

Attachment 12
Easement Agreement

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1166944
BK# 1619 PG# 1872

RCD Feb 28 2000 11:24AM
DANNY L KOLHAGE, CLERK

Record and Return to: (enclose self-addressed stamped envelope)

Deborah L. Fehik, Legal Assistant
Ruden, McClosky, Smith,
Schuster and Russell, P.A.
P.O. Box 1900
Fort Lauderdale, FL 33302

This Instrument Prepared by:

Edwin J. Stacker, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard, 15th Floor
Fort Lauderdale, Florida 33301

DATA SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING

AMENDMENT TO EASEMENT AGREEMENT

THIS AGREEMENT is made this 10th day of February, 2000,
between the City of Key West, Florida (hereinafter "Grantor") and Sunset Ventures of
Key West, Inc. (hereinafter "Grantee").

WHEREAS, Grantee is the owner of property located at 5601 College Road, Key
West, Florida; and

WHEREAS, Grantee petitioned the City Commission for the conveyance of an
easement for the purposes of: (i) allowing vehicular and pedestrian access; and (ii)
constructing and maintaining public and private utilities on public right-of-way to service
a residential/commercial development; and

WHEREAS, the City Commission agreed to grant the easement requested for the
two purposes as stated above and the Easement Agreement was recorded in the Monroe
County Official Records Book #1559, Pages 134 through 143; and

WHEREAS, after the Easement Agreement's recording, Grantee discovered that
the conveyance language of the Easement Agreement only included the constructing and
maintaining public and private utilities on right-of-way purpose and failed to include the
allowance of vehicular and pedestrian access purpose in the Agreement, which was not
the parties' original intent and not consistent with the City Commission's decision; and

WHEREAS, Grantor and Grantee desire to enter into this Amendment to
Easement Agreement to correct the language of the Easement Agreement to reflect the
original intent of the parties and to be consistent with the City Commission's decision to
grant the easement.

FTL639074:1



I. Conveyance of Easement Section.

1. The following shall be deleted from the first sentence of the first paragraph: "for the structural life of the encroachment".

2. The last paragraph shall be replaced with the following underlined paragraph:

This easement shall pertain to the area described above and identified in the survey as Parcel 3 and Parcel 4 for the purposes of allowing vehicular and pedestrian access, construction and maintenance of public and private utilities and roadway within public right-of-way to service a residential/commercial development and not to any other encroachments.

III. Easement Termination Section.

The first paragraph shall solely and exclusively apply to the Easement for construction and maintenance of public and private utilities on public right-of-way, and shall in no way be construed as the termination of the vehicular and pedestrian Access Easement, which vehicular and pedestrian access shall be perpetual and not subject to termination.

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

ATTEST:

Cheryl Smith
Cheryl Smith City Clerk

CITY OF KEY WEST

Julio Avel
Julio Avel, City Manager

Witnesses:

Dawn Coier
Signature

Printed Name: Dawn Coier

Abigail Rock
Signature

Printed Name: Abigail Rock



FILE #1166944
BK#1619 PG#1874

STATE OF FLORIDA)
) SS:
COUNTY OF Monroe)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by CHERYL SMITH, the City Clerk of The City of Key West, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of February, ~~1999~~ 2000

Maria G. Ratcliff
Notary Public

Maria G. Ratcliff
Typed, printed or stamped name of Notary Public



Maria G. Ratcliff
MY COMMISSION # CC220820 EXPIRES
March 22, 2003
BONDED TRU TROY FARM INSURANCE, INC.

My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF Monroe)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by JULIO AVAEL, the City Manager of The City of Key West, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of February, ~~1999~~ 2000

Maria G. Ratcliff
Notary Public

Maria G. Ratcliff
Typed, printed or stamped name of Notary Public



Maria G. Ratcliff
MY COMMISSION # CC220820 EXPIRES
March 22, 2003
BONDED TRU TROY FARM INSURANCE, INC.

My Commission Expires:



FILE #1166944
BK#1619 PG#1875

MONROE COUNTY
OFFICIAL RECORDS

RESOLUTION NO. 99-20

FILE #1106673
BK#1559 PG#134

5601 COLLEGE ROAD

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE ATTACHED EASEMENT AGREEMENT BETWEEN THE CITY OF KEY WEST AND SUNSET VENTURES OF KEY WEST, INC. FOR THE PROPERTY LOCATED AT 5601 COLLEGE ROAD; PROVIDING FOR AN EFFECTIVE DATE

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

Section 1: That the attached Easement Agreement is hereby approved.

Section 2: 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 5th day of JANUARY, 1999.

Authenticated by the presiding officer and Clerk of the Commission on January 8, 1999.

Filed with the Clerk JANUARY 8, 1999.

RCD Feb 03 1999 11:44AM
DANNY L. KOLBAGE, CLERK

ATTEST:

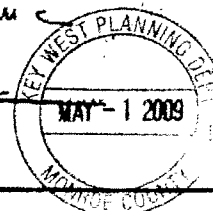
Josephine Parker
JOSEPHINE PARKER, CITY CLERK

James F. Wesley
JAMES F. WESLEY, MAYOR PRO TEMPORE
(COUNTY OF MONROE)
CITY OF KEY WEST

This copy is a true copy of the original on file in this office. Witness my hand and official seal this 3 day of Feb, 1999.

