



U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
National Ocean Service
National Marine Sanctuary Program
Florida Keys National Marine Sanctuary
P.O. Box 500368
Marathon, FL 33050

(305) 743-2437 Voice (305) 743-2357 Fax

May 9, 2005

Mayor Jimmy Weekley
City of Key West
525 Angela Street - 2nd Floor
Key West, FL 33040

Doc# 1532663 08/04/2005 9:04AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1532663
Bk# 2138 Pg# 1983

Mayor Weekley:

As you know, the Florida Keys National Marine Sanctuary (FKNMS) is developing property at the Truman Annex that was deeded to the National Marine Sanctuary Program in December 1999. The property, known as the Dr. Nancy Foster Florida Keys Environmental Complex (Foster Complex), will include an interagency visitor center (the Keys Eco-Discovery Center), an office building, and a vessel maintenance facility. The proposed City of Key West Harborwalk is anticipated to be an exciting addition to the property.

As a stipulation of the property transfer from the Navy to US Dept of Commerce/NOAA, this letter serves to grant the City of Key West a forty (40) foot easement, in perpetuity, on the National Marine Sanctuary property at Truman Harbor for the purposes of the proposed Harborwalk. While the easement may be recorded immediately, the government must provide complete access and control of the property to the construction contractor(s) until completion of the three building complex. Therefore, any construction of the Harborwalk must be coordinated with the government construction contractor(s).

The legal description of the 40' Harborwalk easement prepared by surveyor Frederick Hildebrandt is as follows:

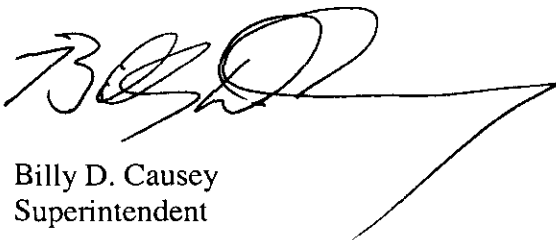
A portion of land located on the island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:
Commence at the National Ocean Survey Triangulation station GSL, being a brass disc set in concrete, located on the outer mole, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 24°23'18" E for 1709.27 feet to a point lying 5.00 feet Northwesterly of the outer face of a concrete seawall; thence S 34°06'12" E for 5.00 feet to the outer face of a concrete seawall and the Point of Beginning; thence N 56°13'00" E along the said outer face of a concrete seawall for 262.51 feet; thence S 59°10'14" E and leaving the said outer face of the concrete seawall for 44.25 feet; thence S 56°13'00" W for 281.27 feet; thence N 34°06'12" W for 40.00 feet to the said outer face of a concrete seawall and the Point of Beginning.
Containing 10,875.53 Square feet or 0.25 Acres, more or less.



As you may also be aware, FKNMS has installed a boat docking facility along the concrete seawall described above and will be fencing off each of the piers to provide security; therefore, there will be no public access to the water along this seawall. As a routine part of loading and unloading boats, and performing maintenance, it will be necessary for FKNMS staff to drive vehicles across the harborwalk easement and temporarily park them there. Efforts will be made to minimize hindrances to the pedestrian and bicycling traffic flows along the Harborwalk. FKNMS requests to have input into the design and esthetics of the Harborwalk in this area to ensure it provides appropriate access to our boat docks and is consistent with our landscaping design and US Department of Commerce security and safety requirements. We have had preliminary discussions with Doug Bradshaw, of the City's Local Redevelopment Agency (LRA) regarding this matter, and we look forward to working with him in the future.

Feel free to contact me or Leigh D. Espy, the FKNMS Chief of Staff at your convenience to discuss this request. I can be reached at 305.743.2437 x26. Ms. Espy can be reached at 305.743.2437 x24.

Sincerely,



Billy D. Causey
Superintendent



Rosa Paez-Ravelo
MY COMMISSION # DD244461 EXPIRES
August 25, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

