

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
September 19, 2016 – DD

Parcel No. : 169.1R(01-23-2017)
Item/Segment No. : 250548-7
Managing District : 6

QUITCLAIM DEED

THIS QUITCLAIM DEED, Made this ____day of _____ 20 ____, by **THE CITY OF KEY WEST**, 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 said Grantor has in and to the hereinafter described parcel of land, situate in the County of Monroe Florida, viz:

PARCEL 169

F.P. No. 250548-7

A strip of land formerly part of GARRISON BIGHT as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, in Section 90010, being a portion of Sections 33 and 34, Township 67 South, Range 25 East, and located in the Island of Key West, Monroe County, Florida, being more particularly described as follows:

Parcel 169 Part One

Commence at the intersection of the centerlines of First Street and State Road No. 5, North Roosevelt Boulevard, as shown on Sunshine Subdivision Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, at Page 169, of the Public Records of Monroe County, Florida and as shown on said Florida Department of Transportation Right-of-Way map for State Road No.5, in Section 90010; thence S74°39'21"W, along the centerline of said State Road No.5, North Roosevelt Boulevard for a distance of 65.50 feet; thence N15°20'39"W for a distance of 25.00 feet to a point on the Existing Northerly Right-of-Way line of said State Road No.5, North Roosevelt Boulevard said point also being the Point of Beginning of the hereinafter described parcel; thence S74°39'21"W, along the Existing Northerly Right-of-Way line of said State Road No.5, North Roosevelt Boulevard, for a distance of 163.49 feet; thence N15°20'39"W for a distance of 20.61 feet; thence N74°39'21"E, parallel to and 20.61 feet Northerly of, as measured at right angles, the Existing Northerly Right-of-Way line of said State Road No.5, North Roosevelt Boulevard, for a distance of 149.82 feet to the point of curvature of a circular curve concave to the Northwest; thence Northeasterly, Northerly and Northwesterly, along the arc of said curve to the Left, having a radius of 28.50 feet and a central angle of 112°31'01" for a distance of 55.97 feet to a point on said curve; thence N51°44'41"E for a distance of 6.66 feet; thence S38°15'19"E for a distance of 22.73 feet to the point of curvature of a circular curve concave to the Northwest; thence Southeasterly, Southerly and Southwesterly, along the arc of said curve to the Right, having a radius of 30.00 feet and a central angle of 112°54'39" for a distance of 59.12 feet to the Point of Beginning;

Containing 4,461 Square Feet more or less;

And

Parcel 169 Part Two

Commence at the point of intersection of the centerlines of Dredgers Key Road and State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, in Section 90010; thence N54°33'53"E along the centerline of State Road No. 5, North Roosevelt Boulevard, for a distance of 7.87 feet to the point of curvature of a circular curve concave to the Southeast; thence Northeasterly, along the centerline of said State Road No.5, North Roosevelt Boulevard and along the arc of said curve to the Right, having a radius of 5,373.39 feet and a central angle of 04°27'01" for a distance of 417.37 feet to a point on said curve, said point bears N30°59'06"W from the center of said curve; thence N41°51'07"W for a distance of 25.45 feet to the Point of Beginning of the hereinafter described parcel; thence continue N41°51'07"W for a distance of 29.16 feet to a point on a circular curve concave to the Southeast, and said point bears N31°21'35"W from the center of said curve; Thence northeasterly, along the arc of said curve to the Right having a radius of 5904.59 feet, and a central angle of 01°15'10" for a distance of 129.10 feet to the Point of Tangency; Thence N59°53'35"E for a distance of 1903.42 feet to the point of curvature of a circular curve concave to the Southeast; Thence northeasterly, along the arc of said curve to the Right, having a radius of 1224.68 feet, and a central angle of 26°30'05" for a distance of 566.46 feet to the Point of Tangency; Thence N86°23'40"E for a distance of 1827.27 feet to the Point of Curvature of a circular curve concave to the Southwest; Thence northeasterly, easterly and southeasterly, along the arc of said curve to the Right, having a radius of 1052.24 feet, and a central angle of 30°26'05" for a distance of 558.94 feet to the Point of Tangency; Thence S63°10'15"E for a distance of 238.58 feet to the Point of Curvature of a circular curve concave to the Southwest; Thence southeasterly, along the arc of said curve to the Right, having a radius of 921.93 feet, and a central angle of 02°04'52" for a distance of 33.49 feet to a point on said curve; Thence S28°54'38"W, along a line radial to the previously described curve, for a distance of 28.66 feet to a point on said Existing Northwesterly 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; Thence along said Existing Northwesterly 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 for the following described fourteen (14) courses; 1) Thence N63°10'15"W for a distance of 43.16 feet; 2) Thence N48°35'47"W for a distance of 51.66 feet; 3) Thence N63°10'15"W for a distance of 100.00 feet; 4) Thence N77°44'42"W for a distance of 51.66 feet; 5) Thence N63°10'15"W for a distance of 27.87 feet to the Point of Curvature of a circular curve concave to the Southwest; 6) Thence northwesterly, westerly and southwesterly, along the arc of said curve to the Left, having a radius of 1022.99 feet, and a central angle of 30°26'05" for a distance of 543.40 feet to the Point of Tangency; 7) Thence S86°23'40"W for a distance of 390.76 feet; 8) Thence N79°01'53"W for a distance of 51.66 feet; 9) Thence S86°23'40"W for a distance of 100.00 feet; 10) Thence S71°49'16"W for a distance of 51.66 feet; 11) Thence S86°23'40"W for a distance of 1236.51 feet to the Point of Curvature of a circular curve concave to the Southeast; 12) Thence southwesterly, along the arc of said curve to the Left, having a radius of 1195.43 feet, and a central angle of 26°30'05" for a distance of 552.93 feet to the Point of Tangency; 13) Thence S59°53'35"W for a distance of 1939.07 feet to the Point of Curvature of a circular curve concave to the Southeast; 14) Thence southwesterly, along the arc of said curve to the Left, having a radius of 5398.39 feet, and a central angle of 00°55'43" for a distance of 87.50 feet to the Point of Beginning;

Containing 3.428 Acres more or less;
and a combine total of 3.530 Acres more or less.

AS SHOWN ON EXHIBIT "A", ATTACHED HERETO AND TO BE MADE A PART HEREOF

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: _____

The City of Key West

Its City Clerk

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"

SURVEYOR'S NOTES

- Bearings and coordinates are relative to the State Plane Coordinate System, Florida East Zone (901), Transverse Mercator Projection, North American Datum 1983 (NAD83), 1990 adjustment.
- A bearing of N59°53'35"E has being established along the Baseline of Survey of State Road 5 (North Roosevelt Boulevard).
- 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.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 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.
- All stations and offsets refer to the Baseline of Survey of State Raod 5 (North Roosevelt Boulevard).

LEGEND:

Δ	- DELTA	(P)	- PLAT
L	- ARC LENGTH	PB	- PLAT BOOK
⊖	- BASE LINE	PG	- PAGE
F.P. NO.	- FINANCIAL PROJECT NUMBER	R	- RADIUS
STA.	- STATION	RT	- RIGHT
ORB	- OFFICIAL RECORD BOOK	No.	- NUMBER
SEC.	- SECTION	SQ. FT.	- SQUARE FEET
TWP.	- TOWNSHIP	R/W	- RIGHT OF WAY
RGE.	- RANGE	FP&L	- FLORIDA POWER & LIGHT COMPANY
EXIST.	- EXISTING	↓	- SPRING LINE
P.O.B.	- POINT OF BEGINNING	Ⓢ	- PARCEL NUMBER
P.O.C.	- POINT OF COMMENCEMENT		
LB.	- LICENSED BUSINESS		
(AH)	- AHEAD		
(BK)	- BACK		
PC	- POINT OF CURVATURE		
CL	- CENTERLINE		
STA	- STATION		
C.B.	- CHORD BEARING		
LT.	- LEFT		
T	- TANGENT		

Manuel G. Vera, Jr. JANUARY 18, 2017

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

THIS DOCUMENT CONSISTS OF EIGHTEEN (18) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

THIS IS NOT A BOUNDARY SURVEY

FLORIDA DEPARTMENT OF TRANSPORTATION			
SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)			MONROE COUNTY
	RY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175
	DRAWN	JP	DATE 01-17
	CHECKED	SN	DATE 01-17
REVISION	BY	DATE	<div style="display: flex; justify-content: space-between;"> F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 01 OF 18 </div>

EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 169

A strip of land formerly part of GARRISON BIGHT as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, in Section 90010, being a portion of Sections 33 and 34, Township 67 South, Range 25 East, and located in the Island of Key West, Monroe County, Florida, being more particularly described as follows:

Parcel 169 Part One

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Containing 4,461 Square Feet more or less;