JOSEPHINE PARKER JCM
CITY CLERK

By *Josephine Parker*



FILE #1166944
BK#1619 PG#1876

FILE #1106673
BK#1559 PG#135

EASEMENT AGREEMENT

THIS AGREEMENT made this 2nd day of February, 1998,
between the City of Key West, Florida (hereinafter Grantor) and
Sunset Ventures of Key West, Inc. (hereinafter Grantee).

RECITALS

Grantee is owner of the property known as 5601 College Road,
Key West, Florida. Grantee requests an easement to allow vehicular
and pedestrian access and for the construction and maintenance of
public and private utilities on public right-of-way to service a
residential/commercial development already permitted by Grantor.
The Grantee is requesting an easement of approximately 3,622 square
feet at the junction of Junior College Road and the existing
asphalt road currently going back to the Monroe County detention
facility. More specifically, the easement is for a 55.63 feet by
66.04 feet by 47.66 feet by 65.10 feet parcel off Junior College
Road identified as Numbers 3 and 4 on the Morgan & Eklund, Inc.
survey dated June 6, 1998. (copy attached hereto)

I. CONVEYANCE OF EASEMENT

The Grantor hereby agrees to grant and convey to Grantee for
the structural life of the encroachment, an easement for use of
Grantor's property, as follows:

Parcel 3

A portion of the vacated right-of-way of Junior College Road,
shown and described as Parcel C in Plat Book 7, at Page 43 of the



FILE #1166944
BK#1619 PG#1877

FILE #1106673
BK#1559 PG#136

Official Records of Monroe County, Florida, said lands being a portion of lands shown on Florida Department of Transportation right-of-way Map for Junior College Road, Section 90550-2612, dated January 2, 1973 and being more particularly described as follows:

Beginning at the Southeast corner of Parcel B as described by the State of Florida, the Trustees of the Internal Improvement Fund of the State of Florida Deed No. 20174-A, (corrective description in Official Records Book 959, at Page 109 of the Public Records of Monroe County, Florida), said point having coordinates of Northing 89,311.10 and Easting of 251,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed South 29 degrees 41 minutes 12 seconds West along the South line of Parcel said Parcel B and the South line of Parcel A as described in T.I.I.F. Deed No. 19725 a distance of 240.59 feet to the Northeastly line of the Monroe County Detention Center Lands as described in Official Records Book 139, at Page 2381 of the Public Records of Monroe County; thence South 63 degrees 29 minutes 57 seconds East 15.50 feet to the Northwesterly line of Parcel C (a portion of vacated right-of-way of Junior College Road) as shown and described in Plat Book 7, at Page 43 of the Public Records of Monroe County, Florida said point being the Point of Beginning and having coordinates of Northing 89,115.17 and Easting of 251,002.76 as referenced to the Florida State Plane Coordinate System, East Zone, NAD 1927; thence continue South 83 degrees 29 minutes 57 seconds East a distance of 40.13 feet to a point on a curve concave to the Southeast lying on the Southeast line of said Parcel C; said curve having a radius of 984.84 feet; a central angle of 03 degrees 50 minutes 31 seconds and is subtended by a chord bearing South 36 degrees 38 minutes 35 seconds West being 66.02 feet in length; thence along the arc of said curve a distance of 66.04 feet to the Southwesterly line of lands described in Official Records Book 139, at Page 2381 in the Monroe County Public Records (Monroe County Detention Center); thence North 83 degrees 29 minutes 57 seconds West along said Southwesterly line a distance of 23.96 feet to the Northwesterly line of said Parcel C (a portion of vacated right-of-way of Junior College Road); thence North 22 degrees 27 minutes 32 seconds East along said Northwesterly line a distance of 65.16 feet to the Point of Beginning.

Parcel 4:

A parcel of Land lying in Section 27, Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

Commencing at the Southeast corner of Parcel B as described by the State of Florida, the Trustees of the Internal Improvement Fund of the State of Florida Deed No. 20174-A, (corrective description in Official Records Book 959, at Page 109 of the Public Records of



★ FILE #1166944
BK#1619 PG#1878 ★

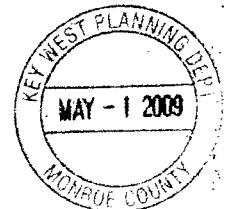
Monroe County, Florida), said point having coordinates of Northing 89,331.10 and Easting of 251,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed South 29 degrees 41 minutes 12 seconds West along the South line of said Parcel B and the South line of Parcel A as described in T.I.I.F. Deed No. 19725 a distance of 240.59 feet to the Northeasterly line of the Monroe County Detention Center Lands as described in Official Records Book 139, at Page 2381 of the Public Records of Monroe County, Florida, said point being the Point of Beginning and having coordinates of Northing 89,122.09 and Easting of 250,988.88 as referenced to the Florida State Plane Coordinate System, East Zone, NAD 1927; thence South 63 degrees 29 minutes 57 seconds East 15.50 feet to the Northwesterly line of Parcel C (a portion of vacated right-of-way of Junior College Road) as shown and described in Plat Book 7, at Page 43 of the Public Records of Monroe County, Florida; thence South 22 degrees 27 minutes 52 seconds West along said Northwesterly line a distance of 65.16 feet to the Southwesterly line of lands described in Official Records Book 139, at Page 2381 in the Monroe County Public Records (Monroe County Detention Center); thence North 63 degrees 29 minutes 57 seconds West along the Southwesterly line of lands described in Official Records Book 139, at Page 2381 a distance of 23.70 feet to the Southeast line of T.I.I.F. Parcel A, as described in T.I.I.F. Deed No. 19725; thence North 29 degrees 41 minutes 12 seconds East along said South line a distance of 65.10 feet to the Point of Beginning.