Ravelo 5/9/05

cc: Doug Bradshaw, City of Key West LRA
Leigh D. Espy, FKNMS

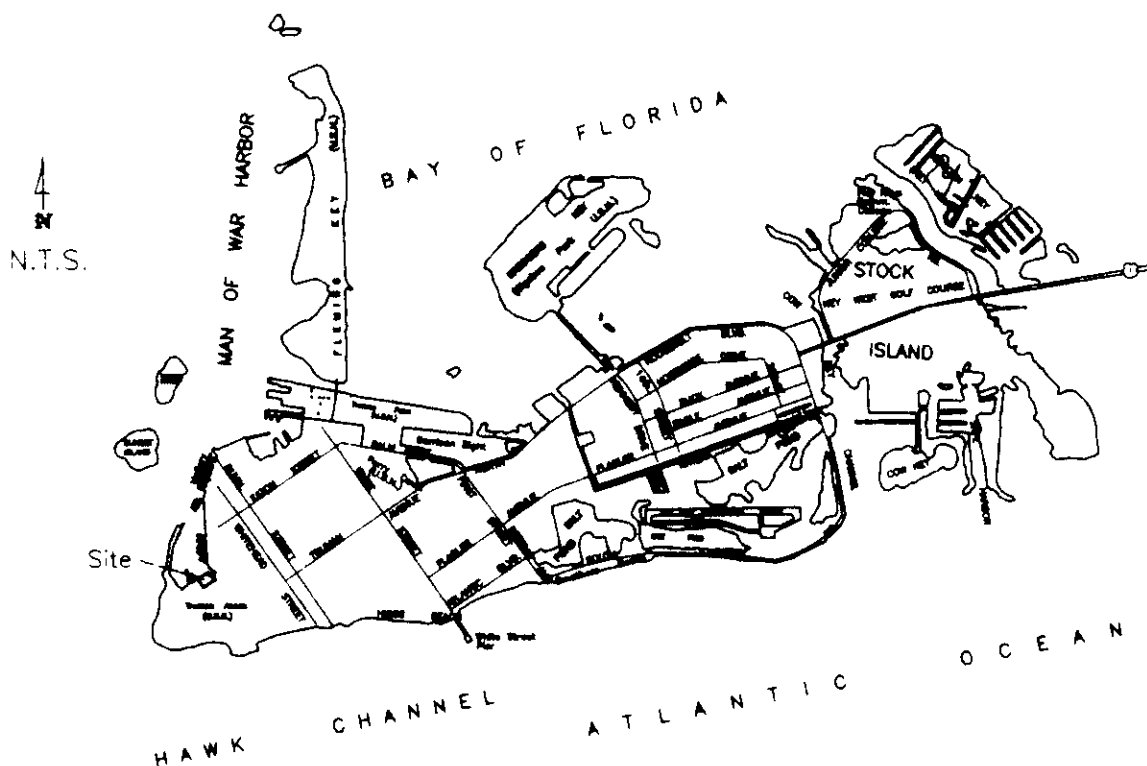
-Attachments

Information prepared by:

- Doug Bradshaw, City of Key West
- Billy Causey, NOAA
- Naval Air Station, Key West
- Fred Hildebrandt, Surveyor



TRANSFER AND ACCEPTANCE OF MILITARY REAL PROPERTY										PAGE	OF	PAGES	
1. FROM: (Installation/Activity/Service) Naval Air Station Key West, FL		3. DIS-TRIBUT CODE		4. OPER-ATING AGENCY DON		5. DATE 30 Sep 1999		6. JOB NUMBER		7. SERIAL NUMBER		8. CONTRACT NUMBER	
9. TO: (Installation/Activity/Service) Department of Commerce National Oceanic Atmospheric Administration Silver Springs, MD 20910		10. OPERATING UNIT		11. DIS-TRIBUT CODE		12. OPER-ATING AGENCY NOAA		13. AC-COUNTING OFFICE NUMBER		14. AC-COUNTING OFFICE NUMBER		15. PROJECT NUMBER	
16. FACILITY (Category description) 18		17. NO. OF UNITS 20		18. TYPE 21		19. UNIT OF MEAS. 22		20. TOTAL QUANTITY 23		21. COST 24		22. DRAWING NUMBERS 25	23. REMARKS 26
TRANSFER OF 2.94 ACRES ± OF LAND & IMPROVEMENTS FROM THE DEPARTMENT OF NAVY TO UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION WITH THE STIPULATION THAT AN EASEMENT FOR A HARBORWALK AS SHOWN ON EXHIBIT "B", BE GRANTED TO THE CITY OF KEY WEST.													
1	LAND PARCEL (INCLUDES BASIN BOTTOM THE LENGTH OF SEAWALL)	FEE	AC	2.94									
2	BLDGs 112 113	FEE	SF	10.168	\$ 63,856								
		FEE	SF	6.900	\$361,888								
		TOTAL		17.068	\$425,744								
NOTES: THE FOLLOWING EXHIBITS ARE ATTACHED HERETO TO DESCRIBE THE LAND & FACILITIES BEING TRANSFERRED TO THE DEPARTMENT OF COMMERCE, NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION. EXHIBIT "A" - EBS EXHIBIT "B" - SURVEY MAP W/ LEGAL DESCRIPTION EXHIBIT "C" - DEED RECORDS EXHIBIT "D" - PROPERTY RECORDS													
27. STATEMENT OF COMPLETION: The facilities listed hereon are in accordance with maps, drawings, and specifications and change orders approved by the authorized representative of the using agency except for the deficiencies listed on the reverse side.										28. ACCEPTED BY (Signature)		DATE	
TRANSFERRED BY (Signature) EARL G. RAILAWAY TITLE (Area Eng/Zero Ingr./OP/170) HEAD, LAND MANAGEMENT DEPARTMENT										DATE 11/16/99		29. PROPERTY VOUCHER NUMBER	



