



COUNCIL AGENDA STATEMENT

Meeting Date: October 14, 2025

To: Honorable Mayor and City Councilmembers

From: Steven Williams, City Attorney

Agenda Item: **Resolution 2025-93**, Approving And Accepting Two (2) Quit Claim Deeds Related To Portions Of Property On 33rd Street From The Monroe County Board Of County Commissioners To The City Of Marathon; Approving The Final Distributions And Having No Objection To One (1) Quit Claim Deed Related To A Portion Of Property On 33rd Street From The Monroe County Board Of County Commissioners To The School Board Of Monroe County, Florida; Authorizing Its Recordings In The Public Records Of Monroe County, Florida; And Providing For An Effective Date.

BACKGROUND & JUSTIFICATION:

The City has expressed its desire to re-develop the 33rd Street Corridor to address the aging buildings in the area as well as to meet the future needs of the community. The City, Monroe County and the School Board of Monroe County, Florida all own parcels located on 33rd Street within the city limits of Marathon, Florida. In order for the City to maintain and develop areas on 33rd Street, the County has agreed to transfer its ownership in the property where the fire station and senior center are currently located and a portion North of the Jaycees Building to the City. Additionally, a portion of the old State Road 4A currently owned by the County but that is located between two (2) parcels that the School Board owns is being transferred from the County to the School Board. Further, the City and School Board are agreeing to the proposed distribution of property outlined and legally described in the Boundary, Topographic & Tidal Water Survey, 33rd Street Parcels and Description and Sketch of Reece & Associates that are attached to the Resolution as Exhibit "B."

CONSISTENCY CHECKLIST:

	Yes	No
1. Comprehensive Plan	_____	_____
2. Other _____	_____	_____
3. Not Applicable	<u> X </u>	_____

FISCAL NOTE:

RECOMMENDATION:

Approval.

**CITY OF MARATHON, FLORIDA
RESOLUTION 2025-93**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING AND ACCEPTING TWO (2) QUIT CLAIM DEEDS RELATED TO PORTIONS OF PROPERTY ON 33RD STREET FROM THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO THE CITY OF MARATHON; APPROVING THE FINAL DISTRIBUTIONS AND HAVING NO OBJECTION TO ONE (1) QUIT CLAIM DEED RELATED TO A PORTION OF PROPERTY ON 33RD STREET FROM THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO THE SCHOOL BOARD OF MONROE COUNTY, FLORIDA; AUTHORIZING ITS RECORDINGS IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Marathon (the “City”), Monroe County (the “County”) and the School Board of Monroe County Florida (the “School District”) all own parcels located on 33rd Street within the city limits of Marathon, Florida; and

WHEREAS, the County conveyed to the School District, Parcel D, Parcel E, and Parcel F located on 33rd Street, via Statutory Quit Claim Deed dated October 16, 1996, as recorded in Monroe County Official Records Book 1432, Page 2404; and

WHEREAS, the County conveyed to the City, the 33rd Street Boat Ramp and Restrooms, via Quitclaim Deed dated September 20, 2000, as recorded in Monroe County Official Records Book 1682, Page 444; and

WHEREAS, the County conveyed to the City, the Jaycees Building located on 33rd Street via Quitclaim Deed dated September 20, 2000, as recorded in Monroe County Official Records Book 1707, Page 1812; and

WHEREAS, the County conveyed to the City, the Teen Center located on 33rd Street via Quitclaim Deed dated September 20, 2000, as recorded in Monroe County Official Records Book 1707, Page 1810; and

WHEREAS, the County conveyed to the City the roads lying in the City of Marathon including 33rd Street, via Quitclaim Deed dated September 20, 2000, as recorded in Monroe County Official Records Book 1706, Page 1780; and

WHEREAS, the City has expressed its desire to re-develop the 33rd Street Corridor to address the aging buildings in the area as well as meet the future needs of the community; and

WHEREAS, the School District benefits by clarifying ownership of the various parcels and acquiring additional lands along 33rd Street; and

WHEREAS, the County benefits by transferring parcels to the City to be maintained and improved by the City; and

WHEREAS, the School District agrees to the proposed distribution of property and shall have no objection, which includes the easterly portion of 33rd Street, being conveyed to the City as well as a portion of “Parcel F,” which surrounds the “Teen Center”; and

WHEREAS, the City agrees to the proposed distribution of property and shall have no objection, which includes a portion of the sidewalk included in the “Teen Center” being conveyed to the School District; and

WHEREAS, the School District and City agree to the final distributions included in the Boundary, Topographic & Tidal Water Survey, 33rd Street Parcels and Description and Sketch of Reece & Associates (Exhibit “B”); and

WHEREAS, the parties have determined that this Agreement is in the best interests of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true, correct, and incorporated herein.