FILE #1166944
BK#1619 PG#1878

This easement shall pertain to the area described above and identified in the survey as Parcel 3 and Parcel 4 for the purposes of construction and maintenance of public and private utilities on the public right-of-way only, and not to any other encroachments.

II. CONSIDERATION

Grantees agree to pay to Grantor the sum of \$ 300.00, together with all sums and fees for city sewer, city garbage, if unpaid; to otherwise 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.



★ FILE #1166944
BK#1619 PG#1879

★ FILE #1106673
BK#1559 PG#138

LII. EASEMENT TERMINATION

Grantee agrees that any enlargement of the easement of 55.63 feet by 66.04 feet by 47.66 feet by 65.10 feet parcel approximately 3,622 square feet off Junior College Road identified as Numbers 3 and 4 on the Morgan & Eklund, Inc. survey and described above, shall operate to terminate the easement granted hereby, and that Grantor shall thereupon have the right to require Grantee to fully and entirely vacate the easement on Grantor's right-of-way through demolition or structural alteration.

Grantee agrees that in the event the College Road encroachment is removed or substantially destroyed, this easement shall terminate, and that any new structure shall be built entirely on land owned by the Grantee, or its assigns, and shall not encroach on Grantor's right-of-way.

Additionally, Grantee recognizes and agrees that Grantor may reclaim or retake its property without process upon a determination of necessity to protect the health, safety or welfare of the City's residents.

Notwithstanding the fact that this easement may terminate at some future date, it is a covenant that runs with the land, and shall be binding on and shall inure to the benefit of the parties



FILE #1106673
BK#1559 PG#139

FILE #1166944
BK#1619 PG#1880

hereto, their heirs, successors or assigns.

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

ATTEST:

CITY OF KEY WEST

Josephine Parker
JOSEPHINE PARKER, CITY CLERK

Julio Avel
JULIO AVAEL, CITY MANAGER

GRANTEE
Sunset Ventures of Key West, Inc.

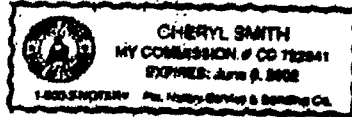
By: Danny Beer
President

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 12
day of January, 1999 by JULIO AVAEL of the City of Key
West on behalf of the City who is personally known to me or who has
produced _____ as identification.

Cheryl Smith
Notary Public

My commission expires: _____

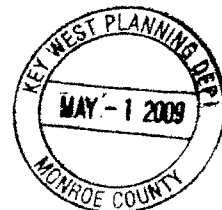
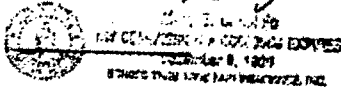


STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this Jan
day of February, 1999 by Margaret Bell, who is
personally known to me or who has produced Identification as
identification.