LOCATION MAP

City of Key West &
Stock Island

Doc# 1532663
Bk# 2138 Pg# 1986

LEGAL DESCRIPTION: Acquisition Parcel

Prepared by undersigned:

A portion of land & Bay Bottom located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:

Commence at the National Ocean Survey Triangulation station GSL, being a brass disc set in concrete, located on the outer mole, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 24°23'18" E for 1709.27 feet to a point lying 5.00 feet Northwesterly of the outer face of a concrete seawall and the Point of Beginning, thence N 56°13'00" E along the a line lying 5.00 feet Northwesterly of and parallel with the outer face of a concrete seawall for 260.16 feet; thence S 59°10'14" E and leaving the said line lying 5.00 off the outer face of the concrete seawall for 407.46 feet to the Northwesterly line of a proposed 40 foot access easement; thence S 55°53'48" W along the the said Northwesterly line of a proposed 40 foot access road for 432.79 feet; thence N 34°06'12" W for 370.56 feet to a point lying 5.00 feet off the said outer face of a concrete seawall and the Point of Beginning.

Containing 128,066.07 Square feet or 2.94 Acres, more or less.

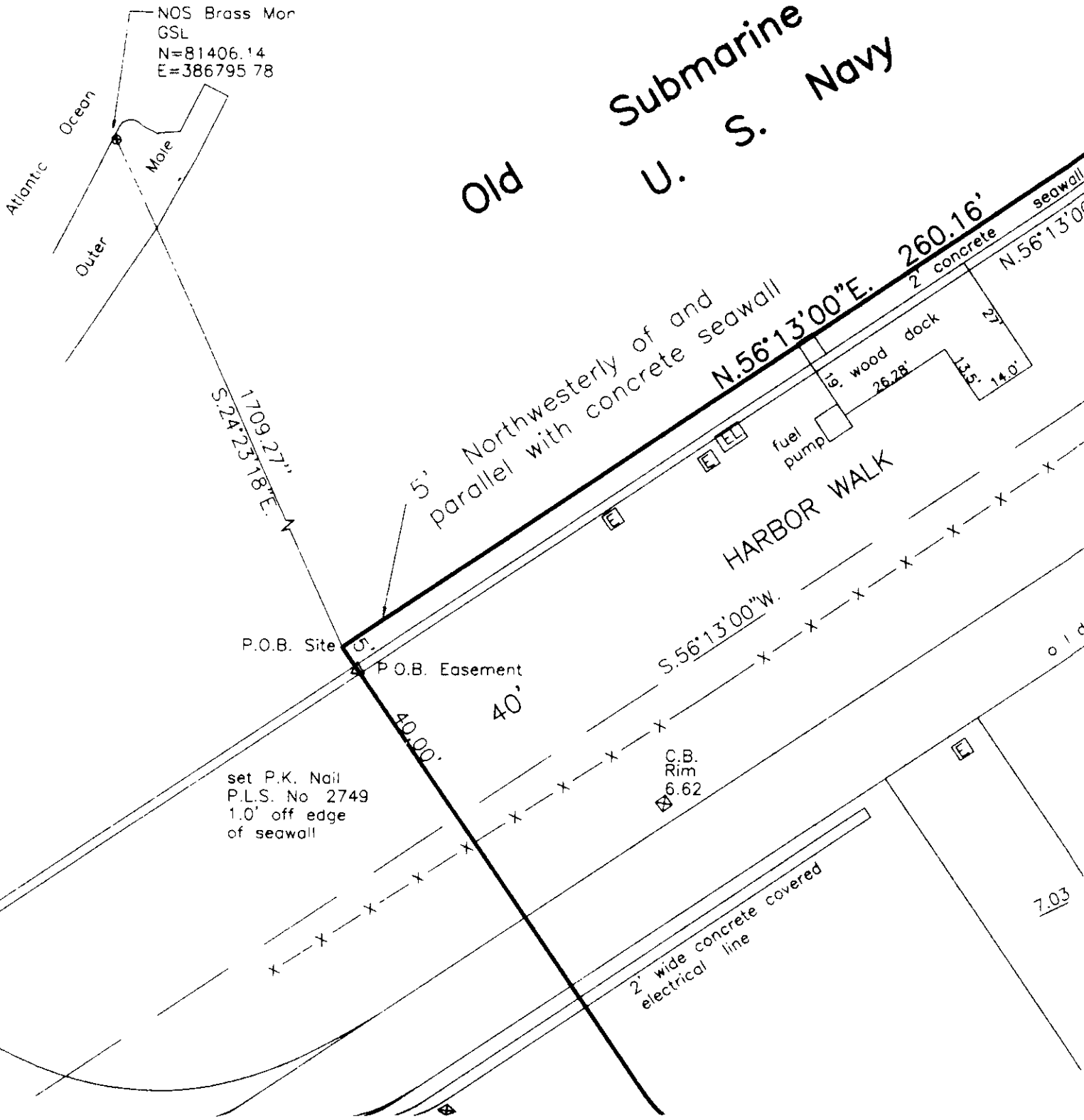
LEGAL DESCRIPTION: 40' Harborwalk Easement