And

Parcel 169 Part Two

Commence at the point of intersection of the centerlines of Dredgers Key Road and State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, in Section 90010; thence N54°33'53"E along the centerline of State Road No. 5, North Roosevelt Boulevard, for a distance of 7.87 feet to the point of curvature of a circular curve concave to the Southeast; thence Northeasterly, along the centerline of said State Road No.5, North Roosevelt Boulevard and along the arc of said curve to the Right, having a radius of 5,373.39 feet and a central angle of 04°27'01" for a distance of 417.37 feet to a point on said curve, said point bears N30°59'06"W from the center of said curve; thence N41°51'07"W for a distance of 25.45 feet to the Point of Beginning of the hereinafter described parcel; thence continue N41°51'07"W for a distance of 29.16 feet to a point on a circular curve concave to the Southeast, and said point bears N31°21'35"W from the center of said curve; Thence northeasterly, along the arc of said curve to the Right having a radius of 5,904.59 feet, and a central angle of 01°15'10" for a distance of 129.10 feet to the Point of Tangency; Thence N59°53'35"E for a distance of 1,903.42 feet to the point of curvature of a circular curve concave to the Southeast; Thence northeasterly, along the arc of said curve to the Right, having a radius of 1,224.68 feet, and a central angle of 26°30'05" for a distance of 566.46 feet to the Point of Tangency; Thence N86°23'40"E for a distance of 1,827.27 feet to the Point of Curvature of a circular curve concave to the Southwest; Thence northeasterly, easterly and southeasterly, along the arc of said curve to the Right, having a radius of 1,052.24 feet, and a central angle of 30°26'05" for a distance of 558.94 feet to the Point of Tangency; Thence S63°10'15"E for a distance of 238.58 feet to the Point of Curvature of a circular curve concave to the Southwest; Thence southeasterly, along the arc of said curve to the Right, having a radius of 921.93 feet, and a central angle of 02°04'52" for a distance of 33.49 feet to a point on said curve; Thence S28°54'38"W, along a line radial to the previously described curve, for a distance of 28.66 feet to a point on said Existing Northwesterly 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; Thence along said Existing Northwesterly 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 for the following described fourteen (14) courses; 1) Thence N63°10'15"W for a distance of 43.16 feet; 2) Thence N48°35'47"W for a distance of 51.66 feet; 3) Thence N63°10'15"W for a distance of 100.00 feet; 4) Thence N77°44'42"W for a distance of 51.66 feet; 5) Thence N63°10'15"W for a distance of 27.87 feet to the Point of Curvature of a circular curve concave to the Southwest; 6) Thence northwesterly, westerly and southwesterly, along the arc of said curve to the Left, having a radius of 1,022.99 feet, and a central angle of 30°26'05" for a distance of 543.40 feet to the Point of Tangency; 7) Thence S86°23'40"W for a distance of 390.76 feet; 8) Thence N79°01'53"W for a distance of 51.66 feet; 9) Thence S86°23'40"W for a distance of 100.00 feet; 10) Thence S71°49'16"W for a distance of 51.66 feet; 11) Thence S86°23'40"W for a distance of 1,236.51 feet to the Point of Curvature of a circular curve concave to the Southeast; 12) Thence southwesterly, along the arc of said curve to the Left, having a radius of 1,195.43 feet, and a central angle of 26°30'05" for a distance of 552.93 feet to the Point of Tangency; 13) Thence S59°53'35"W for a distance of 1,939.07 feet to the Point of Curvature of a circular curve concave to the Southeast; 14) Thence southwesterly, along the arc of said curve to the Left, having a radius of 5,398.39 feet, and a central angle of 00°55'43" for a distance of 87.50 feet to the Point of Beginning;

Containing 3.428 Acres more or less;

THIS DOCUMENT CONSISTS OF EIGHTEEN (18) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

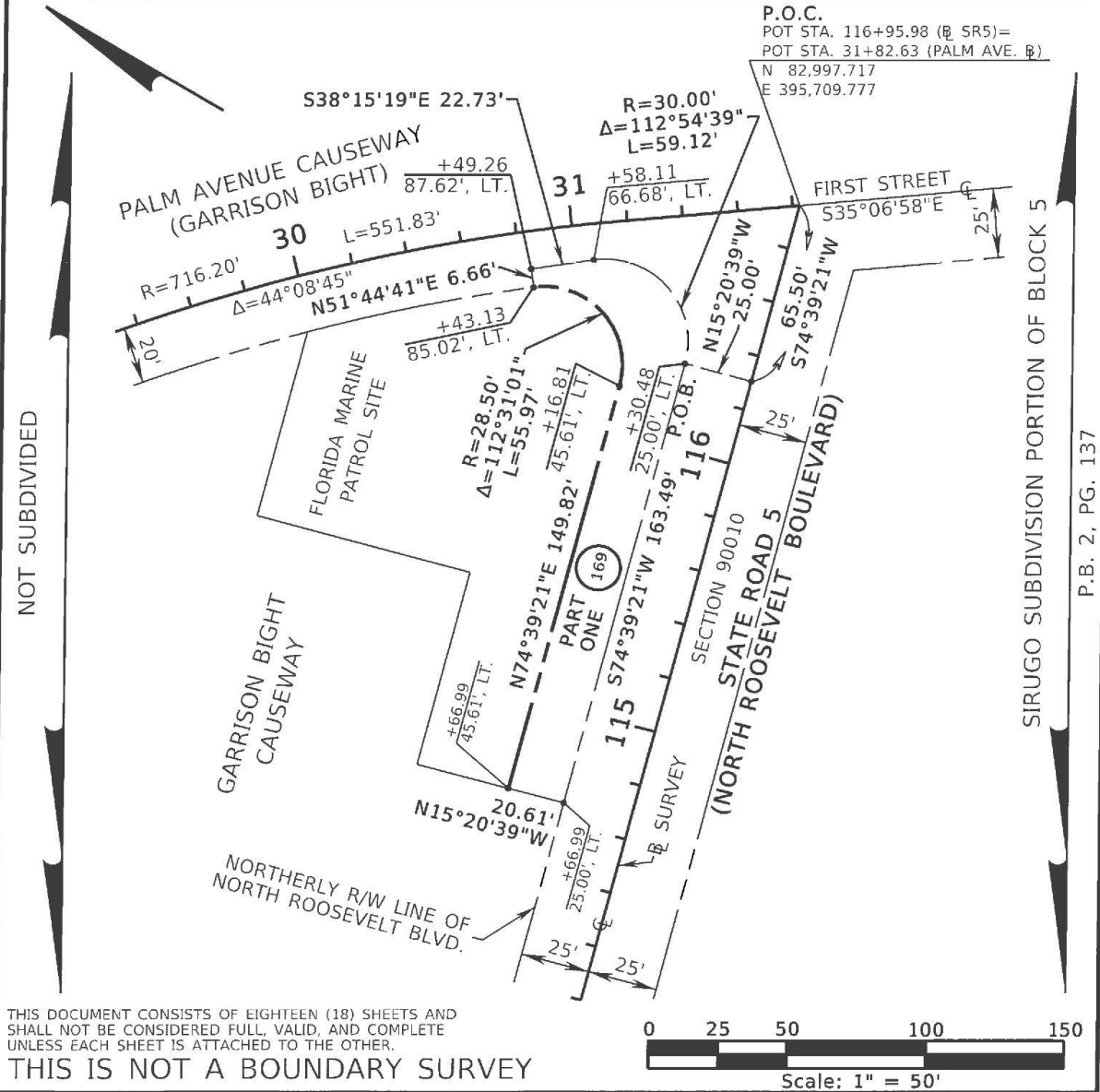
and a combine total of 3.530 Acres more or less.

THIS IS NOT A BOUNDARY SURVEY

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
		STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)	MONROE COUNTY
		BY	DATE
		DRAWN	JP 01-17
		CHECKED	SN 01-17
REVISION	BY	DATE	F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 02 OF 18

EXHIBIT "A" PARCEL 169 (PART ONE)
SECTION 5, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
169 (PART ONE)	CITY OF KEY WEST	± 4,461 SQ. FT.	N/A	