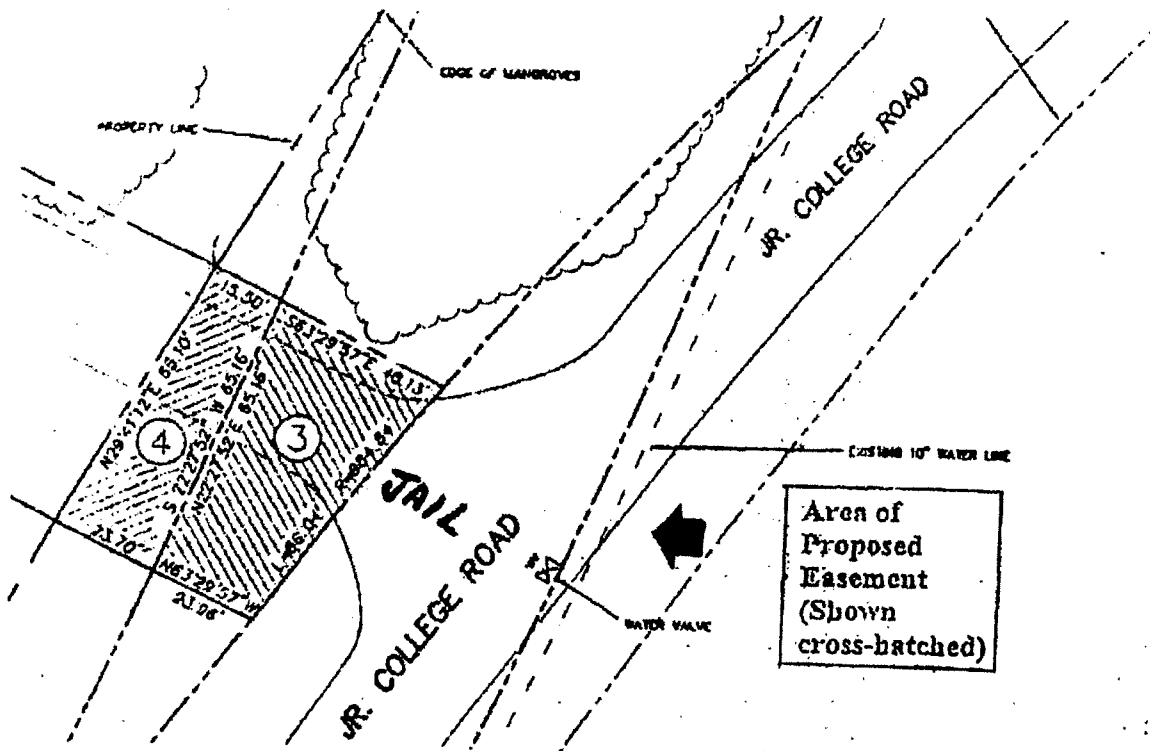
Mary E. Connolly
Notary Public

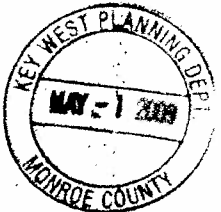
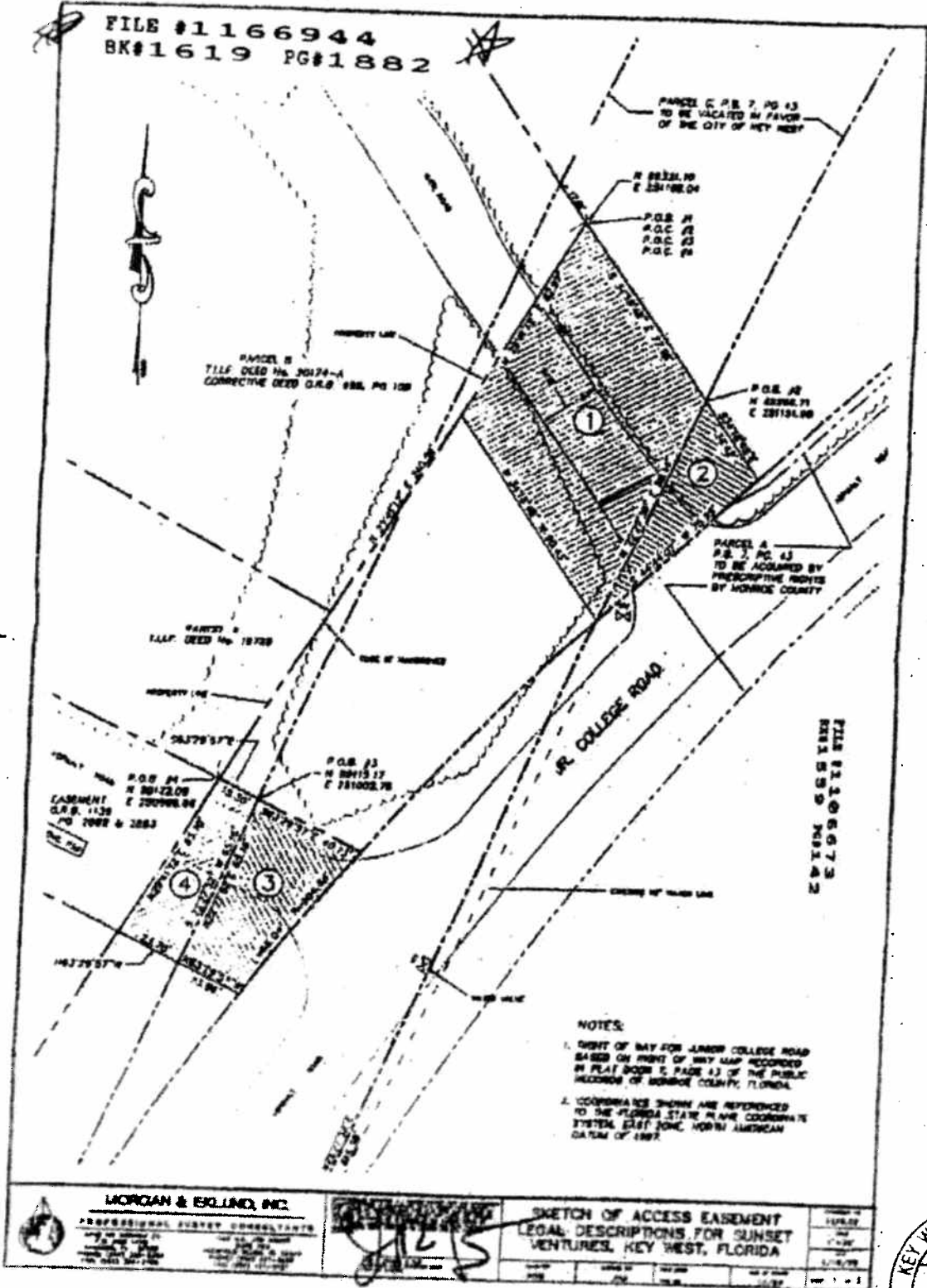
My commission expires: _____