Prepared by undersigned:

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:

Doc# 1532663
Bk# 2138 Pg# 1987

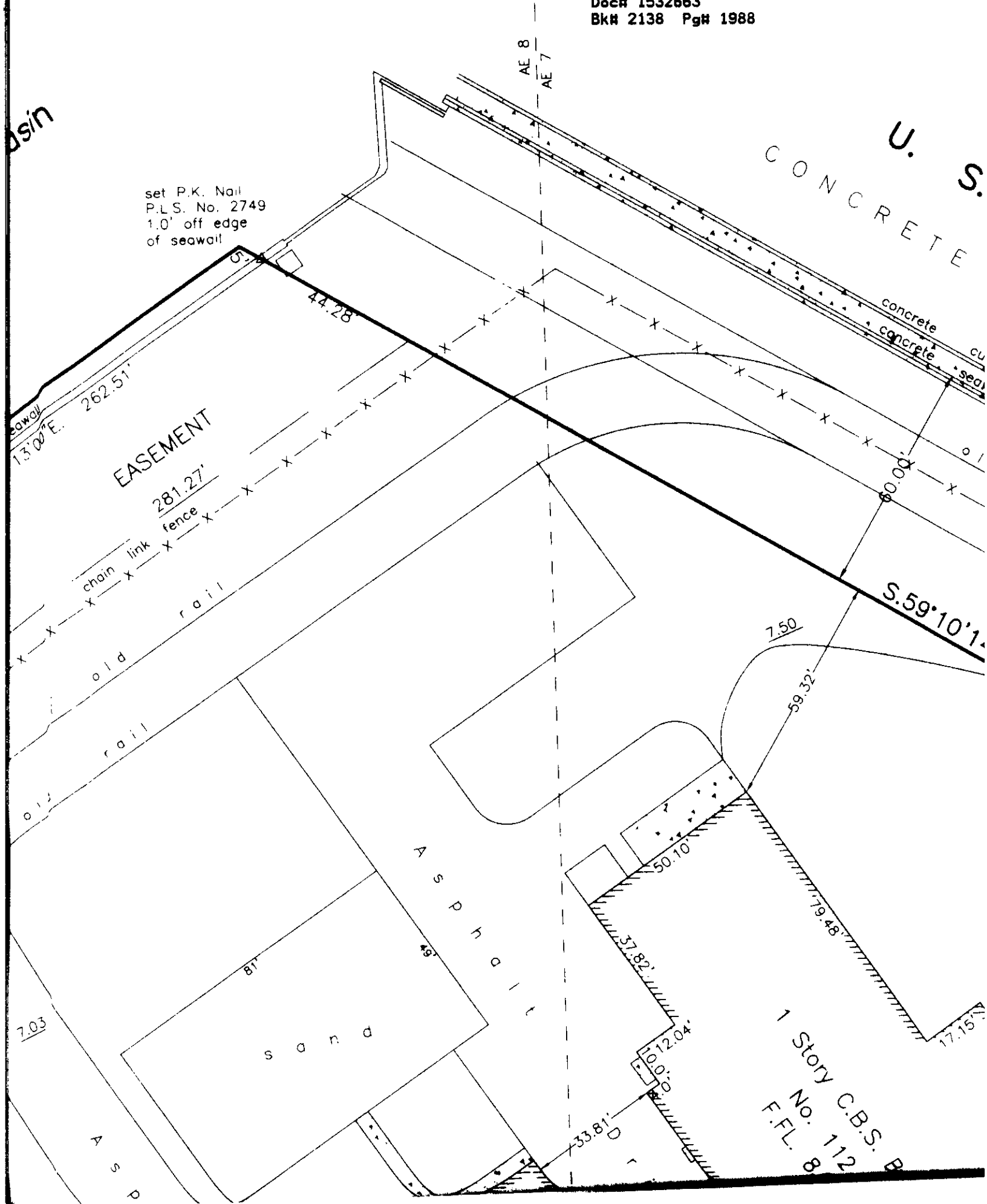
Old Submarine Boat Basin U. S. Navy