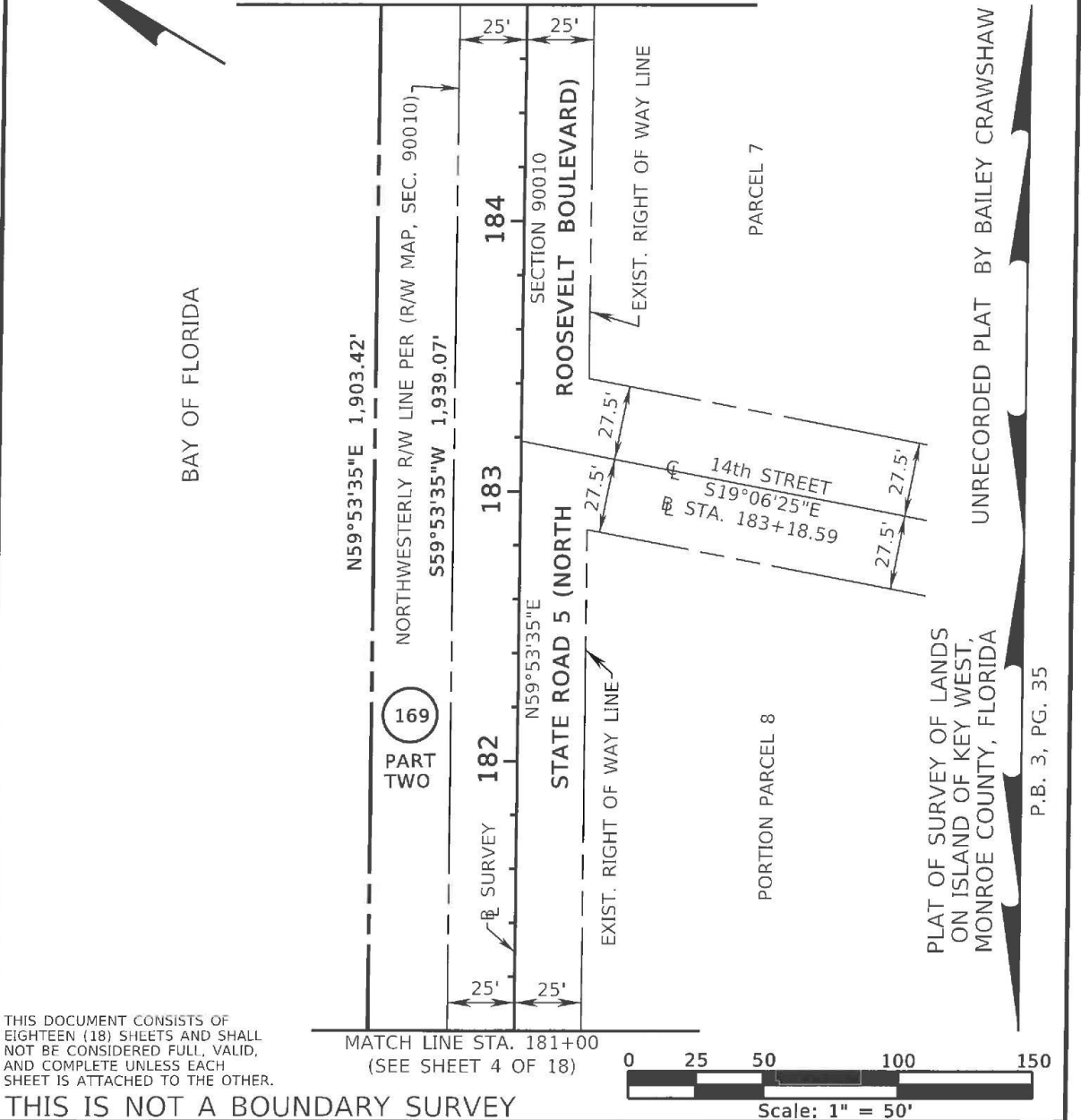


FLORIDA DEPARTMENT OF TRANSPORTATION			
SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)			MONROE COUNTY
BY	DATE	PREPARED BY:	DATA SOURCE:
DRAWN	JP	01-17	MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13860 SW 47th STREET, MIAMI FLORIDA 33175
CHECKED	SN	01-17	SEE SURVEYOR'S NOTES
REVISION	BY	DATE	F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 3 OF 18

EXHIBIT "A" PARCEL 169

SECTION 33, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE STA. 184+80 (SEE SHEET 6 OF 18)



THIS DOCUMENT CONSISTS OF EIGHTEEN (18) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

MATCH LINE STA. 181+00 (SEE SHEET 4 OF 18)



Scale: 1" = 50'

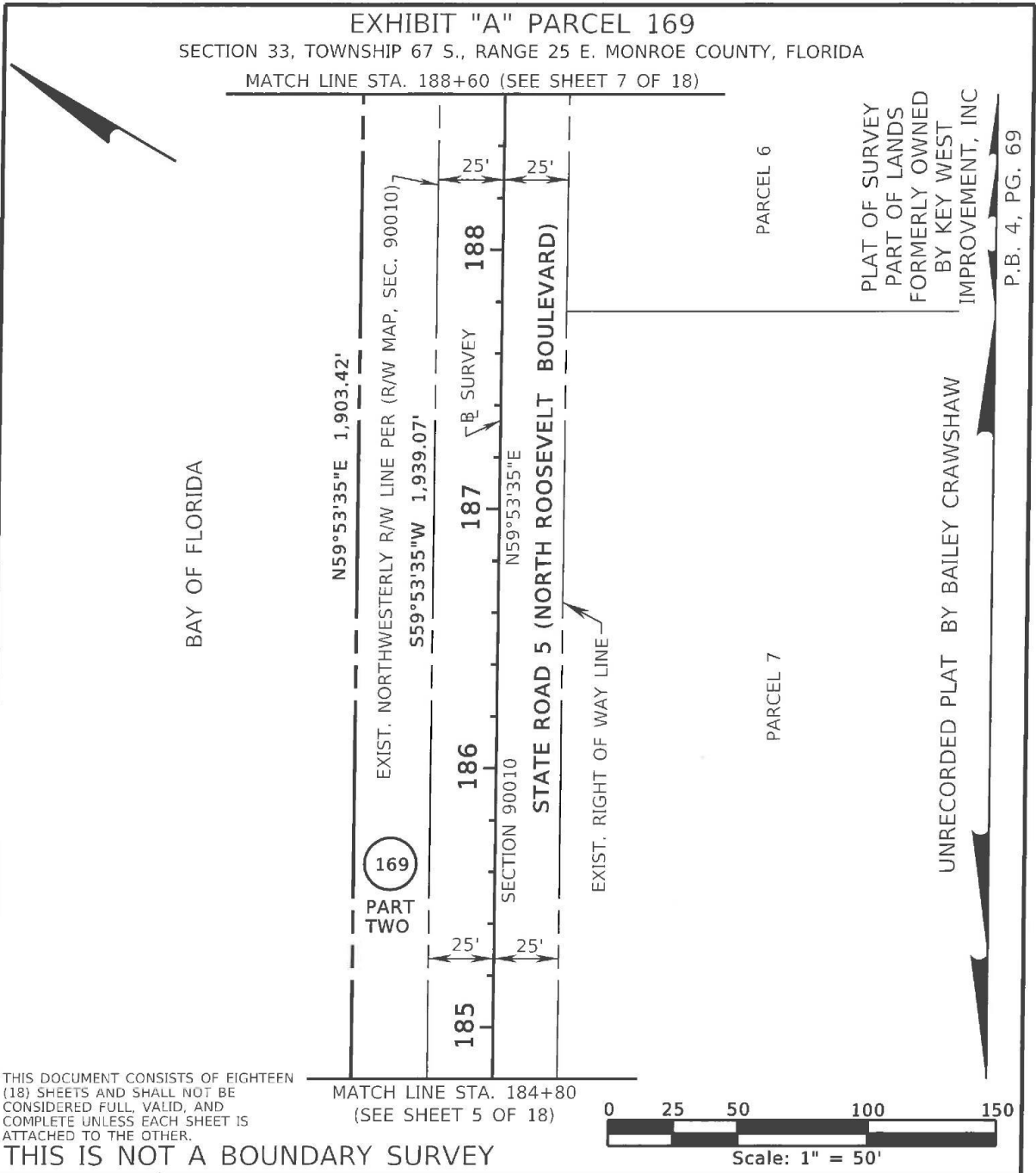
THIS IS NOT A BOUNDARY SURVEY

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD) 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	JP	01-17	
REVISION		BY	DATE	CHECKED	SN	01-17	F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 5 OF 18

EXHIBIT "A" PARCEL 169

SECTION 33, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE STA. 188+60 (SEE SHEET 7 OF 18)



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MATCH LINE STA. 184+80 (SEE SHEET 5 OF 18)



Scale: 1" = 50'

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				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)		MONROE COUNTY	
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		DRAWN	JP	01-17			
REVISION	BY	DATE	CHECKED	SN	01-17	F.P. NO. 250548-7	SECTION 90010-NR03
						SHEET 6 OF 18	