FILE #1106673
BK#1559 PG#140

FILE #1166944
BK#1619 PG#1881





LEGAL DESCRIPTIONS/ SUNSET VENTURES FOR ACCESS EASEMENTS

Parcel #1

A portion of the vested right-of-way of Junior College Road, shown and described as Parcel C in Plat Book 7, Page 43 of the Official Records of Monroe County, Florida, said lands being a portion of lands shown on Florida Department of Transportation right-of-way map for Junior College Road, Section 00850-2612, dated 1/2/73 and being more particularly described as follows:

Beginning at the southeast corner of Parcel B as described by the State of Florida, Trustee of the Internal Improvement Fund Deed No. 20174-A, (successive description in O.R. Book 929, Page 109 of the Public Records of Monroe County), said point having coordinates of Northing 88,331.10 and Easting of 281,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed S 24°15'45" E along the westerly extension of the east line of said Parcel B (T.L.P. Deed No. 20174-A, successive Deed O.R. Book 929, Page 109, Monroe County Public Records) a distance of 77.00 feet to the westerly line of Parcel C (P.L. 7, Page 43) thence S 22°27'30" W along said westerly right-of-way line a distance of 68.15 feet to the intersection with the westerly right-of-way line of Junior College Road (said line being the westerly line of Parcel A as shown and described in P.L. 7, Page 43 of the Official Records of Monroe County); thence N 34°18'45" W a distance of 80.43 feet to the center line of aforementioned Parcel B (T.L.P. Deed 20174-A); thence N 28° 41'15" E along said south line of said Parcel B a distance of 88.07 feet to the Point of Beginning. Containing 196.5 square feet, more or less.

Parcel #2

A Parcel of Land lying in Section 27, Township 87 South, Range 23 East, Monroe County, Florida, more particularly described as follows:

Commencing at the southwest corner of Parcel B as described by the State of Florida, Trustee of the Internal Improvement Fund Deed No. 20174-A, (successive description in O.R. Book 929, Page 109 of the Public Records of Monroe County), said point having coordinates of Northing 88,331.10 and Easting of 281,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed S 24°15'45" E along the westerly extension of the east line of said Parcel B (T.L.P. Deed No. 20174-A, successive Deed O.R. Book 929, Page 109, Monroe County Public Records) a distance of 77.00 feet to the westerly line of Parcel C (P.L. 7, Page 43) thence S 22°27'30" W along said westerly right-of-way line a distance of 68.15 feet to the intersection with the westerly right-of-way line of Junior College Road (said line being the westerly line of Parcel A as shown and described in P.L. 7, Page 43 of the Official Records of Monroe County); thence N 34°18'45" W a distance of 80.43 feet to the center line of aforementioned Parcel B (T.L.P. Deed 20174-A); thence N 28° 41'15" E along said south line of said Parcel B a distance of 88.07 feet to the Point of Beginning. Containing 196.5 square feet, more or less.

Parcel #3

A portion of the vested right-of-way of Junior College Road, shown and described as Parcel C in Plat Book 7, Page 43 of the Official Records of Monroe County, Florida, said lands being a portion of lands shown on Florida Department of Transportation right-of-way map for Junior College Road, Section 00850-2612, dated 1/2/73, and being more particularly described as follows:

Commencing at the southwest corner of Parcel B as described by the State of Florida, Trustee of the Internal Improvement Fund Deed No. 20174-A, (successive description in O.R. Book 929, Page 109 of the Public Records of Monroe County), said point having coordinates of Northing 88,331.10 and Easting of 281,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed S 24°15'45" E along the westerly extension of the east line of said Parcel B (T.L.P. Deed No. 20174-A, successive Deed O.R. Book 929, Page 109, Monroe County Public Records) a distance of 77.00 feet to the westerly line of Parcel C (a portion of vested right-of-way of Junior College Road) as shown and described in Plat Book 7, Page 43 of the Public Records of Monroe County; thence S 22°27'30" W along said westerly right-of-way line a distance of 68.15 feet to the intersection with the westerly right-of-way line of Junior College Road (said line being the westerly line of Parcel A as shown and described in P.L. 7, Page 43 of the Official Records of Monroe County); thence N 34°18'45" W a distance of 80.43 feet to the center line of aforementioned Parcel B (T.L.P. Deed 20174-A); thence N 28° 41'15" E along said south line of said Parcel B a distance of 88.07 feet to the Point of Beginning. Containing 196.5 square feet, more or less.