Basin

set P.K. Nail
P.L.S. No. 2749
1.0' off edge
of seawall

U. S.
CONCRETE

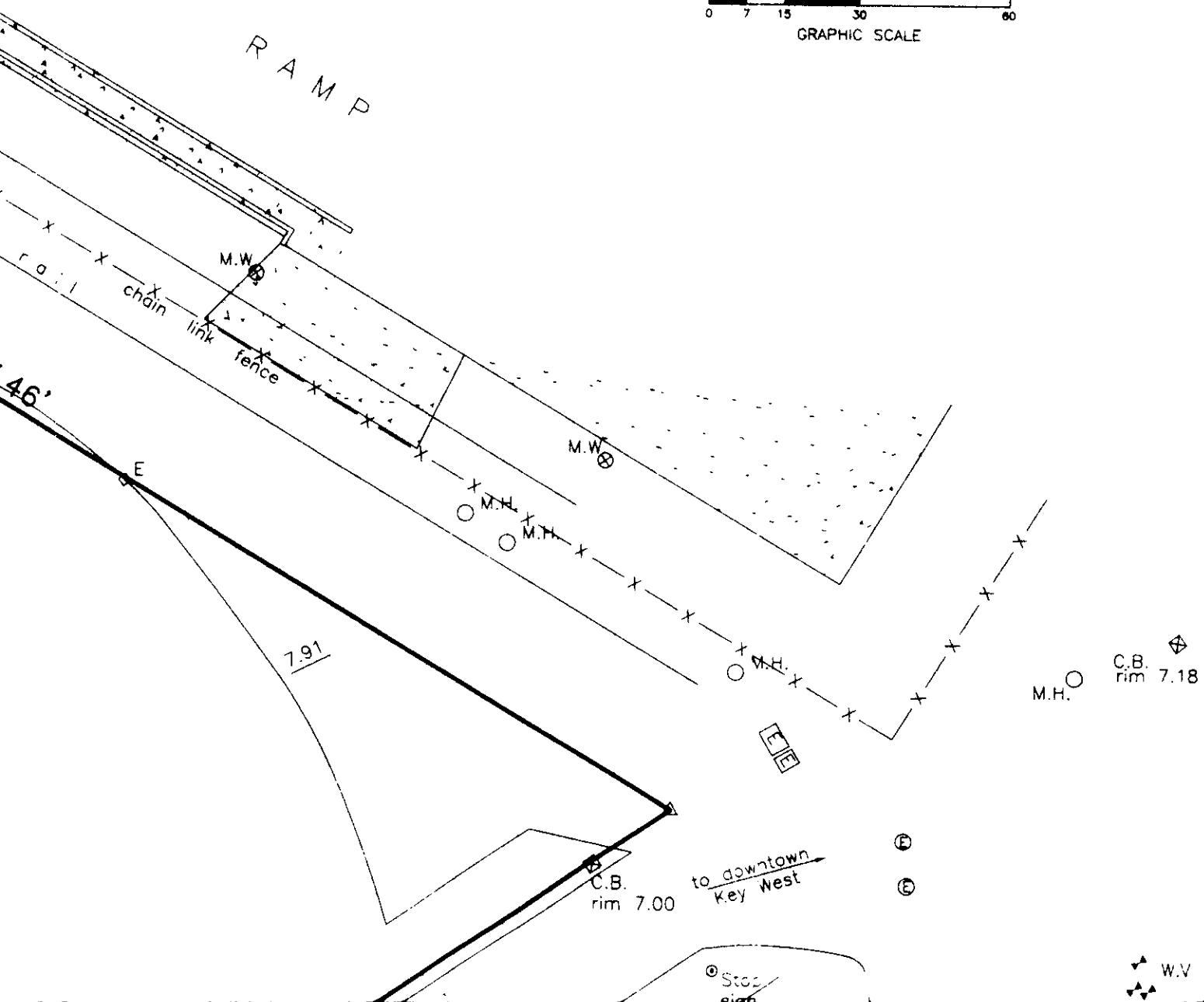
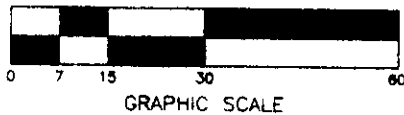


