southwestly corner of lands described in Official Record Book 379, at Page 728, as recorded in the Public Records of Monroe County, Florida, said point also being the Point of Beginning; thence continue N 41°27'42" W along the Northeastly right of way line of said Pearl Street for a distance of 5.37 feet to the Northwestly corner of lands described in Official Record Book 1045, at Page 2485, of the said Public Records; thence N 44°58'00" E and along the Northwestly boundary line of the said lands described in Official Record Book 1045, at Page 2485 for a distance of 57.50 feet; thence S 45°02'00" E for a distance of 2.80 feet; thence N 44°58'00" E for a distance of 92.33 feet to the Southwestly right of way line of Salt Pond Road as plotted and shown in the said diagram as recorded in Deed Book "I", Page 389; thence N 41°27'42" W along the Southwestly right of way line of said Salt Pond Road as plotted and shown in the said diagram, for a distance of 2.81 feet to the Southwestly corner of the said lands described in Official Record Book 379, at Page 728; thence S 44°56'50" W and along the said Southwestly boundary line of said lands described in Official record Book 379, at Page 728 for a distance of 150.00 feet back to the Point of Beginning.

Doc# 1822961
BKA 2503 Pgh 899

Parcel "D": (Area between Platted R/W and Existing R/W):

Prepared by undersigned:

A parcel of land on the island of Key West, known as part of Lot 1 & Lot 2, of Square 1, Tract 7, according to Albury's subdivision of part of Tract 7, as recorded in Deed Book "I", Page 239, in the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCE at the intersection of the Northeastly Right of Way Line of Pearl Street and the Northwestly Right of Way Line of Newton Street; thence N 44°59'53" E along the said Northwestly Right-of-Way Line of Newton Street for 150.09 feet to the platted Right-of-Way Line of Eisenhower Drive and the Point of Beginning; thence continue N 44°59'53" E along the said Northwestly Right-of-Way Line of Newton Street for 35.26 feet to the Southwestly Right-of-Way line of Eisenhower Drive as existing and constructed; thence N 44°45'07" W along the said Southwestly Right-of-Way Line of Eisenhower Drive as existing and constructed for 98.90 feet; thence S 44°58'00" W for 29.48 feet to the platted Right-of-Way Line of Eisenhower Drive; thence N 41°24'22" E along the said platted Right-of-Way line of Eisenhower Drive for 99.02 feet to the said Northwestly right-of-Way line of Newton Street and the Point of Beginning.
Containing 3200.21 square feet, more or less.

Parcel "E"; (Area of encroachment between Platted R/W and Existing R/W);

Prepared by undersigned:

A parcel of land on the island of Key West, known as part of Lot 1 & Lot 2, of Square 1, Tract 7, according to Albury's subdivision of part of Tract 7, as recorded in Deed Book "I", Page 239, in the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

COMMENCE at the intersection of the Northeastly Right-of-Way Line of Pearl Street and the Northwesterly Right-of-Way Line of Newton Street; thence N.44°59'53"E., along the said Northwesterly Right-of-Way Line of Newton Street a distance of 185.35 feet to the Southwestly Right-of-Way line of Eisenhower Drive as existing and constructed; thence N.44°45'07"W., along the said Southwestly Right-of-Way Line of Eisenhower Drive a distance of 86.86 feet to the Point of Beginning; thence N.44°45'07"W., and continuing along the said Southwestly Right-of-Way Line of Eisenhower Drive a distance of 7.60 feet to the edge of a brick patio; thence meander a brick patio; thence S.47°40'32"W., a distance of 6.01 feet; thence S.04°06'05"W., a distance of 2.35 feet; thence S.32°06'23"W., a distance of 2.51 feet; thence S.48°03'45"W., a distance of 9.90 feet; thence N.44°51'41"W., a distance of 5.71 feet; thence S.44°58'00"W., a distance of 9.37 feet to the platted Right-of-Way Line of Eisenhower Drive; thence S.41°24'22"E., along the said platted Right-of-Way Line of Eisenhower Drive, and thru a building a distance of 52.21 feet; thence continue meandering a frame building, stairs and a porch; thence N.45°11'10"E., a distance of 7.13 feet; thence N.44°48'50"W., a distance of 9.40 feet; thence N.45°11'10"E., a distance of 1.85 feet; thence N.44°48'50"W., a distance of 5.28 feet; thence N.45°11'10"E., a distance of 5.30 feet; thence S.66°49'20"E., a distance of 4.99 feet; thence N.02°21'35"W., a distance of 8.30 feet; thence S.62°06'10"W., a distance of 4.99 feet; thence N.44°48'50"W., a distance of 16.05 feet; thence S.45°11'10"W., a distance of 8.00 feet; thence N.44°49'50"W., a distance of 8.40 feet; thence N.44°53'28"E., a distance of 23.59 feet to the said Southwestly Right-of-Way Line of Eisenhower Drive as existing and constructed and the Point of Beginning.

Parcel contains 721.66 square feet, more or less.

Doc# 1822961
Bk# 2503 Pg# 900

3200.21
+ 721.66

1/28/16 Type: 167/16 Made: Oct. 17/11, Const. L.S. Block 81

Monroe County Land Authority		33040	
718 Seaharbor Drive, Key West, Florida		33040	
BOUNDARY SURVEY			
Scale: 1"=10'	Plan: 11-103	Field Book: 11-103	Field Book: 11-103
Date: 8/27/87	Field Book: 11-103	Field Book: 11-103	Field Book: 11-103
APPROVED AND CORRECTED			
1/28/16 11:10 AM 1/28/16 11:10 AM 1/28/16 11:10 AM 1/28/16 11:10 AM			
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MONROE COUNTY
OFFICIAL RECORDS

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