Parcel #4

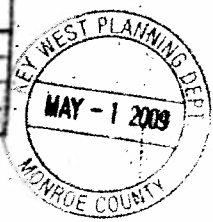
A parcel of land lying in Section 27, Township 87 South, Range 23 East, Monroe County, Florida, more particularly described as follows:

Commencing at the southwest corner of Parcel B as described by the State of Florida, Trustee of the Internal Improvement Fund Deed No. 20174-A, (successive description in O.R. Book 929, Page 109 of the Public Records of Monroe County), said point having coordinates of Northing 88,331.10 and Easting of 281,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed S 24°15'45" E along the westerly extension of the east line of said Parcel B (T.L.P. Deed No. 20174-A, successive Deed O.R. Book 929, Page 109, Monroe County Public Records) a distance of 77.00 feet to the westerly line of Parcel C (a portion of vested right-of-way of Junior College Road) as shown and described in Plat Book 7, Page 43 of the Public Records of Monroe County; thence S 22°27'30" W along said westerly right-of-way line a distance of 68.15 feet to the intersection with the westerly right-of-way line of Junior College Road (said line being the westerly line of Parcel A as shown and described in P.L. 7, Page 43 of the Official Records of Monroe County); thence N 34°18'45" W a distance of 80.43 feet to the center line of aforementioned Parcel B (T.L.P. Deed 20174-A); thence N 28° 41'15" E along said south line of said Parcel B a distance of 88.07 feet to the Point of Beginning. Containing 196.5 square feet, more or less.

MONROE COUNTY
OFFICIAL RECORDS

FILE #1106673
BK#1619 PG#1883

MORGAN & EKLAND, INC. PROFESSIONAL SURVEY CORPORATION
SKETCH OF ACCESS EASEMENT LEGAL DESCRIPTIONS FOR SUNSET VENTURES, KEY WEST, FLORIDA



FILE #1166944
BK#1619 PG#1884

FILE #1106672
BK#2888 PG#132

LEGAL DESCRIPTIONS/ SUNSET VENTURES FOR ACCESS EASEMENTS

Parcel #1

A portion of the vacated right-of-way of Junior College Road, shown and described as Parcel C in Plat Book 7, Page 43 of the Official Records of Monroe County, Florida, said lands being a portion of lands shown on Florida Department of Transportation right-of-way map for Junior College Road, Section 30880-2012, dated 1/7/73 and being more particularly described as follows:

Beginning at the southeast corner of Parcel B as described by the State of Florida, Trustee of the Internal Improvement Fund Deed No. 20174-A, (corrective description in O.R. Book 888, Page 109 of the Public Records of Monroe County, said point having coordinates of Northing: 98,131.10 and Easting of 221,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed S 34°16'48" E along the westerly extension of the east line of said Parcel B (T.I.L.F. Deed No. 20174-A, corrective Deed O.R. Book 888, Page 109, Monroe County Public Records) a distance of 77.86 feet to the westerly line of aforementioned Parcel C (P.B. 7, Page 43); thence S 22°27'39" W along said westerly right-of-way line a distance of 88.14 feet to the intersection with the westerly right-of-way line of Junior College Road (said being the northeast line of Parcel B as shown and described in P.B. 7, Page 43 of the Official Records of Monroe County); thence N 34°16'48" W a distance of 90.42 feet to the south line of aforementioned Parcel B (T.I.L.F. Deed 20174-A; thence N 28° 41'13" E along said westerly line of said Parcel B a distance of 82.87 feet to the Point of Beginning, Containing 348.6 square feet, more or less.

Parcel #2

A Parcel of Land lying in Section 27, Township 87 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

Commencing at the southeast corner of Parcel B as described by the State of Florida, Trustee of the Internal Improvement Fund Deed No. 20174-A, (corrective description in O.R. Book 888, Page 109 of the Public Records of Monroe County, said point having coordinates of Northing: 98,131.10 and Easting of 221,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed S 34°16'48" E along the westerly extension of the east line of said Parcel B (Monroe County Public Records) a distance of 77.86 feet to the westerly line of Parcel C as shown and described in (P.B. 7, Page 43) of the Public Records of Monroe County, Florida said point being the Point of Beginning and being a bearing of 98,208.71 and an Easting of 281,136.88 (Florida State Plane Coordinate System, East Zone, NAD 1927) thence southerly S 34°16'48" E a distance of 34.43 feet to the westerly right-of-way line (P.R. record) of Junior College Road as shown in Plat Book 7, Page 43 of the Official Records of Monroe County, Florida; thence S 44°44'07" W along said westerly right-of-way line a distance of 78.80 feet to the intersection with the east line of Parcel C as shown and described in Plat Book 7, Page 43 of the Official Records of Monroe County, Florida; thence N 22°27'39" E along said east line of Parcel C a distance of 89.14 feet to the Point of Beginning, Containing 189.5 square feet, more or less.

Parcel #3

A portion of the vacated right-of-way of Junior College Road, shown and described as Parcel C in Plat Book 7, Page 43 of the Official Records of Monroe County, Florida, said lands being a portion of lands shown on Florida Department of Transportation right-of-way map for Junior College Road, Section 30880-2012, dated 1/7/73 and being more particularly described as follows:

Commencing at the southeast corner of Parcel B as described by the State of Florida, Trustee of the Internal Improvement Fund Deed No. 20174-A, (corrective description in O.R. Book 888, Page 109 of the Public Records of Monroe County, said point having coordinates of Northing: 98,131.10 and Easting of 221,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed S 28°41'13" W along the south line of Parcel B and the south line of the Monroe County Detention Center Lands as described in O.R. Book 138 Page 2387 of the Public Records of Monroe County; thence S 63°29'57" E 18.80 feet to the westerly line of Parcel C (a portion of vacated right-of-way of Junior College Road) as shown and described in Plat Book 7, Page 43 of the Public Records of Monroe County, Florida said point being the Point of Beginning and having coordinates of Northing: 98,115.17 and Easting of 281,002.76 as referenced to the Florida State Plane Coordinate System, East Zone, NAD 1927; thence southerly S 63°29'57" E a distance of 48.13 feet to a point on a curve concave to the southeast lying on the southeast line of said Parcel C; said curve having a radius of 94.84 feet; a central angle of 03°50'31" and is subtended by a short bearing S 26°38'26" W line of lands described in O.R. Book 138 Page 2387 of the Monroe County Public Records (a portion of vacated right-of-way of Junior College Road) as shown and described in Plat Book 7, Page 43 of the Monroe County Public Records; thence S 63°29'57" E along said westerly line a distance of 23.56 feet to the westerly line of said Parcel C (a portion of vacated right-of-way of Junior College Road); thence N 22°27'39" E along said westerly line a distance of 68.18 feet to the Point of Beginning, Containing 198.1 square feet more, or less.

Parcel #4

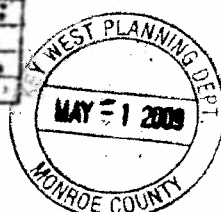
A parcel of land lying in Section 27, Township 87 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

Commencing at the southeast corner of Parcel B as described by the State of Florida, Trustee of the Internal Improvement Fund Deed No. 20174-A, (corrective description in O.R. Book 888, Page 109 of the Public Records of Monroe County, said point having coordinates of Northing: 98,131.10 and Easting of 221,108.04 as referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1927; Proceed S 28°41'13" W along the south line of said Parcel B and the south line of the Monroe County Detention Center Lands as described in O.R. Book 138 Page 2387 of the Public Records of Monroe County; said point being the Point of Beginning and having coordinates of Northing: 98,115.17 and Easting of 281,002.76 as referenced to the Florida State Plane Coordinate System, East Zone, NAD 1927; thence southerly S 63°29'57" E 18.80 feet to the westerly line of Parcel C (a portion of vacated right-of-way of Junior College Road) as shown and described in Plat Book 7, Page 43 of the Public Records of Monroe County, Florida; thence S 63°29'57" E along said westerly line a distance of 68.06 feet to the westerly line of Parcel C (a portion of vacated right-of-way of Junior College Road) as shown and described in Plat Book 7, Page 43 of the Monroe County Public Records (Monroe County Detention Center Lands) thence S 63°29'57" E along the westerly line of lands described in O.R. Book 138, Page 2387 of the Monroe County Public Records (a portion of vacated right-of-way of Junior College Road) as shown and described in Plat Book 7, Page 43 of the Monroe County Public Records; thence N 22°27'39" E along said westerly line a distance of 68.18 feet to the Point of Beginning, Containing 1,874.18 square feet, more or less.