Section 2. Subject to payment of all taxes and review and approval by the City Attorney, the two (2) Quit Claim Deeds (the "Deeds"), attached as Exhibit "A" are approved and accepted by the City.

Section 3. The Quit Claim Deeds shall be recorded in the public records of Monroe County.

Section 4. The City agrees to the final distributions included in the Boundary, Topographic & Tidal Water Survey, 33rd Street Parcels and Description and Sketch of Reece & Associates (Exhibit “B”).

Section 5. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14th DAY OF OCTOBER, 2025.

THE CITY OF MARATHON, FLORIDA

Lynn Landry, Mayor

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Diane Clavier

City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY
OF MARATHON, FLORIDA ONLY:**

Steve Williams, City Attorney

Return to: (Enclosed self-addressed stamped envelope)
Name: _____
Address: _____

This Instrument Prepared By:

Property Appraiser's Parcel I.D. (folio) Number(s):

Note to Recorder: Pursuant to F.S. 201.01 the subject deed is exempt from documentary stamp tax as the conveyance is between a political subdivision and a county agency.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this _____ day of _____, 2025, by and between **MONROE COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida, whose post office address is 1100 Simonton Street, Key West, FL 33040, party of the first part, and **CITY OF MARATHON**, a Florida municipal corporation, whose post office address is 9805 Overseas Highway, Marathon, FL 33050, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

PORTIONS OF GOVERNMENT LOT 1 IN SECTION 9 AND GOVERNMENT LOT 3 IN SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST ON KEY VACA, CITY OF MARATHON, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 5 / U.S. HIGHWAY 1 / OVERSEAS HIGHWAY (SR 5) AND THE WEST RIGHT-OF-WAY LINE OF 35TH STREET ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SURVEY SECTION 90040; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SR 5 THE FOLLOWING TWO (2) COURSES: (1) S73°49'27"W, 356.51 FEET; (2) S73°52'12"W, 401.69 FEET TO THE INTERSECTION WITH A 2022 AGREEMENT LINE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE S73°52'12"W, 107.86 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A FLORIDA KEYS AQUEDUCT AUTHORITY PARCEL; THENCE ALONG SAID EAST LINE N16°07'48"W, 150.00 FEET; THENCE N73°52'12"E, 109.16 FEET TO A POINT ON THE AFORESAID 2022 AGREEMENT LINE; THENCE ALONG SAID LINE S15°38'02"E, 150.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR 5 AND THE POINT OF BEGINNING.

CONTAINING 0.374 ACRES OR 16,276 SQUARE FEET, MORE OR LESS (hereinafter "Subject Property"

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

(SEAL)

ATTEST:

MONROE COUNTY BOARD OF
COUNTY COMMISSIONERS

KEVIN MADOK
Clerk of Monroe County, FL

By: _____
Mayor Jim Scholl

(County Seal)

Signed, Sealed and Delivered
In the Presence of:

Signature of Witness

Signature of Witness

Printed Name of Witness

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF MONROE

Subscribed and sworn to (or affirmed) before me, by means of ☐ physical presence or ☐ online notarization, on _____ (date) by _____, Mayor of the Monroe County Board of County Commissioners, who is personally known to me or has produced _____ (type of identification) as identification.