PLAT OF SURVEY
PART OF LANDS
FORMERLY OWNED
BY KEY WEST
IMPROVEMENT, INC

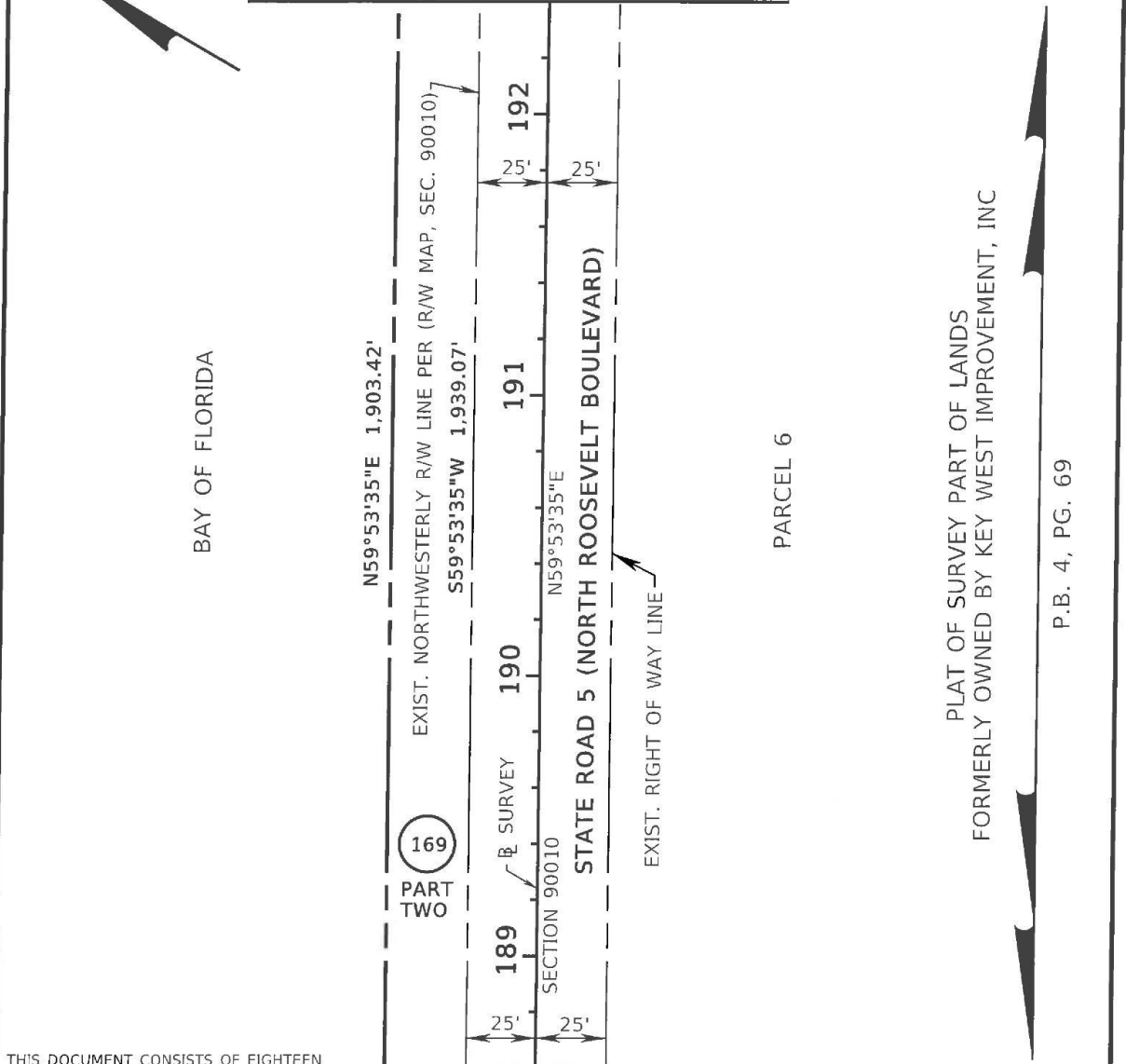
P.B. 4, PG. 69

UNRECORDED PLAT BY BAILEY CRAWSHAW

EXHIBIT "A" PARCEL 169

SECTION 33, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE STA. 192+40 (SEE SHEET 8 OF 18)

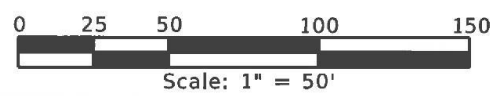


PLAT OF SURVEY PART OF LANDS
FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC

P.B. 4, PG. 69

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MATCH LINE STA. 188+60 (SEE SHEET 6 OF 18)



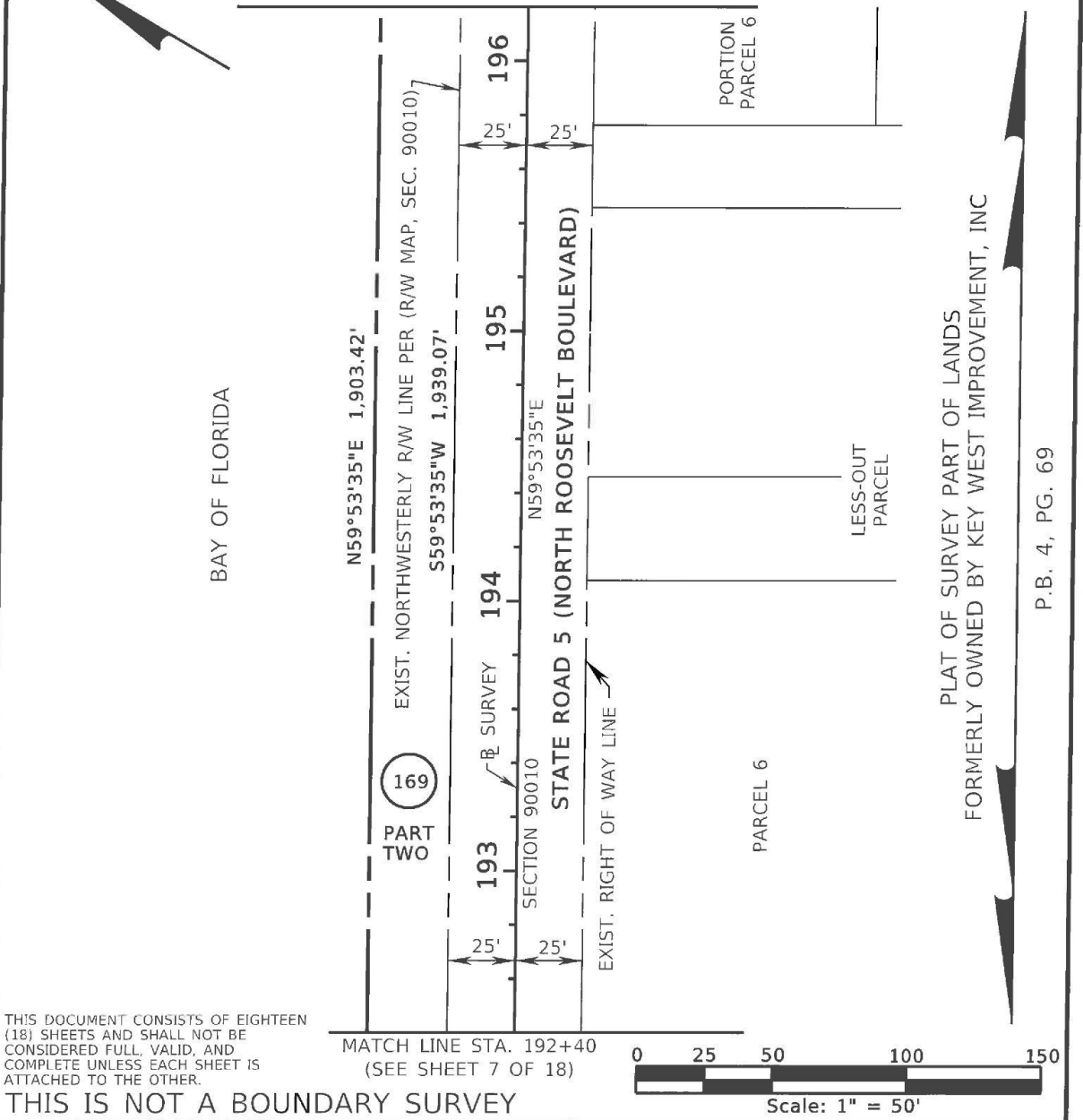
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		STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)	MONROE COUNTY
	BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13260 SW 47th STREET, MIAMI FLORIDA 33175
	DRAWN	JP	01-17
	CHECKED	SN	01-17
REVISION	BY	DATE	F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 7 OF 18

EXHIBIT "A" PARCEL 169

SECTION 33, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE STA. 196+20 (SEE SHEET 9 OF 18)



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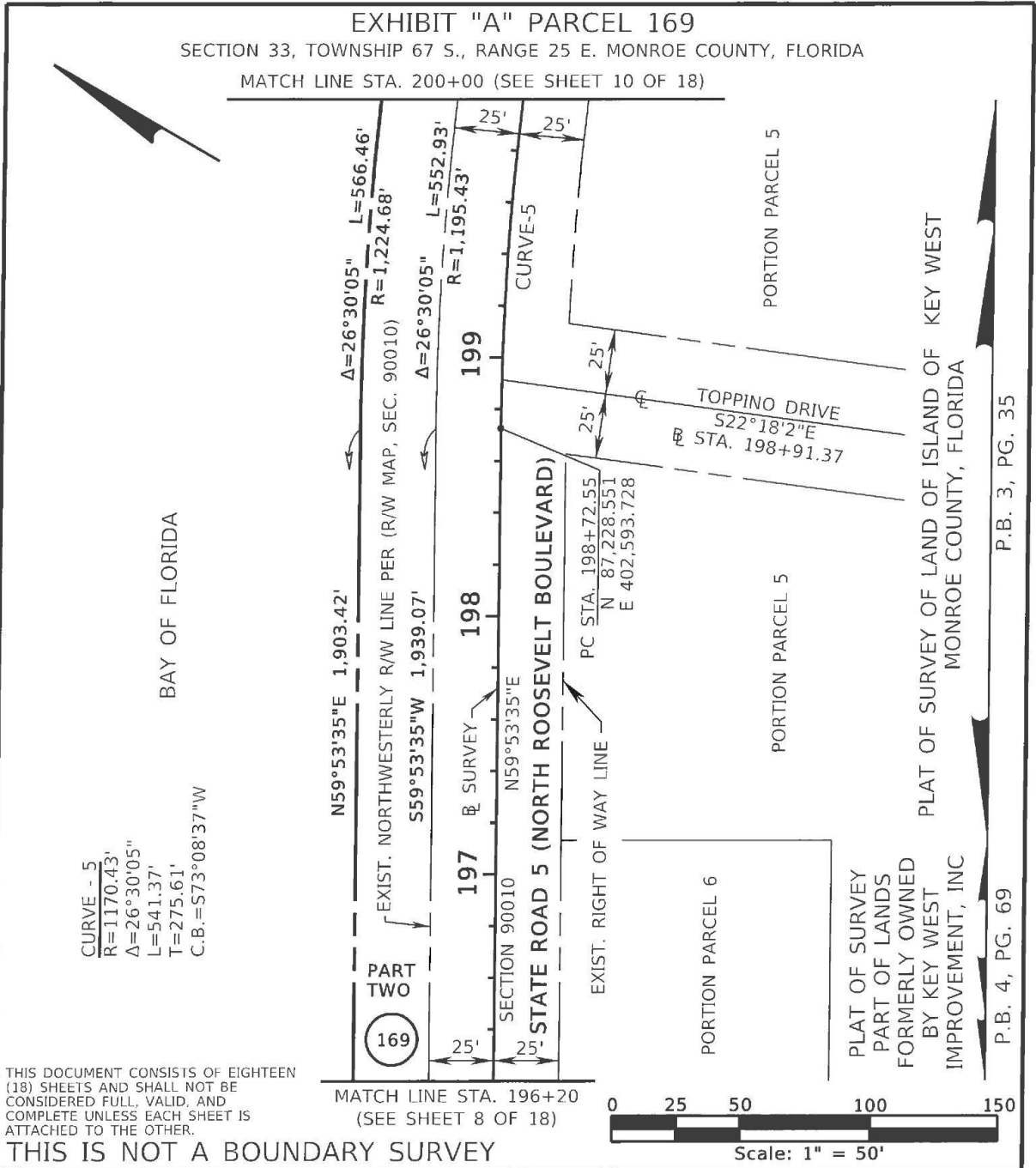
			FLORIDA DEPARTMENT OF TRANSPORTATION				
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION				
			STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)		MONROE COUNTY		
			BY	DATE	PREPARED BY:	DATA SOURCE:	
			DRAWN	JP	01-17	MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	SEE SURVEYOR'S NOTES
REVISION	BY	DATE	CHECKED	SN	01-17	F.P. NO. 250548-7	SECTION 90010-NR03
							SHEET 8 OF 18