MONROE COUNTY
OFFICIAL RECORDS

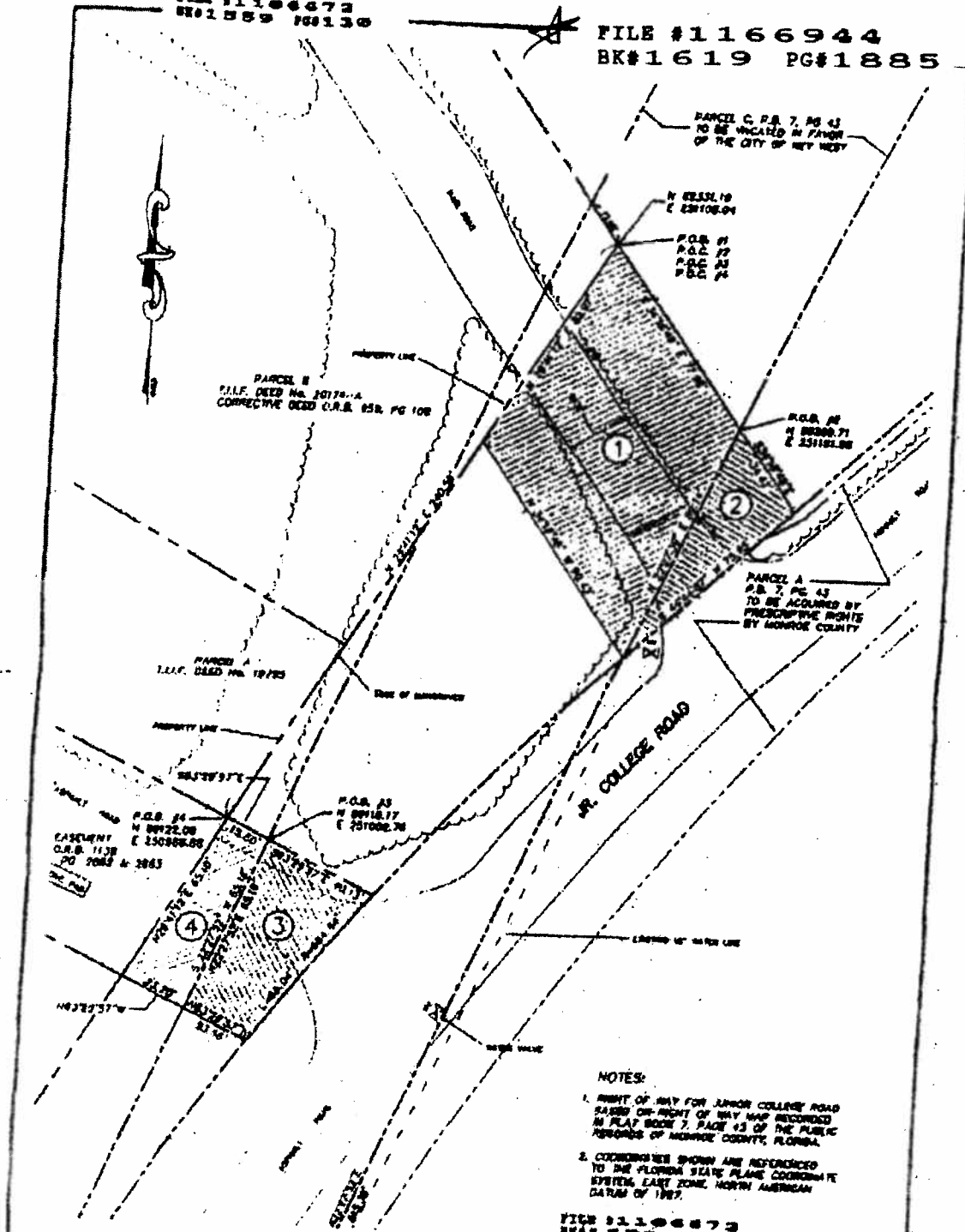
FILE #1106672
BK#1619 PG#132

 <p>MORRIS & ERLIND, INC. PROFESSIONAL SURVEYORS & ENGINEERS P.O. BOX 1000 KEY WEST, FLORIDA 34637 TEL: 305-241-1111 FAX: 305-241-1112</p>		<p>SKETCH OF ACCESS EASEMENT LEGAL DESCRIPTIONS FOR SUNSET VENTURES, KEY WEST, FLORIDA</p>
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FILE #116673
BK#1559 PG#130

FILE #1166944
BK#1619 PG#1885



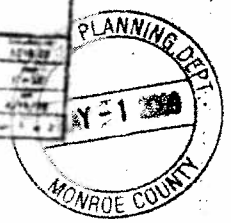
NOTES:
 1. RIGHT OF WAY FOR JUNIOR COLLEGE ROAD BASED ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 7, PAGE 43 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
 2. COORDINATES SHOWN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1987.

FILE #116673
BK#1559 PG#130

MORGAN & SKELINE, INC.
 PROFESSIONAL SURVEY CONSULTANTS
 1111 W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (561) 533-1111
 Fax: (561) 533-1112

[Handwritten signature]

SKETCH OF ACCESS EASEMENT
 LEGAL DESCRIPTIONS FOR SUNSET
 VENTURES, KEY WEST, FLORIDA



A

FILE #1166944
BK#1619 PG#1886

A

LEGAL DESCRIPTION

Begin at the Southeast corner of the Southwest quarter of the Southwest Quarter of Section 28, Township 1 North, Range 1 East, run thence West 197.5 feet to a point, thence run North along the East boundary line of a public road a distance of 1925.6 feet to a point which is the Point of Beginning, thence run North 470 feet, thence North 67 degrees and 20 minutes East 317.67 feet to a point, thence South 688.4 feet to a point, thence run West 477.5 feet to the Point of Beginning.

10/29/44

Being more particularly described by a recent field survey as follows:
Commence at a terra cotta concrete monument marking the Southeast corner of the Southwest quarter of the Southwest quarter of Section 28, Township 1 North, Range 1 East, Leon County, Florida and run North 00 degrees 00 minutes 28 seconds West 197.84 feet to the Easement right-of-way boundary of Concord Avenue, thence run North 00 degrees 52 minutes 43 seconds East along said right-of-way boundary 1978.34 feet to an iron pipe marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 52 minutes 42 seconds East along said right-of-way boundary 402.63 feet to a re-rod (marked #4261) lying on the intersection with the Southern right-of-way boundary of U. S. Highway No. 90, thence run North 67 degrees 16 minutes 00 seconds East along said Southern right-of-way boundary 226.29 feet to a re-rod, thence run North 00 degrees 02 minutes 51 seconds West 27.10 feet to a re-rod (marked #4261), thence run North 67 degrees 16 minutes 09 seconds East along said right-of-way boundary 283.24 feet to a re-rod (marked #4261), thence leaving said right-of-way boundary run South 00 degrees 04 minutes 31 seconds East 626.46 feet to an angle iron, thence run South 80 degrees 50 minutes 14 seconds West 478.93 feet to the POINT OF BEGINNING containing 5.60 acres, more or less.

LESS AND EXCEPT any portion of the above described property lying within the right of way of U.S. Highway 90 (also known as East Tennessee Street and also known as Mahan Drive.)

A

MONROE COUNTY
OFFICIAL RECORDS

A

EXHIBIT A

