

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
July 8, 2011 – NE

Parcel No. : 144.1
Item/Segment No. : 2505487
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 144

FIN No. 250548-7

A Portion of that area called "City Park", as shown on Plat of Survey of Lands on Island of Key West, Monroe County, Florida, according to the plat thereof, as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, lying in Section 33, Township 67 South, Range 25 East, more particularly described as follows:

Beginning at the Point of intersection of the Westerly line of Parcel 8, of said Plat of Survey of Lands on Island of Key West, Monroe County, Florida, and the Existing Southerly 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, said point being on a circular curve concave to the Southeast and said point bears N 30°15'26" W from the center of said curve; Thence Southwesterly, along the Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, and along the arc of said curve to the left, having a radius of 5348.39 feet and a central angle of 4°40'59" for a distance of 437.16 feet; Thence S 33°33'00" E, departing the Existing Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, for a distance of 5.06 feet to a point on a circular curve concave to the Southeast, said point bears N 34°53'44" W from the center of said curve; Thence Northeasterly, along the arc of said curve to the right, having a radius of 5821.59 feet and a central angle of 4°18'20" for a distance of 437.46 feet to a point on the Westerly line of said Parcel 8; Thence N 38°25'51"W, along the previously described line, for a distance of 3.98 feet to the Point of Beginning.

Containing 2,075 sq.ft, more or less.

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

The conveyance of the above-described property is made for the purpose of Grantee's construction of roadway and sidewalk improvements on North Roosevelt Drive ("North Roosevelt project"), which abuts the real property being herein conveyed. It is expressly provided herein that if the North Roosevelt project is not completed within a time period of 5 years from the date of this instrument, then the title to the above-described land shall immediately revert to the Grantor, and/or Grantor's successors and/or assigns, and said party shall

have the right to immediately re-possess the same. Grantor and Grantee shall execute and deliver necessary and appropriate instruments that may be required in order to effectuate any such reverter.

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: _____

PARCEL 144

LEGAL DESCRIPTION:

A portion of that area of Lee City Park, as shown on Plat of Survey of Lots on Island of Key West, Monroe County, Florida, according to the plat shown, as recorded in Plat Book 3, at Page 28, of the Public Records of Monroe County, Florida, lying in Section 33, Township 67 South, Range 29 East, more particularly described as follows:

Beginning at the Point of Intersection of the Wapahy Line at Parcel 8, of said Plat of Survey of Lots on Island of Key West, Monroe County, Florida, and the Existing Southerly Right-of-Way Line of State Road No. 5, North Roswell Boulevard, as shown on the Florida Department of Transportation Right-of-Way Map for State Road No. 5, Section 33-010, said point being on a circular curve concave to the Southeast and said point being 3615.28' W from the center of said curve; Thence Southwesterly, along the southerly Right-of-Way line of said State Road No. 5, North Roswell Boulevard, and along the arc of said curve to the left, having a radius of 5244.55 feet and a central angle of 49°58' for a distance of 437.16 feet; Thence S 89°31'00" E, departing the Existing Southerly Right-of-Way line of State Road No. 5, North Roswell Boulevard, for a distance of 505 feet to a point on a circular curve concave to the Southeast, said point being 33488.14' W from the center of said curve; Thence Southwesterly, along the arc of said curve to the right, having a radius of 5821.79 feet and a central angle of 4°32'00" for a distance of 437.16 feet to a point on the easterly line of said Parcel 8; Thence N 38°28'51" W, along the previously described line, for a distance of 1.65 feet to the Point of Beginning.

Containing 0.072 sq-ft, more or less.

SURVEYOR'S REPORT:


1. THIS SKETCH AND LEGAL DESCRIPTION DOES NOT CONSTITUTE A SURVEY.
2. MONUMENTS SHOWN HEREON ARE RELATIVE TO THE TRANSVERSE MERCATOR COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT 1990, ALONG THE BASE LINE OF S.R. 5 NORTH ROSWELL BOULEVARD WHICH IS N 34°53'53" E.
3. DATE PREPARED: NOVEMBER 11TH, 2008.
4. PREPARED FOR: FLORIDA DEPARTMENT OF TRANSPORTATION.
5. ALL FORMS OR INSTRUCTIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS FORBIDDEN WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MARCEL G. VERA JR.
PROFESSIONAL SURVEYOR AND MAPPER -5231
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEALED OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

 **MARCEL G. VERA & ASSOCIATES INC.**
PROFESSIONAL SURVEYORS & MAPPERS
1302 S.W. 11TH STREET
MIAMI, FL 33135-2076
(305) 852-2076 FAX: (305) 852-2077
REGISTERED IN FLORIDA
MARCEL G. VERA, JR. PLS 5231

NOT A SURVEY

		FLORIDA DEPARTMENT OF TRANSPORTATION													
		PARCEL SKETCH - NOT A SURVEY													
		STATE ROAD NO. 5	MONROE COUNTY												
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