P.B. 4, PG. 69

EXHIBIT "A" PARCEL 169

SECTION 33, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE STA. 200+00 (SEE SHEET 10 OF 18)



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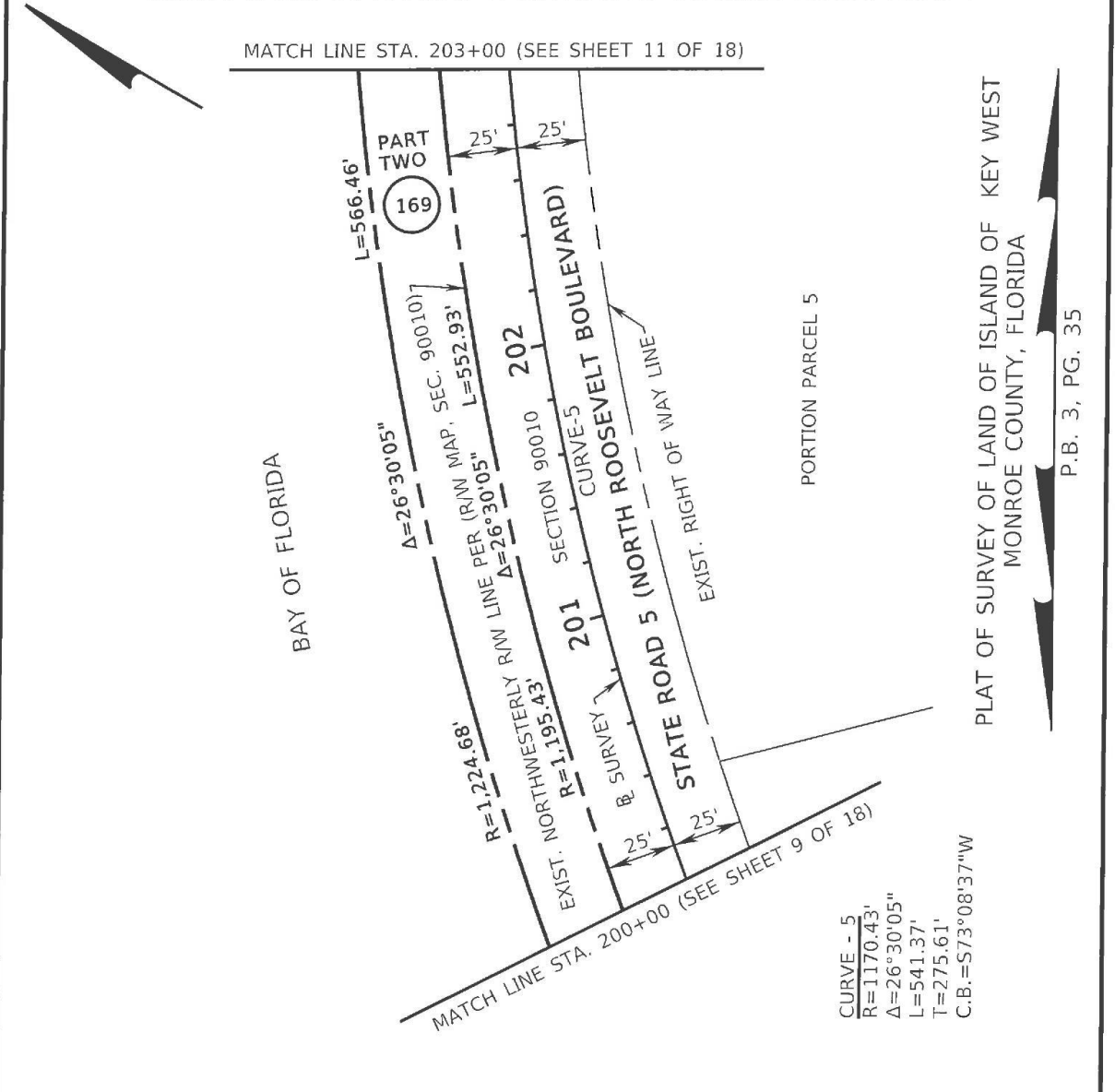
MATCH LINE STA. 196+20 (SEE SHEET 8 OF 18)

FLORIDA DEPARTMENT OF TRANSPORTATION			
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REVISION	BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175 F.P. NO. 250548-7
			DATA SOURCE: SEE SURVEYOR'S NOTES
			SECTION 90010-NR03
			SHEET 9 OF 18

P.B. 3, PG. 35

P.B. 4, PG. 69

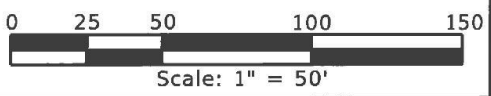
EXHIBIT "A" PARCEL 169
SECTION 33 AND 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA



PLAT OF SURVEY OF LAND OF ISLAND OF KEY WEST
MONROE COUNTY, FLORIDA

P.B. 3, PG. 35

THIS DOCUMENT CONSISTS OF EIGHTEEN (18) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.



