

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. 111<sup>th</sup> Avenue  
Miami, Florida 33172  
April 10, 2015 - NE

Parcel No. : 105.1R(8-4-2015)  
Item/Segment No. : 250548-8  
Managing District : 6

### CITY DEED

THIS 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 grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

PARCEL No. 105

FIN No. 250548-8

A portion of Tract 46, Part of Lands Formerly owned by Key West Improvement, Inc. according to the plat thereof, as recorded in plat book 4, at page 69, of the public records of Monroe County, Florida, lying and being in Section 4, Township 68 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

BEGINNING at the SW corner of said Tract 46; Thence along the Southerly line of said Tract 46; said line also being the existing northerly right of way line of SR A-1-A (South Roosevelt Boulevard) for the next three (3) courses; (1) Thence N76°02'55"E for a distance of 102.57 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence northeasterly along the arc of said curve to the Right, having a radius of 1,744.12 feet and a central angle of 05°13'04" for a distance of 158.84 feet to the point of tangency; (3) Thence N81°15'59"E for a distance of 571.98 feet to the point of intersection with the easterly line of the said Tract 46; Thence N01°33'05"W along said easterly line of said Tract 46 for a distance of 18.14 feet to a point on a line that is parallel with and 18.00 feet northerly of the northerly right of way line of SR A-1-A (South Roosevelt Boulevard); Thence along said parallel line for the next Three (3) courses; (1) Thence S81°15'59"W for a distance of 574.25 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 1,762.12 feet and a central angle of 05°13'04" for a distance of 160.48 feet to the point of tangency; (3) Thence S76°02'55"W for a distance of 102.57 feet to a point on the westerly line of said Tract 46; Thence S13°57'05"E along said westerly line of Tract 46 for a distance of 18.00 feet to the POINT OF BEGINNING.

Containing 15,036 square feet or 0.345 acres, more or less.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple 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: \_\_\_\_\_

# EXHIBIT "A"

## LEGAL DESCRIPTION - PARCEL 105

A portion of Tract 46, Part of Lands Formerly owned by Key West Improvement, Inc. according to the plat thereof, as recorded in Plat Book 4, at page 69, of the Public Records of Monroe County, Florida, lying and being in Section 4, Township 68 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

BEGINNING at the SW corner of said Tract 46; Thence along the southerly line of said Tract 46; said line also being the existing northerly Right-of-Way line of SR A-1-A (South Roosevelt Boulevard) for the next three (3) courses; (1) Thence N76°02'55"E for a distance of 102.57 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence northeasterly along the arc of said curve to the Right, having a radius of 1,744.12 feet and a central angle of 05°13'04" for a distance of 158.84 feet to the point of tangency; (3) Thence N81°15'59"E for a distance of 571.98 feet to the point of intersection with the easterly line of the said Tract 46; Thence N01°33'05"W along said easterly line of said Tract 46 for a distance of 18.14 feet to a point on a line that is parallel with and 18.00 feet North of the northerly Right-of-Way line of SR A-1-A (South Roosevelt Boulevard); Thence along said parallel line for the next Three (3) courses; (1) Thence S81°15'59"W for a distance of 574.25 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 1,762.12 feet and a central angle of 05°13'04" for a distance of 160.48 feet to the point of tangency; (3) Thence S76°02'55"W for a distance of 102.57 feet to a point on the westerly line of said Tract 46; Thence S13°57'05"E along said westerly line of Tract 46 for a distance of 18.00 feet to the POINT OF BEGINNING.

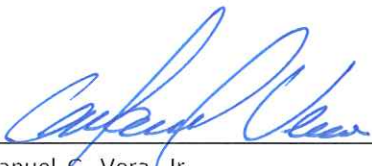
Containing 15,036 square feet, more or less.

## SURVEYOR'S NOTES:

- Bearings and coordinates are relative to state plane coordinates, Florida East Zone (901), Transverse Mercator Projection North American Datum (NAD83) 1983 of 1990 adjustment.
- A bearing of N72°01'46"E being established between found monuments labeled Florida Department of Transportation PNC000 "90-14-0.0" (N 79,572.108, E 398,114.259) and PNC015 "90-14-0.15" (N 79,883.611, E 399,074.649).
- 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.
- This document consists of four (4) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- This Parcel Sketch and Legal is supported by a Florida Department of Transportation Right-of-Way Map for State Road A-1-A, Section 90003 dated June 23rd, 2000 and Right-of-Way Map for State Road A-1-A (South Roosevelt Boulevard), prepared by Manuel G. Vera and Associates Inc., Financial Project Identification Number 250548-8-52-01.
- 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.