1 Story C.B.S. Bldg.
No. 112
F.F.L. 8

Doc# 1532663
BKH 2138 Pgh 1989

NAVY
BOAT

RAMP



Commence at the National Ocean Survey Triangulation station 35L, being a brass disc set in concrete, located on the outer mole, the coordinates of which are N 81°40'14" and E 336,795.74 (1983, 89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 24°23'18" E for 1709.27 feet to a point lying 5.00 feet Northwestly of the outer face of a concrete seawall; thence S 34°06'12" E for 5.00 feet to the outer face of a concrete seawall and the Point of Beginning; thence N 56°13'00" E along the said outer face of a concrete seawall for 262.51 feet; thence S 59°10'14" E and leaving the said outer face of the concrete seawall for 44.25 feet, thence S 56°13'00" W for 281.27 feet, thence N 34°06'12" W for 40.00 feet to the said outer face of a concrete seawall and the Point of Beginning.


Containing 10,875.53 Square feet or 0.25 Acres, more or less

Doc# 1532663
Bk# 2138 Pg# 1990

SURVEYOR'S NOTES:

North arrow based on State Plane Coordinate System

Reference Bearing, State Plane Coordinate System

 denotes existing elevation

Elevations based on N.G.V.D. 1929 Datum

Bench Mark No: Basic Elevation: 14.324

Monumentation:

⊙ = set 1/2" Iron Pipe, P.L.S.

△ = Set P.K. Nail, P.L.S. No. 2

▲ = Found P.K. Nail

Abbreviations:

Sty.	=	Story	o/h	=	Overhead
R/W	=	Right-of-Way	u/g	=	Underground
fd.	=	Found	F.F.L.	=	Finish Floor Elevation
p.	=	Plat	L.B.	=	Low Beam
m.	=	Measured	Rad.	=	Radial
d.	=	Deed	Irr.	=	Irregular
M.H.W.	=	Mean High Water	conc.	=	concrete
O.R.	=	Official Records	I.P.	=	Iron Pipe
Sec.	=	Section	I.B.	=	Iron Bar
Twp.	=	Township	B	=	Baseline
Rge.	=	Range	C.B.	=	Concrete Block
N.T.S.	=	Not to Scale	C.B.S.	=	Concrete Block Stucco
CL	=	Centerline	cov'd.	=	Covered
Elev.	=	Elevation	P.I.	=	Point of Intersection
B.M.	=	Bench Mark	wd.	=	Wood
P.C.	=	Point of Curvature	R	=	Radius
P.T.	=	Point of Tangency	A	=	Arc (Length)
P.O.C.	=	Point of Commence	D	=	Delta, (Central angle)
P.O.B.	=	Point of Beginning	w.m.	=	Water Meter
P.B.	=	Plat Book	Bal.	=	Balcony
pg.	=	page	Pl.	=	Planter
Elec.	=	Electric	Hydt.	=	Fire Hydrant
Tel.	=	Telephone	F.W.	=	Fire Well
Ench.	=	Encroachment	A/C	=	Air Conditioner
O.L.	=	On Line			
C.L.F.	=	Chain Link Fence			

⊗ = Concrete Utility Pole

⊗ = Wood utility Pole, with

⊗ = Concrete utility Pole

⊗ = Wood utility Pole

⊗ = Wood Utility Pole with Guy wire

⊗ F.W. = Fire Well

⊗ M.W. = Monitoring Well

⊗ = Water Meter

⊗ = Water Valve

⊗ E. = Electric Manhole

⊗ E. = Electric Utility Vault

⊗ M.H. = Man Hole

San. = Sanitary

⊗ C.B. = Storm Water Catch E

Inv. = Invert

B.P.Z. = Backflow Prevention

P.V.C. = Polyvinyl Pipe

R.C.P. = Reinforced Concrete

⊕ = Fire Hydrant

⊗ = Light

⊗ = sign

⊕ = water spigot

Field Work performed on: 8

Doc# 1532663
Bk# 2138 Pg# 1991

N.34°06'12"W. 370.56'