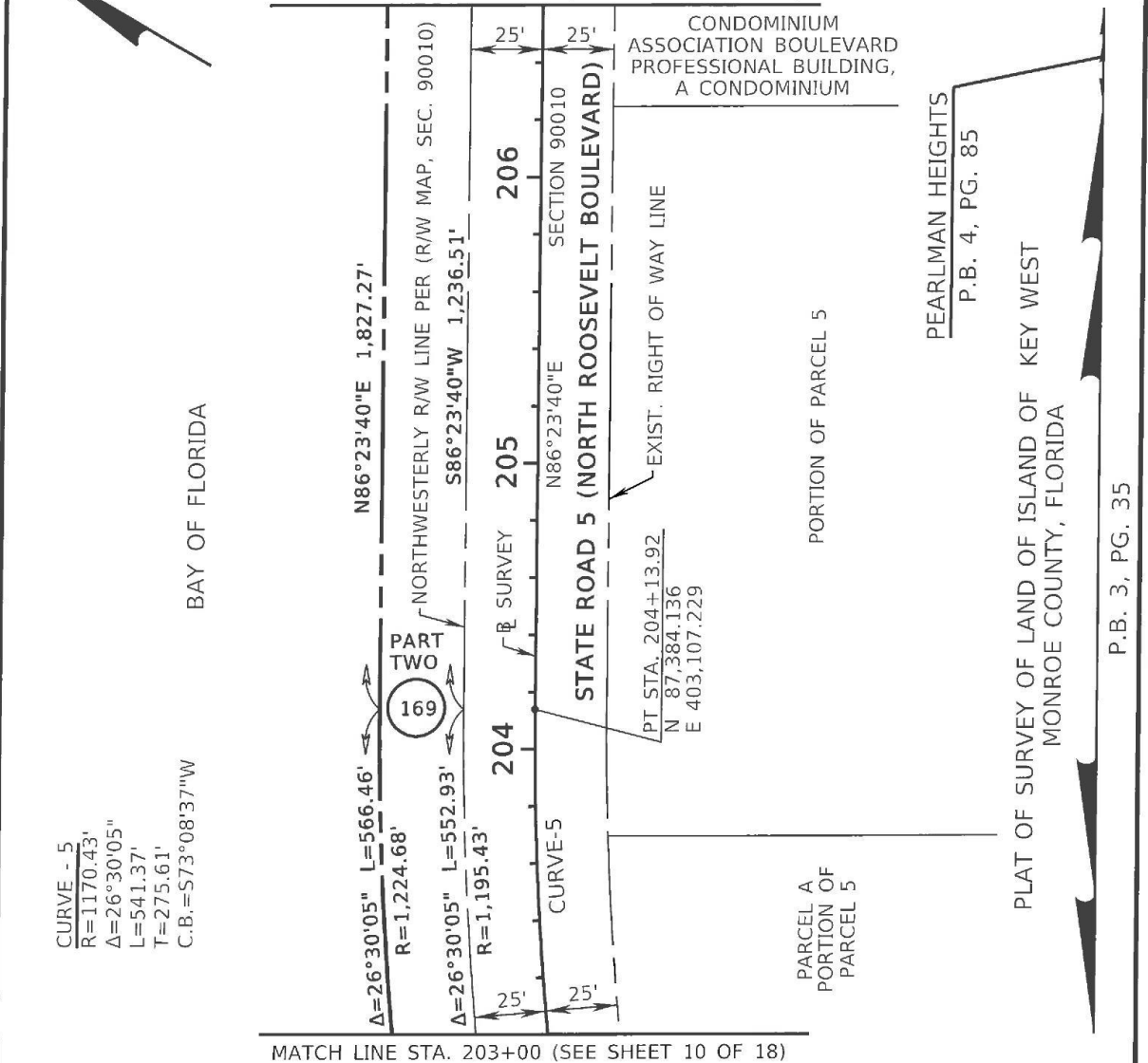
THIS IS NOT A BOUNDARY SURVEY

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)		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	JP	01-17			
REVISION	BY	DATE	CHECKED	SN	01-17	F.P. NO. 250548-7	SECTION 90010-NR03
						SHEET 10 OF 18	

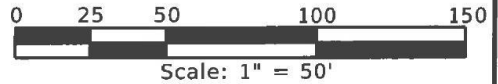
EXHIBIT "A" PARCEL 169

SECTION 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE STA. 206+60 (SEE SHEET 12 OF 18)



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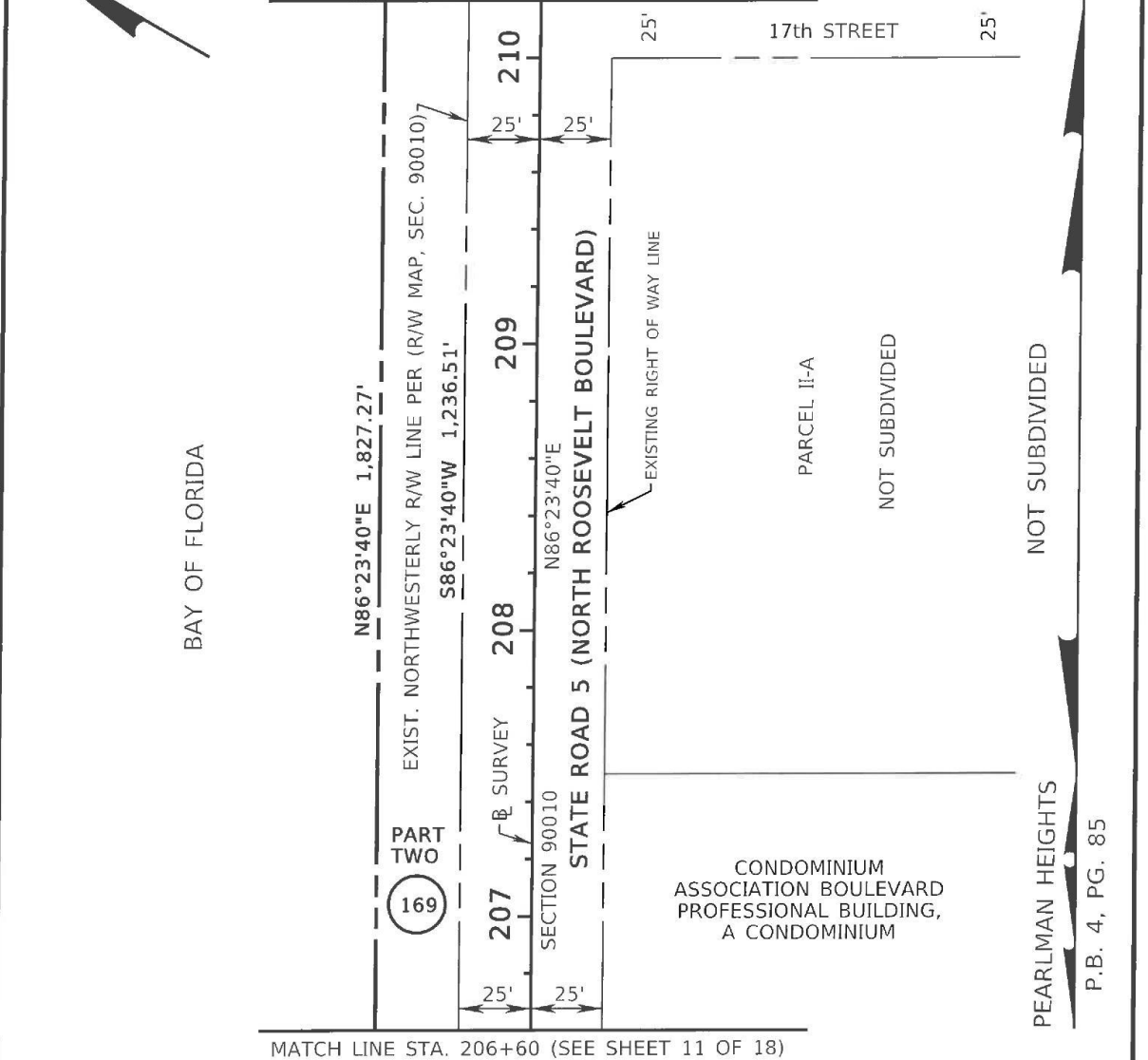


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FLORIDA DEPARTMENT OF TRANSPORTATION			
SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)			MONROE COUNTY
	BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175
	DRAWN	JP	01-17
	CHECKED	SN	01-17
REVISION	BY	DATE	DATA SOURCE: SEE SURVEYOR'S NOTES F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 11 OF 18

EXHIBIT "A" PARCEL 169
SECTION 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE STA. 210+20 (SEE SHEET 13 OF 18)



MATCH LINE STA. 206+60 (SEE SHEET 11 OF 18)

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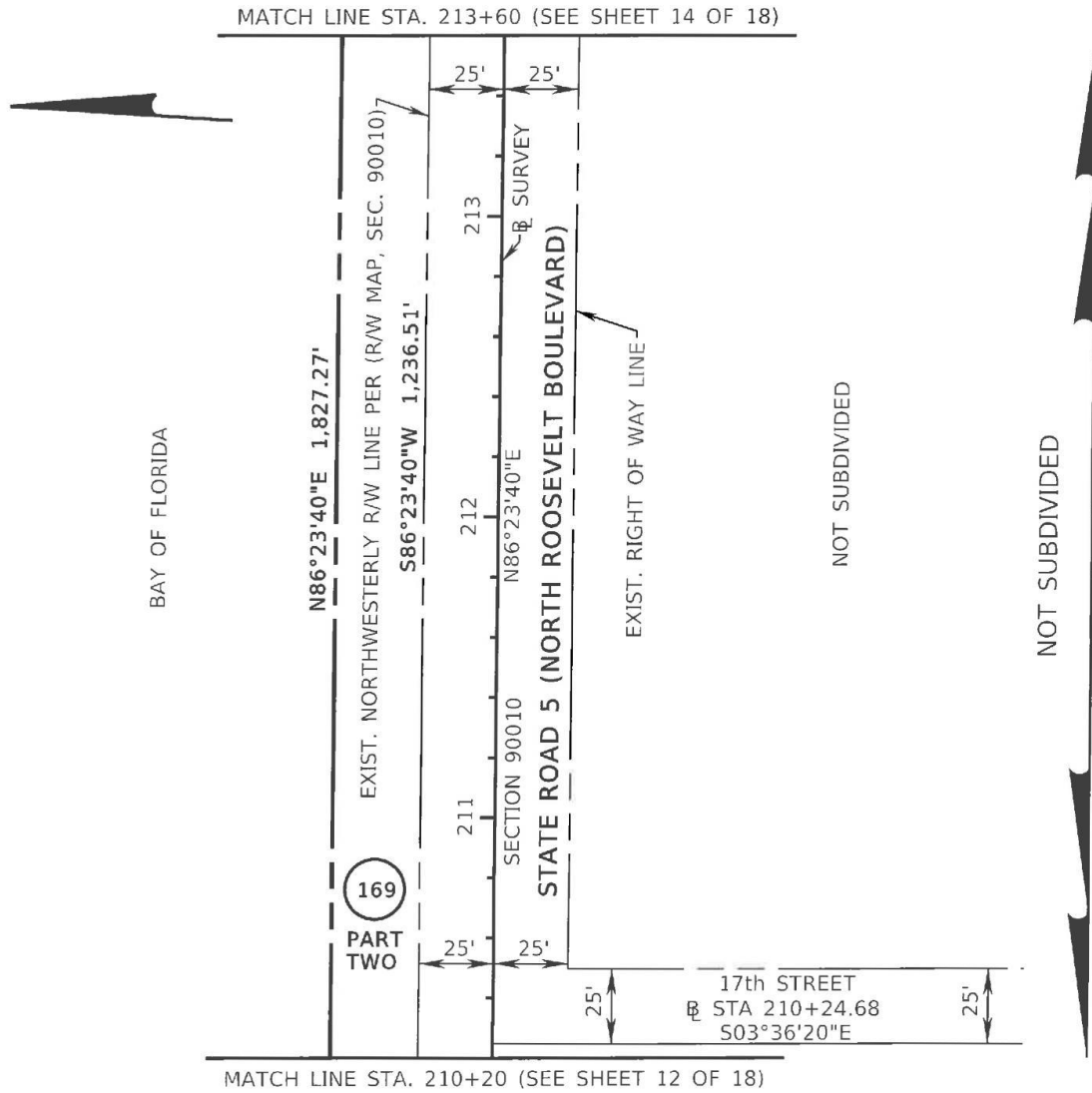