## LEGEND:

BL	- BASE LINE	PI	- POINT OF INTERSECTION
CL	- CENTER LINE	R	- RADIUS
F.P. NO.	- FINANCIAL PROJECT NUMBER	PC	- POINT OF COMMENCEMENT
ORB	- OFFICIAL RECORD BOOK	PT	- POINT OF TANGENT
SEC.	- SECTION	No.	- NUMBER
TWP.	- TOWNSHIP	LB.	- LICENSED BUSINESS
RGE.	- RANGE	LT.	- LEFT
EXIST.	- EXISTING	(D)	- DEED
PB	- PLAT BOOK	SQ. FT.	- SQUARE FEET
PG.	- PAGE	SR	- STATE ROAD
P.O.B.	- POINT OF BEGINNING	R/W	- RIGHT OF WAY
P.O.C.	- POINT OF COMMENCEMENT	PL	- PROPERTY LINE
(P)	- PLAT	↓	- SPRING LINE
(C)	- CALCULATED	105	- PARCEL NUMBER
Δ	- CENTRAL ANGLE (DELTA)		
D	- DEFLECTION ANGLE		
T	- TANGENT		
L	- LENGTH		

 05-18-2016.  
 Manuel G. Vera, Jr. Date  
 Professional Surveyor & Mapper  
 Florida Certificate No. 5291  
 Licensed Business: LB-2439  
 13960 SW 47th street  
 Miami, Florida 33175

NOT A BOUNDARY SURVEY

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. A1A		MONROE COUNTY	
				BY J.P. DATE 05-16		PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	
				DRAWN J.P. DATE 05-16		DATA SOURCE: SEE SURVEYOR'S NOTES	
REVISION		BY		DATE		F.P. NO. 250548-8 SECTION 90003 SHEET 01 OF 04	
				CHECKED SN DATE 05-16			

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

SHEET 02 OF 04

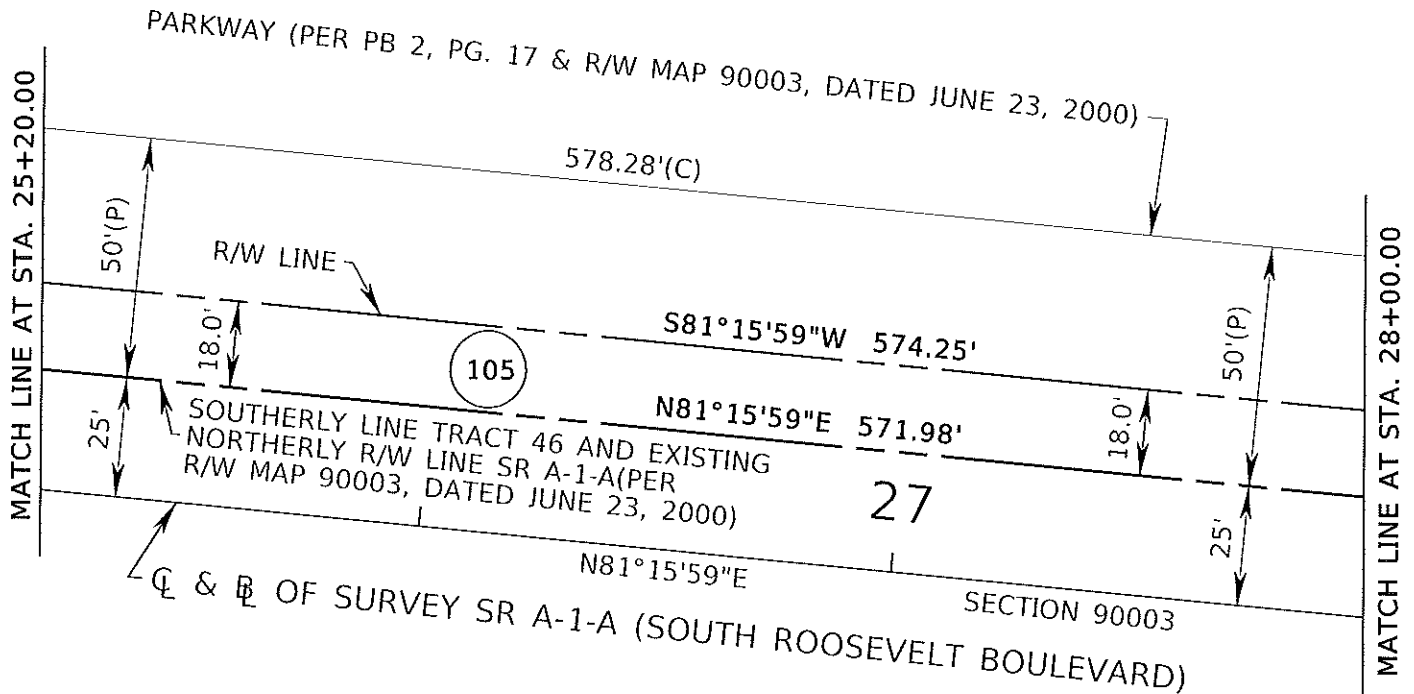
EXHIBIT "A"  
PARCEL 105

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC.