(SEAL)

NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT "A"

DESCRIPTION AND SKETCH

SECTIONS 9 & 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST

LEGAL DESCRIPTION -

(AS NEWLY WRITTEN BY THE UNDERSIGNED)

PORTIONS OF GOVERNMENT LOT 1 IN SECTION 9 AND GOVERNMENT LOT 3 IN SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST ON KEY VACA, CITY OF MARATHON, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 5 / U.S. HIGHWAY 1 / OVERSEAS HIGHWAY (SR 5) AND THE WEST RIGHT-OF-WAY LINE OF 35TH STREET ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SURVEY SECTION 90040; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SR 5 THE FOLLOWING TWO (2) COURSES: (1) S73°49'27"W, 356.51 FEET; (2) S73°52'12"W, 401.69 FEET TO THE INTERSECTION WITH A 2022 AGREEMENT LINE AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE S73°52'12"W, 107.86 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A FLORIDA KEYS AQUEDUCT AUTHORITY PARCEL; THENCE ALONG SAID EAST LINE N16°07'48"W, 150.00 FEET; THENCE N73°52'12"E, 109.16 FEET TO A POINT ON THE AFORESAID 2022 AGREEMENT LINE; THENCE ALONG SAID LINE S15°38'02"E, 150.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR 5 AND THE POINT OF BEGINNING.

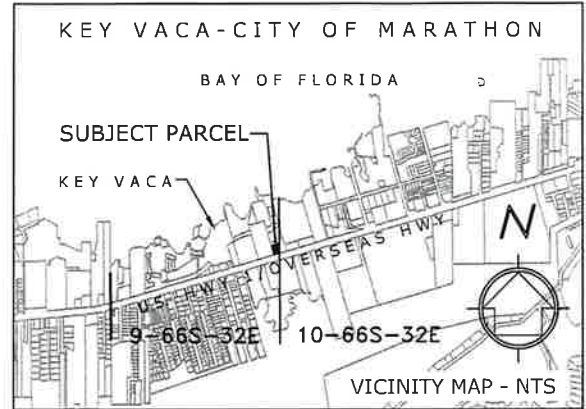
CONTAINING 0.374 ACRES OR 16,276 SQUARE FEET, MORE OR LESS

SURVEYOR'S NOTES -

1. This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
2. Accuracy: The expected use of the land, as classified in the Standards of Practice (51-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
3. Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
4. Ownership subject to OPINION OF TITLE.
5. This is NOT a Boundary Survey.
6. The North arrow and bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11), with the North Right-of-way line of SR 5 / US Highway 1 having a bearing of S73°49'27"W.
7. This was prepared with the benefit of a Boundary, Topographic and Tidal Water Survey prepared by the undersigned. Revision 1 dated 5/2/2022. Agreement line as shown was taken from survey.

ABBREVIATIONS:

AC = ACRES
(D) = PER DEED DESCRIPTION
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
ORB = OFFICIAL RECORDS BOOK (OF MONROE COUNTY, FL)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PG = PAGE
R/W = RIGHT OF WAY
SQ FT = SQUARE FEET
SR = STATE ROAD



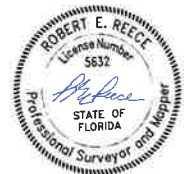
CERTIFICATION:

I hereby certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mapper as referenced in Rule 5J-17 Florida Administrative Code pursuant to Section 472-027 Florida Statutes.

Robert Reece

Digitally signed by Robert
Reece
Date: 2023.06.19 09:46:44
-04'00'

ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5632

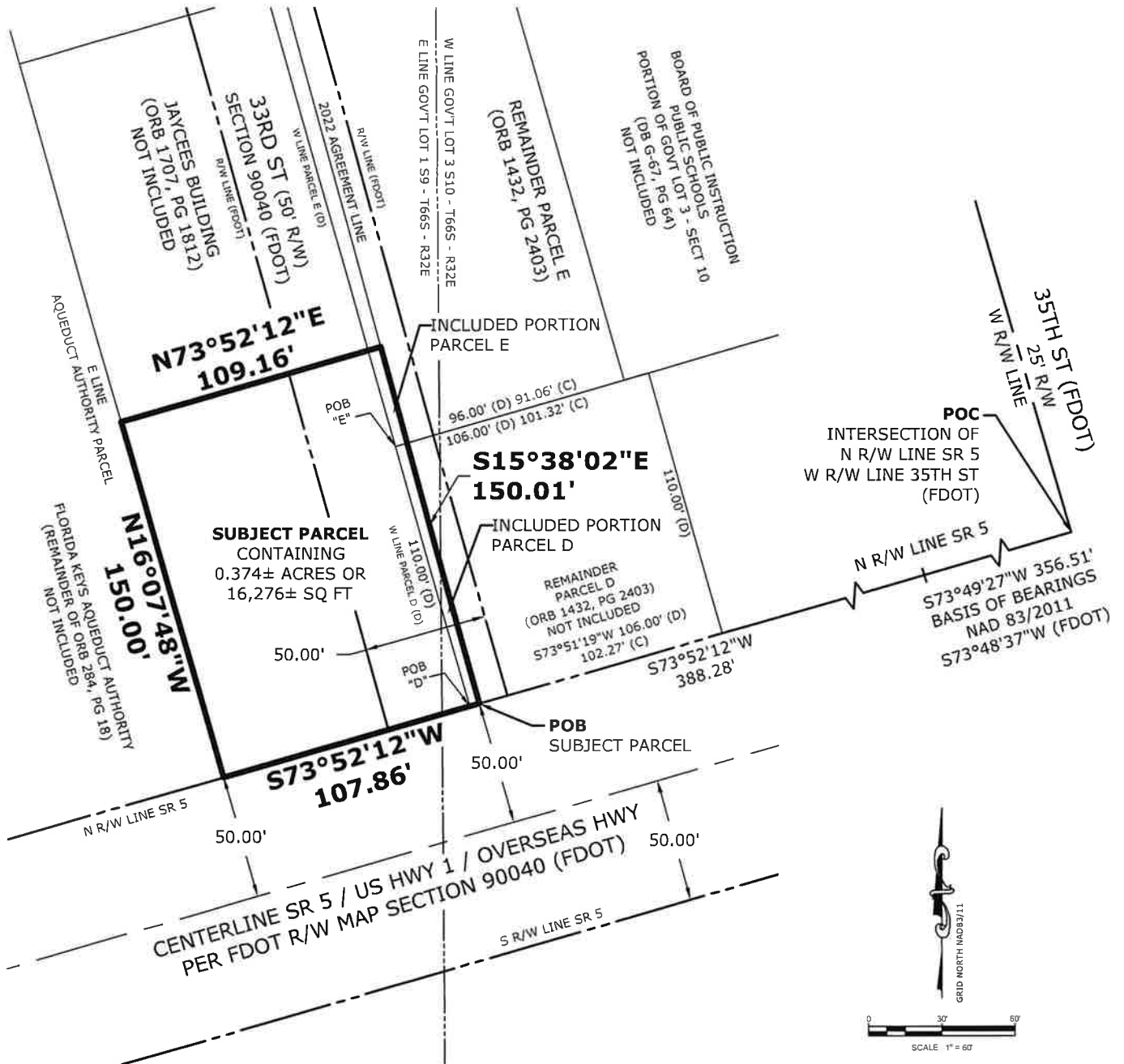


REVISIONS:

SCALE: N/A	PROJECT NO: 23060608	SHEET NO: 1 OF 2	DESCRIPTION AND SKETCH 33RD ST, KEY VACA, CITY OF MARATHON MONROE COUNTY, FL
DATE: 6/15/2023	OFFICE: CAD: CADaMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED	



SKETCH OF DESCRIPTION



THIS IS NOT A BOUNDARY SURVEY



REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 31193 AVENUE A, BIG PINE KEY, FL 33043
 OFFICE (305) 872-1348
 EMAIL INFO@REECESURVEYING.COM

REVISIONS:		
SCALE: 1" = 60'	PROJECT NO: 23060608	SHEET NO: 2 OF 2
DESCRIPTION AND SKETCH 33RD ST, KEY VACA, CITY OF MARATHON MONROE COUNTY, FL		
DATE: 6/15/2023	OFFICE: CAD: CADaMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED

Return to: (Enclosed self-addressed stamped envelope)
Name: _____
Address: _____

This Instrument Prepared By:

Property Appraiser's Parcel I.D. (folio) Number(s): _____

Note to Recorder: Pursuant to F.S. 201.01 the subject deed is exempt from documentary stamp tax as the conveyance is between a political subdivision and a county agency.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this _____ day of _____, 2025, by and between **MONROE COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida, whose post office address is 1100 Simonton Street, Key West, FL 33040, party of the first part, and **CITY OF MARATHON**, a Florida municipal corporation, whose post office address is 9805 Overseas Highway, Marathon, FL 33050, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 66 SOUTH, RANGE 32 EAST ON KEY VACA, CITY OF MARATHON, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 5 / U.S. HIGHWAY 1 / OVERSEAS HIGHWAY (SR 5) AND THE WEST RIGHT-OF-WAY LINE OF 35TH STREET ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SURVEY SECTION 90040; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SR 5 THE FOLLOWING TWO (2) COURSES: (1) S73°49'27"W, 356.51 FEET; (2) S73°52'12"W, 392.18 FEET TO THE SOUTHWEST CORNER OF PARCEL D ACCORDING TO OFFICIAL RECORDS BOOK 1432, PAGE 2403 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 1432, PAGE 2403, PARCELS D AND E, RESPECTIVELY, N16°10'33"W 300.00 FEET TO THE POINT OF BEGINNING; THENCE S73°52'12"W 103.72 FEET TO A POINT ON THE EAST LINE OF A FLORIDA KEYS AQUEDUCT AUTHORITY PARCEL; THENCE ALONG SAID EAST LINE, N16°07'48"W 140.00 FEET TO THE SOUTHWEST CORNER OF THE MARATHON YACHT CLUB PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1707, PAGE 1816; THENCE ALONG THE SOUTH AND EAST LINES OF SAID MARATHON YACHT CLUB PARCEL THE FOLLOWING TWO (2) COURSES: (1) N73°51'12"E 84.00 FEET; (2) N16°07'48"W 294.67 FEET TO THE SOUTHWEST CORNER OF THE CITY OF MARATHON BOAT RAMP PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1682, PAGE 444; THENCE ALONG THE

SOUTH LINE OF SAID PARCEL, N73°49'27"E 19.37 FEET TO THE NORTHWEST CORNER OF PARCEL F AS DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 1432, PAGE 2403; THENCE ALONG THE WEST LINE OF OFFICIAL RECORDS BOOK 1432, PAGE 2403, S16°10'33"E 434.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.465 ACRES OR 20,256 SQUARE FEET, MORE OR LESS. (hereinafter "Subject Property").

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

(SEAL)

ATTEST:

MONROE COUNTY BOARD OF
COUNTY COMMISSIONERS

KEVIN MADOK
Clerk of Monroe County, FL

By: _____
Mayor Jim Scholl

(County Seal)

Signed, Sealed and Delivered
In the Presence of:

Signature of Witness

Signature of Witness

Printed Name of Witness

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF MONROE

Subscribed and sworn to (or affirmed) before me, by means of ☐ physical presence or ☐ online notarization, on _____ (date) by _____, Mayor of the Monroe County Board of County Commissioners, who is personally known to me or has produced _____ (type of identification) as identification.

(SEAL)

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"

DESCRIPTION AND SKETCH

SECTION 9, TOWNSHIP 66 SOUTH, RANGE 32 EAST

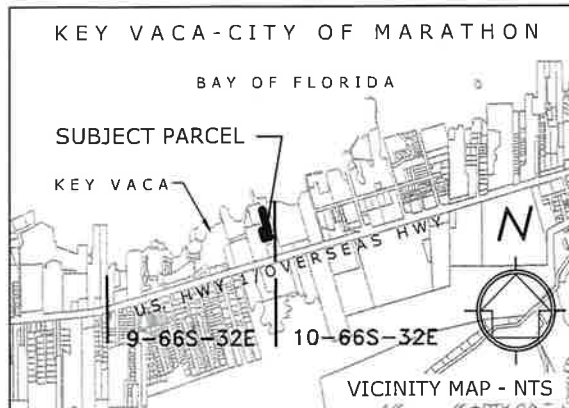
LEGAL DESCRIPTION -

(AS NEWLY WRITTEN BY THE UNDERSIGNED)

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CONTAINING 0.465 ACRES OR 20,256 SQUARE FEET, MORE OR LESS.



SURVEYOR'S NOTES -

1. This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
2. Accuracy: The expected use of the land, as classified in the Standards of Practice (51-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
3. Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
4. Ownership subject to OPINION OF TITLE.
5. This is NOT a Boundary Survey.
6. The North arrow and bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11), with the North Right-of-way line of SR 5 / US Highway 1 having a bearing of S73°49'27"W.
7. This was prepared with the benefit of a Boundary, Topographic and Tidal Water Survey prepared by the undersigned. Revision 1 dated 5/2/2022. Agreement line as shown was taken from survey.