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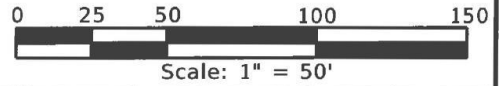
THIS IS NOT A BOUNDARY SURVEY

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)		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	JP	01-17			
REVISION	BY	DATE	CHECKED	SN	01-17	F.P. NO. 250548-7	SECTION 90010-NR03
						SHEET 12 OF 18	

EXHIBIT "A" PARCEL 169
SECTION 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA



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FLORIDA DEPARTMENT OF TRANSPORTATION			
SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)			MONROE COUNTY
	BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175
	DRAWN	JP	01-17
	CHECKED	SN	01-17
REVISION	BY	DATE	F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 13 OF 18
			DATA SOURCE: SEE SURVEYOR'S NOTES

EXHIBIT "A" PARCEL 169
SECTION 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA



MATCH LINE STA. 217+00 (SEE SHEET 15 OF 18)

BAY OF FLORIDA

N86°23'40"E 1,827.27'

EXIST. NORTHWESTERLY R/W LINE PER (R/W MAP, SEC. 90010)

S86°23'40"W 1,236.51'

169
PART TWO

214

215

216

SECTION 90010
N86°23'40"E

STATE ROAD 5 (NORTH ROOSEVELT BOULEVARD)

51.66'
S71°49'16"W

25'

25'

NOT
SUBDIVIDED

PARCEL 3

NOT
SUBDIVIDED
PLAT OF SURVEY PART OF LANDS
FORMERLY-OWNED BY KEY WEST IMPROVEMENT, INC.

MATCH LINE STA. 213+60 (SEE SHEET 13 OF 18)

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Scale: 1" = 50'

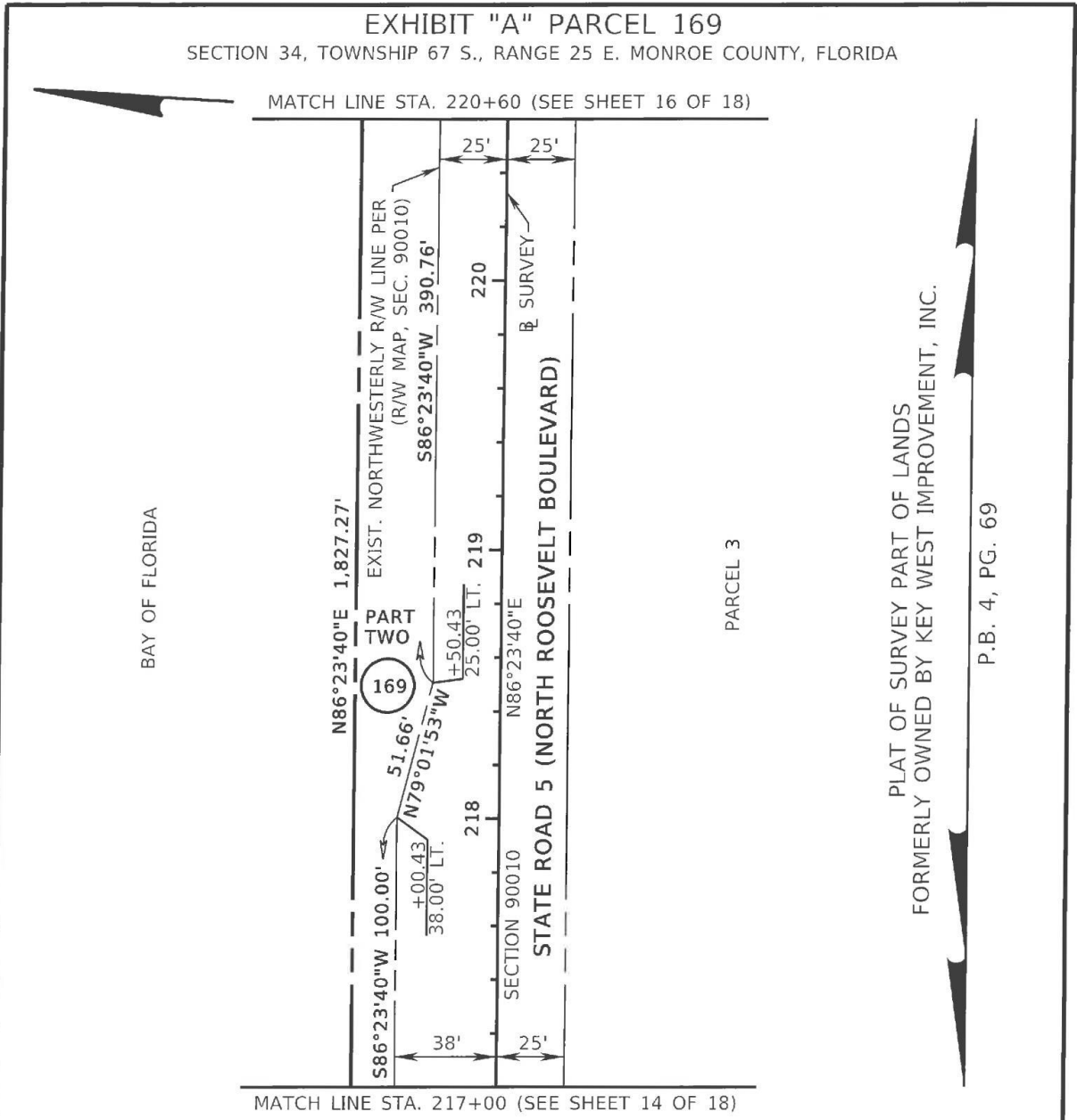
THIS IS NOT A BOUNDARY SURVEY

			FLORIDA DEPARTMENT OF TRANSPORTATION				
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION				
			STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)		MONROE COUNTY		
			BY	DATE	PREPARED BY:	DATA SOURCE:	
			DRAWN	JP	01-17	MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	SEE SURVEYOR'S NOTES
REVISION	BY	DATE	CHECKED	SN	01-17	F.P. NO. 250548-7	SECTION 90010-NR03
						SHEET 14 OF 18	