future Acquisition by the City of Key West

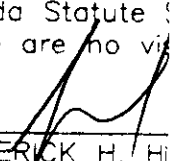
M.H.○

o. 2749
9

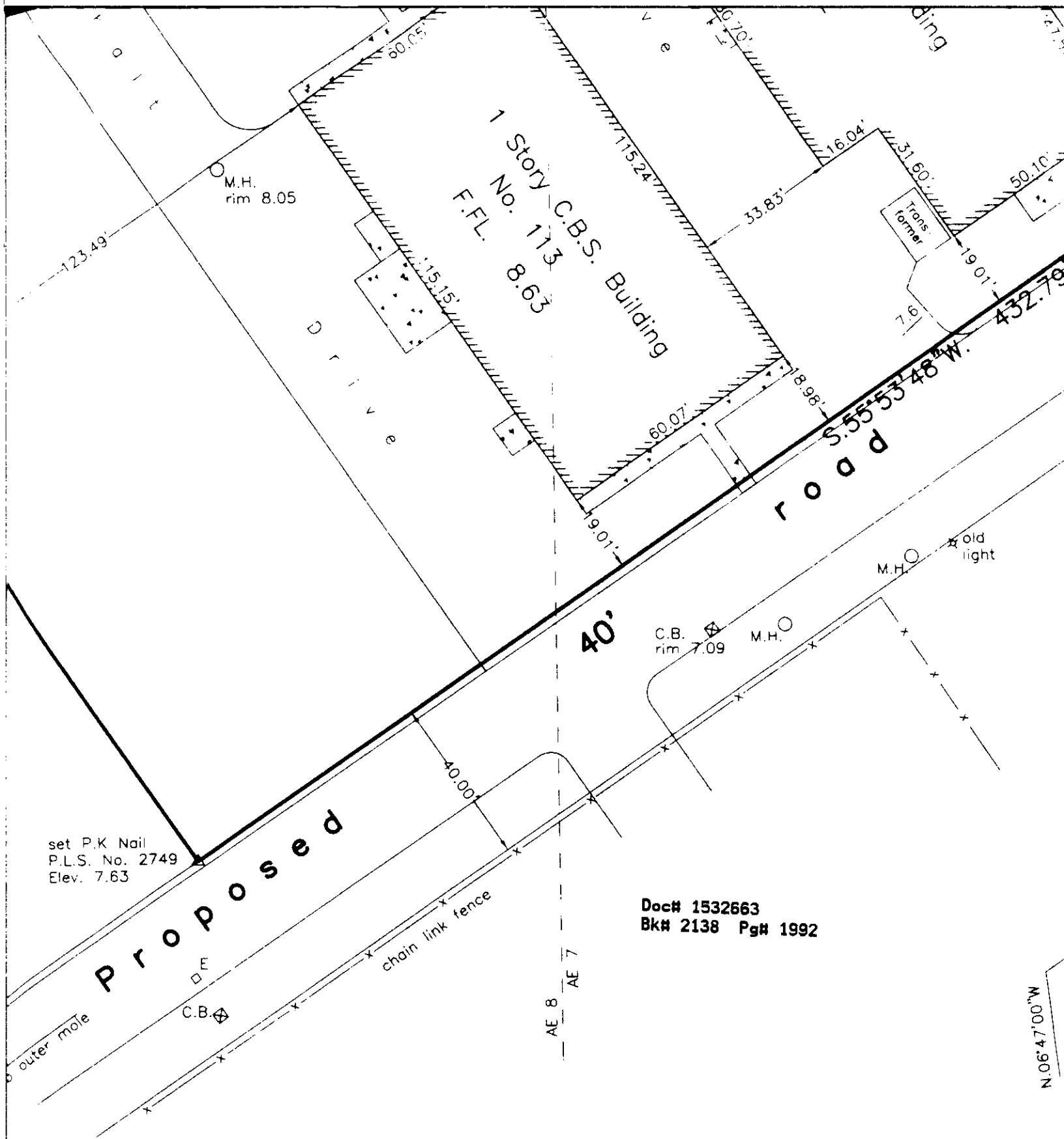
with light
light

asin
alve
ipe

CERTIFICATION:
I HEREBY CERTIFY
is true and correct
technical standards
Florida Statute
there are no violations


FREDERICK H. HILL
Professional Land Surveyor
Professional Engineer
State of Florida