ABBREVIATIONS:

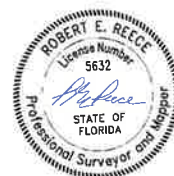
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POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PG = PAGE
R/W = RIGHT OF WAY
SQ FT = SQUARE FEET
SR = STATE ROAD

CERTIFICATION:

I hereby certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mapper as referenced in Rule 5J-17 Florida Administrative Code pursuant to Section 472-027 Florida Statutes.

Robert
Reece

ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5632



REVISIONS:

SCALE: N/A	PROJECT NO: 23060608	SHEET NO: 1 OF 2	DESCRIPTION AND SKETCH 33RD ST, KEY VACA, CITY OF MARATHON MONROE COUNTY, FL
DATE: 6/15/2023	OFFICE: CAD: CADaMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED	



SKETCH OF DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°52'12"W	103.72'
L2	N16°07'48"W	140.00'
L3	N73°52'12"E	84.00'
L4	N16°07'48"W	294.67'
L5	N73°49'27"E	19.37'
L6	S16°10'33"E	434.69'

CONTAINING 0.465± ACRES OR
20,256± SQ FT

BOARD OF PUBLIC INSTRUCTION
PUBLIC SCHOOLS
PORTION OF GOVT LOT 3 - SECT 10
(DB G-67, PG 64)
NOT INCLUDED

POC
INTERSECTION OF
N R/W LINE SR 5
W R/W LINE 35TH ST
(FDOT)

573°49'27"W 356.51'
BASIS OF BEARINGS
NAD 83/2011
573°48'37"W (FDOT)

THIS IS NOT A BOUNDARY SURVEY

REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

31193 AVENUE A, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

EMAIL INFO@REECESURVEYING.COM

REVISIONS:

SCALE:
1" = 80'

DATE:
6/15/2023

PROJECT NO:
23060608

OFFICE:
CAD: CADaMS
CHECKED: KMB

SHEET NO:

2 OF 2

NOT WHOLE OR
COMPLETE WITHOUT
ALL SHEETS ATTACHED

DESCRIPTION AND SKETCH
33RD ST, KEY VACA, CITY OF MARATHON
MONROE COUNTY, FL



**SECTIONS 9 & 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST
MARATHON, MONROE COUNTY, FLORIDA**

A parcel of land in Government Lot 1, Section 9 and Government Lot 3, Section 10, Township 66 South, Range 12 East, Monroe County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION - (Parent Parcel prior to agreement)

That a part of the South 1/2 of NE 1/4 of NW 1/4 lying east of old SE 1/4, 4A, in Section 26, Township 66 South, Range 29 East, All of the above as shown on sketch attached hereto and made a part of this instrument, Containing 12.05 acres, more or less.

LEGAL DESCRIPTION PARCEL D

LEGAL DESCRIPTION PARCEL 8

LEGAL DESCRIPTION PARCEL #

1000

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

100

1. This is a **BOUNDARY, TOPOGRAPHIC AND IDEAL WATER SURVEY**, as defined in chapter 51-27.05(10)(A)-(K) of the Florida Administrative Code. This Ideal Water Survey complies with Chapter 1277, Part 11, Florida Statutes.
2. The Legal Description herein was written at the request of Monroe County, Monroe County School Board and the City of Marathon for the purpose of establishing a new boundary line agreement and parcel configuration. The Parcel Data and Legal Descriptions are as provided by the client.
3. This field survey was completed on 2/21/2022 for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity in mutual relations, license, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, but be due to the risk of the surveying parties and without any liability to the intended surveyor & mapper.
4. The Mean High Water Elevation (HWLE) shown herein is per Mean High Water Protection Approved Letter by Florida Department of Transportation and Public Works (FDOT) on February 11, 2022. This Interpolation Point 3122 extended to rise, having a Mean High Water Elevation of +1.1 feet North American Vertical Datum of 1988 (NAVD88). Elevation of 10.99 feet National Geodetic Vertical Datum of 1919 (NGVD19).
5. This survey was prepared with the benefit of Florida Department of Transportation Curved Map of State Road 5 Section 90048.
6. This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
7. This survey map and report to the copies thereof are not valid without the signature and the original sealed set of a Florida Licensed Surveyor and Mapper.
8. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9. This survey was prepared without the benefit of a Title Commission. Landowners shown herein were not abridged by Record & Return of all interests, full or partial, involving all or part of the instrument.