(PB 4, PG. 69)

TRACT 46



NOT A BOUNDARY SURVEY

0 20 40 80 120



Scale: 1" = 40'

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. A1A

MONROE COUNTY

DRAWN BY JCF  
DATE 05-16

PREPARED BY:  
MANUEL G. VERA AND ASSOCIATES INC., LB#2439  
13960 SW 47th STREET, MIAMI FLORIDA 33175

DATA SOURCE:  
SEE SURVEYOR'S NOTES

REVISION

BY

DATE

CHECKED

SN

05-16

F.P. NO. 250548-8

SECTION 90003

SHEET 03 OF 04

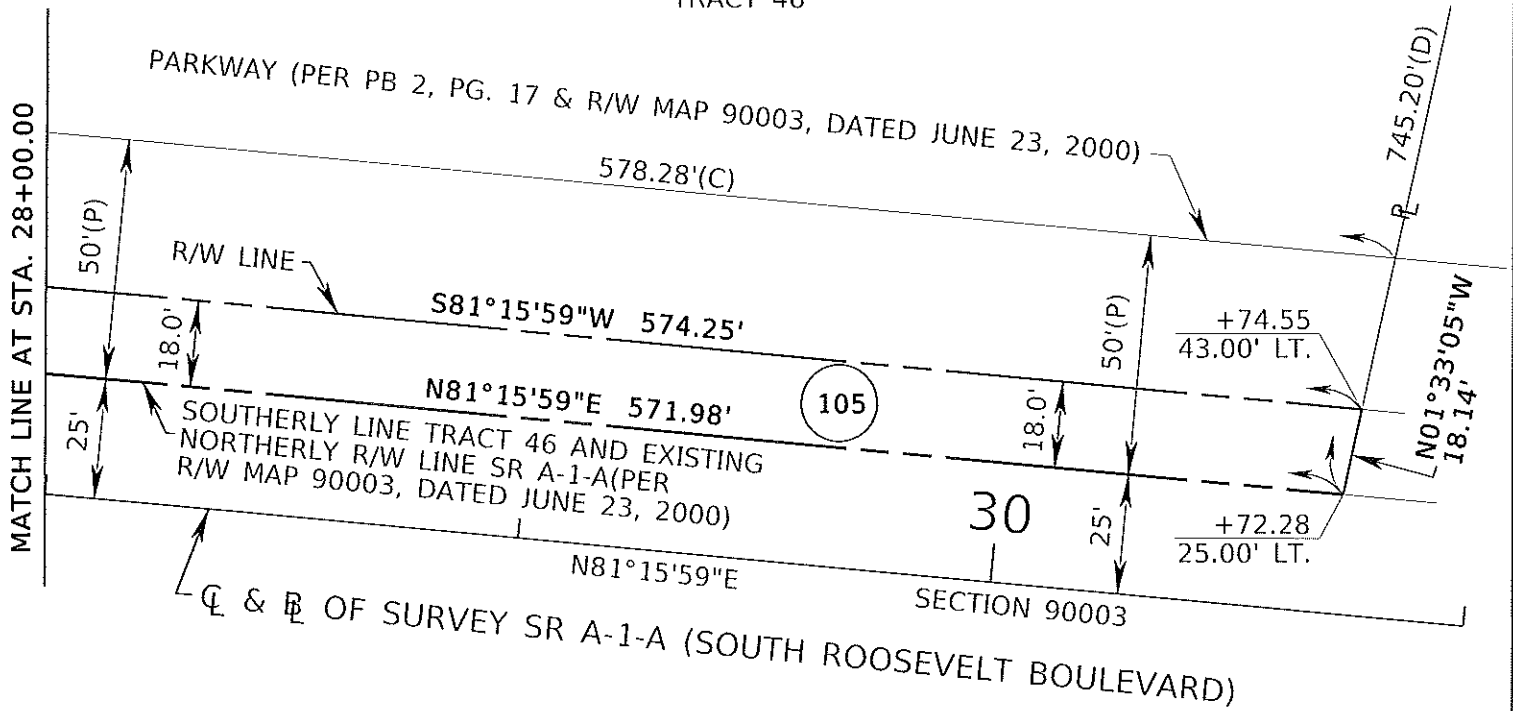
EXHIBIT "A"  
PARCEL 105

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC.

(PB 4, PG. 69)

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. A1A

MONROE COUNTY

DRAWN	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
	JCF	05-16		
CHECKED	SN	05-16	F.P. NO. 250548-8	SECTION 90003

SHEET 04 OF 04