


THE MARINA DOES NOT OWN THE SEAWALLS.
The State owned the property until 2015, which
was deeded to the City with the restriction that it
be used "solely for public purposes."

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MONROE COUNTY AMY HEAVILIN

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Bk# 2727 Pg# 1031

26-SPD.01 06/99 (Public Purpose - Without Consideration)

This instrument prepared by,
or under the direction of
Alicia Trujillo, Esq., 
District Chief Counsel
Florida Department of Transportation
1000 NW 111th Avenue, Miami, Florida 33172

Item/Seg. No. : Garrison Bight
Sect/Job No. : 87513-2646
County : Miami-Dade
Managing District: Six
Parcel No. : 3892

QUITCLAIM DEED

THIS INDENTURE, made this 16th day of February, 2015 by and between the
STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION, Grantor, whose address is 1000 NW 111th Avenue, Miami, Florida 33172, to
the CITY OF KEY WEST, FLORIDA, a municipal corporation, whose address is 3140 Flagler
Avenue, Key West, Florida 33041-1409, Grantee.

WITNESSETH

WHEREAS, by Resolution No. 2218, adopted by the City Commission of the City of Key
West, Florida, on April 10, 1963, the Grantee conveyed certain lands ("Lands") to the Grantor for
the construction of Garrison Bight Causeway (the "Bight"), including roadway, bridge and parking
areas under the County Secondary Road Program for the fiscal year of 1963-1964; and

WHEREAS, said construction of the Bight has been completed by the Grantor, and by
action of the District Secretary, District Six Florida Department of Transportation on September
17, 2002, pursuant to the provisions of Section 337.25 Florida Statutes, Grantor determined that
portions of the Bight are not needed by the Grantor for the construction, operation, and
maintenance of a transportation facility; and

WHEREAS, Grantee expressed a need for public parking, public boat ramps, a public
dockmaster facility, and a commercial and live-aboard marina for the general public, and other
ancillary public purposes, as may be needed, (collectively also known as "the Public Purpose") and
by Resolution No. 03-167, adopted by the City Commission of the City of Key West (Grantee) on
May 6, 2003, the Grantee has requested that Grantor convey to Grantee portions of the Bight
(collectively also known as the "Property" or "Exhibit A") for the Public Purpose described herein;
and

WHEREAS, the Grantor, pursuant to the prior action of the District Secretary, District Six
Florida Department of Transportation on September 17, 2002, and in accordance with the
provisions of Section 337.25, Florida Statutes, has agreed to quitclaim to the Grantee the land
hereinafter, without consideration, to be used solely for the Public Purpose; and

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Item/Seg. No. : Garrison Bight
Sect/Job No. : 2510391
County : Miami-Dade
Managing District: Six
Parcel No. : 3892

WHEREAS, by Resolution No. 15-033 of the City Commission of the City of Key West, Monroe County, Florida, passed and adopted on January 21st, 2015, the foregoing conveyance was approved by the Grantee. A copy of Resolution No. 15-033 is attached hereto as Exhibit "B".

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Grantor does hereby remise, release and quitclaim unto the Grantee, and its successors and assigns, forever, all the right, title and interest of the Grantor, pursuant in all that certain land situate in Monroe County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto Grantee.

REVERTER - The Property herein described is to be used in perpetuity for the Public Purpose herein described. If the property ceases to be used for the above described purposes, all property rights shall revert back to the said Grantor.

RESERVING UNTO GRANTOR and its successors, an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same on all lands wherein the grantor holds the requisite interest, provided, however, that in no event shall the exercise of Grantor's rights hereunder interfere with Grantee's use of the Property.

THIS CONVEYANCE IS made subject to access control requirements, any unpaid taxes, assessments, liens, reservations, or easements of any kind which may be in place, or encumbrances of any nature whatsoever which the Grantee hereunder and herein assumes.

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Item/Seg. No. : Garrison Bight
Sect/Job No. : 2510391
County : Miami-Dade
Managing District: Six
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IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION

Witness: *[Signature]*

By: *[Signature]*

Gus Pego, P.E.
District Secretary

Regina Soto / Asst. Dir. Comm.
Name/Title

Attest: *Margaret Higgins*

Print Name Margaret Higgins / Exec. Secretary

Witness: *David H. Lee*

Affix Department Seal

David G. Martin / Gov. T. Affairs
Name/Title

State of Florida
County of Miami - Dade

The foregoing instrument was acknowledged before me this 16th day of FEBRUARY 2015, by Gus Pego, District Secretary for District Six, FDOT, who is personally known to me, or has produced _____ as identification.

[Signature]
Notary Public in and for the County and State
mentioned above

(Affix Notary Seal)

My Commission Expires 10/22/2018