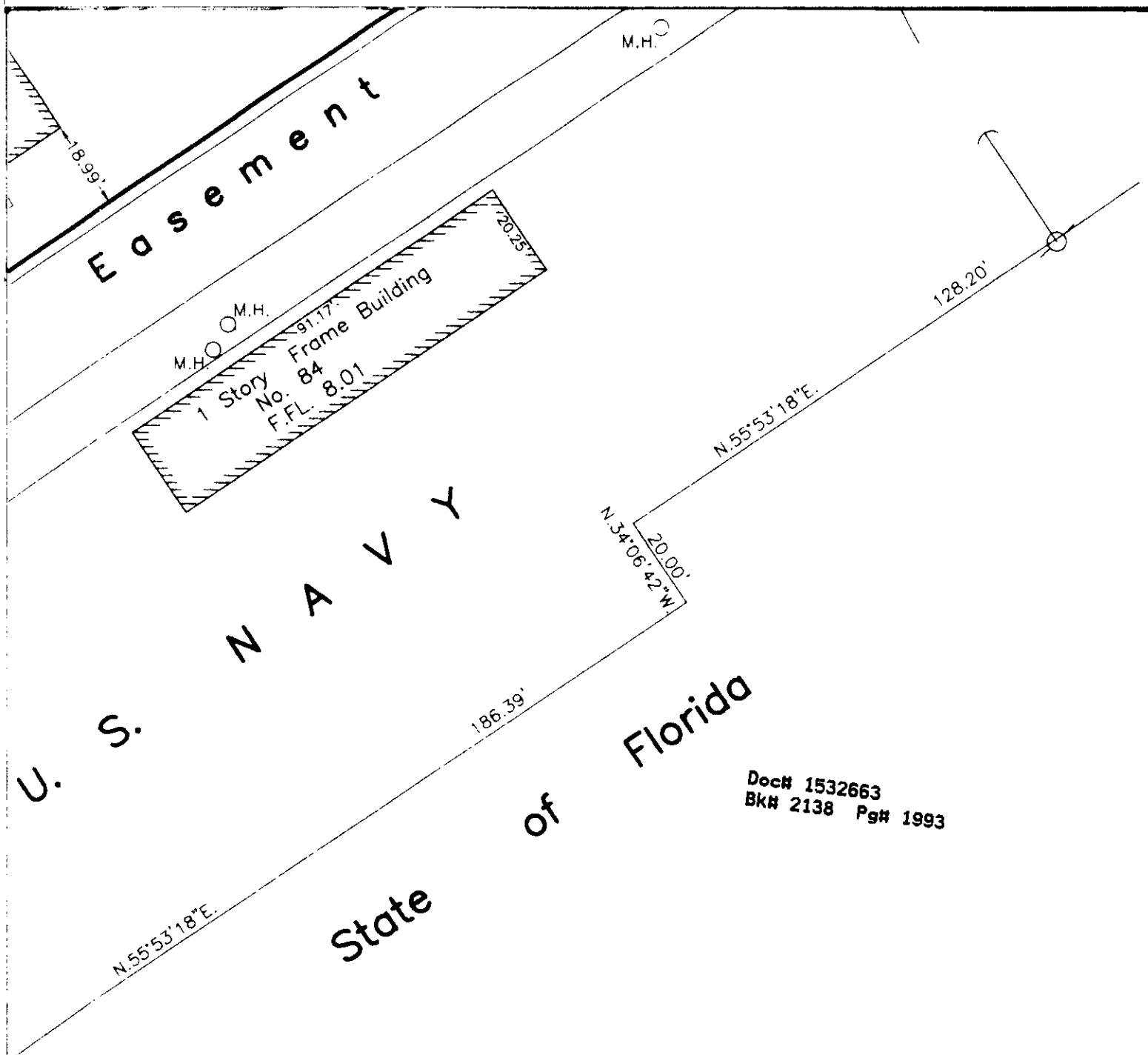
29/98



that the attached **BOUNDARY SURVEY**
is to the best of my knowledge and belief; that it meets the minimum
requirements adopted by the Florida Board of Land Surveyors, Chapter 61G17-6,
Section 472.027, and the American Land Title Association, and that
there are no encroachments unless shown hereon.

W. BRANDT
Surveyor No. 2749
Per No. 36810

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Doc# 1532663
 Bk# 2138 Pg# 1993

MONROE COUNTY
 OFFICIAL RECORDS

National Marine Sanctuary Truman Annex, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 98-322	
Scale: 1"=30'	Ref. 138-8	Flood panel No. 1716 H	Dwn. By: F.H.H.
Date: 11/3/98		Flood Zone: AE	Flood Elev. 7-8'
REVISIONS AND/OR ADDITIONS			
D/USN/Truman Annex/Natmarsac			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
 Suite 101
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237