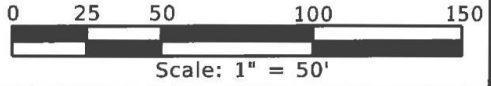
P.B. 4, PG. 69

EXHIBIT "A" PARCEL 169

SECTION 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA



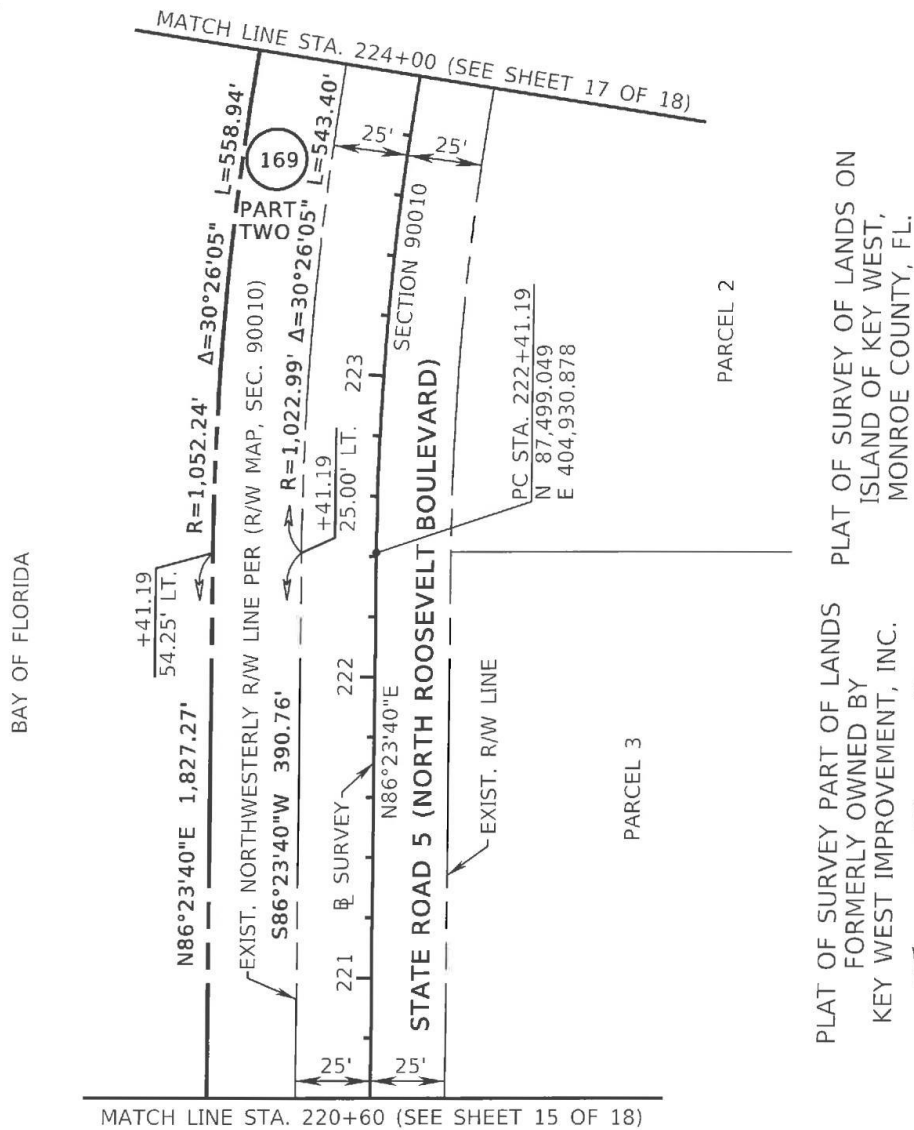
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				STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)		MONROE COUNTY	
		BY		DATE		PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	
		DRAWN		JP		01-17	
		CHECKED		SN		01-17	
REVISION		BY		DATE		F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 15 OF 18	

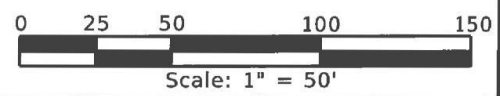
EXHIBIT "A" PARCEL 169
SECTION 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA



PLAT OF SURVEY PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC. PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FL.

P.B. 4, PG. 69 P.B. 3, PG. 35

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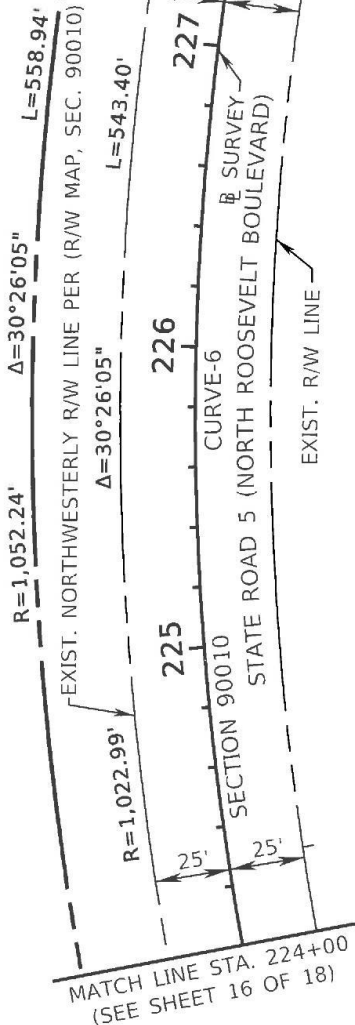
				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)		MONROE COUNTY	
				BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE: SEE SURVEYOR'S NOTES
				DRAWN	JP	01-17	
REVISION		BY	DATE	CHECKED	SN	01-17	F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 16 OF 18

EXHIBIT "A" PARCEL 169

SECTION 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE STA. 227+71.31 (SEE SHEET 18 OF 18)

BAY OF FLORIDA



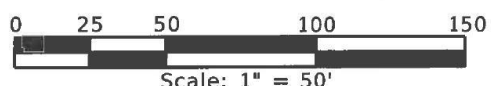
PT & STATION EQUATION:
 STA. 227+71.31 (BK) =
 STA. 227+72.15 (AH) =
 N 87,393.595
 E 405,444.067

CURVE - 6
 R=997.99'
 Δ=30°26'05"
 L=530.12'
 T=271.47'
 C.B.=N78°23'18"W

PARCEL 2

PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST,
 MONROE COUNTY, FL.

P.B. 3 , PG. 35



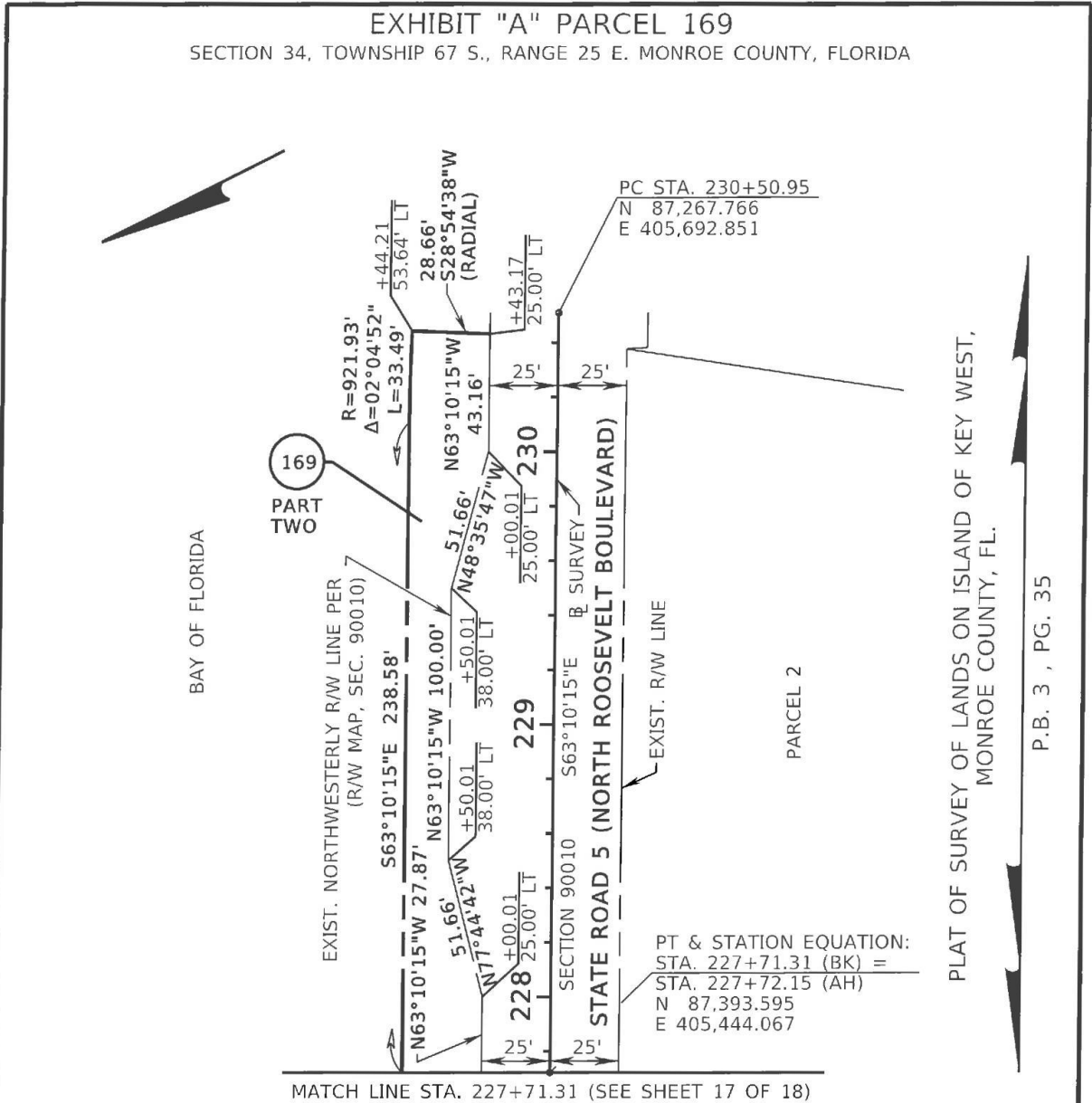
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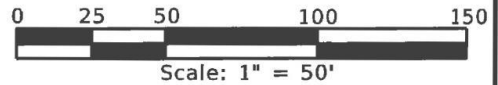
				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)		MONROE COUNTY	
		BY		DATE		PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC. LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	
		DRAWN		01-17		DATA SOURCE: SEE SURVEYOR'S NOTES	
REVISION		BY		DATE		F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 17 OF 18	
		CHECKED		SN		01-17	

EXHIBIT "A" PARCEL 169

SECTION 34, TOWNSHIP 67 S., RANGE 25 E. MONROE COUNTY, FLORIDA



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				STATE ROAD NO. 5 (NORTH ROOSEVELT BOULEVARD)			
				MONROE COUNTY			
		BY: DAIF		PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175		DATA SOURCE: SEE SURVEYOR'S NOTES	
		DRAWN: JP		01-17			
REVISION		BY:		DAIF		CHECKED: SN	
				01-17		F.P. NO. 250548-7 SECTION 90010-NR03 SHEET 18 OF 18	