11. Coordinates and/or beamwidth from Interferometric and/or Synthetic Aperture Radar (SAR) data are referenced to the *National Space Plane Coordinate System*, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/2011). Established by a least-squares adjustment, this system is certified to a centimeter level accuracy with the North American datum of any line of U.S. highway 1° State Plane 4° Overcrossing highway having a bearing of 5°/25°/45° W and all other bearings are relative therefrom.
12. State plane coordinate control was established by averaging multi-GNSS Global Positioning System (GPS) observations using Spectra Precision SP44 receivers and Trimble VRS network, horizontal measurements were then obtained using Real-time Kinematic (RTK) Global Positioning System (RTK GPS) Spectra Precision base and rover survey methods and/or conventional survey methods using total station. The RTK GPS method was used for all points with an average of 1 cm accuracy. Survey Pro, Web identified features in files survey were held permanently to a horizontal positional accuracy of 0.05 feet.

33. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29) unless noted otherwise, as established by National Geodetic Survey (NGS) Control Point II 397, "PID AA1704" having a published elevation of 6.17 feet (NGVD29) and 4.75 feet (NAVD88). To reach NAVD88 elevations from NGVD29 shown hereon you subtract (-) 1.42 feet (NGVD29 - 1.42' = NAVD88). Elevations shown hereon on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.

14. Subject property is located in Flood Zones X, X (SHADED), AE (ELB), AE (EL9) and VE (EL12) per FEMA firm map number 12087C; panel number 0992K with an effective date of 02/18/05. Firm map base flood elevation refers to NGVD29. Flood zone lines shown on this survey were downloaded from nrc.fema.gov on 7/12/2021 as a georeferenced shape file and imported. An accurate zone determination should be made by the preparer of said map, the Federal Emergency Management Agency, or the local government/agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.

15. Aerial imagery shown herein was obtained from Monroe County Property Appraiser. Aerial dated 2021 is shown for informational purposes only.

16. Symbols shown hereon may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.

17. The attached maps are intended to be displayed at a scale of: Sheet 2 1" = 40', Sheets 3-4 1" = 20'.

18. Units of measurement are in U.S. Survey Feet and decimal parts thereof.

19. No underground improvements, if any, were located except as shown herein.

[illegible]

1. Legal Description, Surveyor's Report, Sheet Index, Vicinity Map, Location Map, Abbreviations, Zoning Information, Certification
2. Map of Survey Overall Boundary, Symbol Legend, Line Tables
- 3-4. Map of Survey Detail Sheets

**PARCEL INFORMATION -**

- 1 Parcel ID 00102310-000000 - MONROE COUNTY FLA - 3103 OVERSEAS HWY, MARATHON
2 Parcel ID 00102310-000000 - CITY OF MARATHON - 801 33RD ST, MARATHON
3 Parcel ID 00102310-000000 - CITY OF MARATHON - END OF 33R 33RD ST, MARATHON
4 Parcel ID 00102310-000300 - SCHOOL BOARD OF MONROE COUNTY - 3300 OVERSEAS HWY, MARATHON
5 Parcel ID 00102310-000500 - CITY OF MARATHON - TEEN CENTER 33RD ST, MARATHON

CERTIFIED TO -

Memroe County
Memroe County School Board
City of Marathon
Florida Department of Environmental Protection

CERTIFICATION -

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 372.027, Florida Statutes; this survey, when Schedule A has been provided meets the provisions of Florida Ordinance form 9, Subparagraph 1(b)(1)-(6), (8) & (c); Attachments 1 & 1(b)(4) (enclosures). Schedule "B" has NOT been provided.

Professional
Surveyor and
Manner

Digitally signed by Professor
Surveyor and Mapper
Date: 2022.04.14 11:47:42
+0400

Signature and Title of Officer
Date of Birth
Service No and Navy's

BOUNDARY, TOPOGRAPHIC &
TIDAL WATER SURVEY

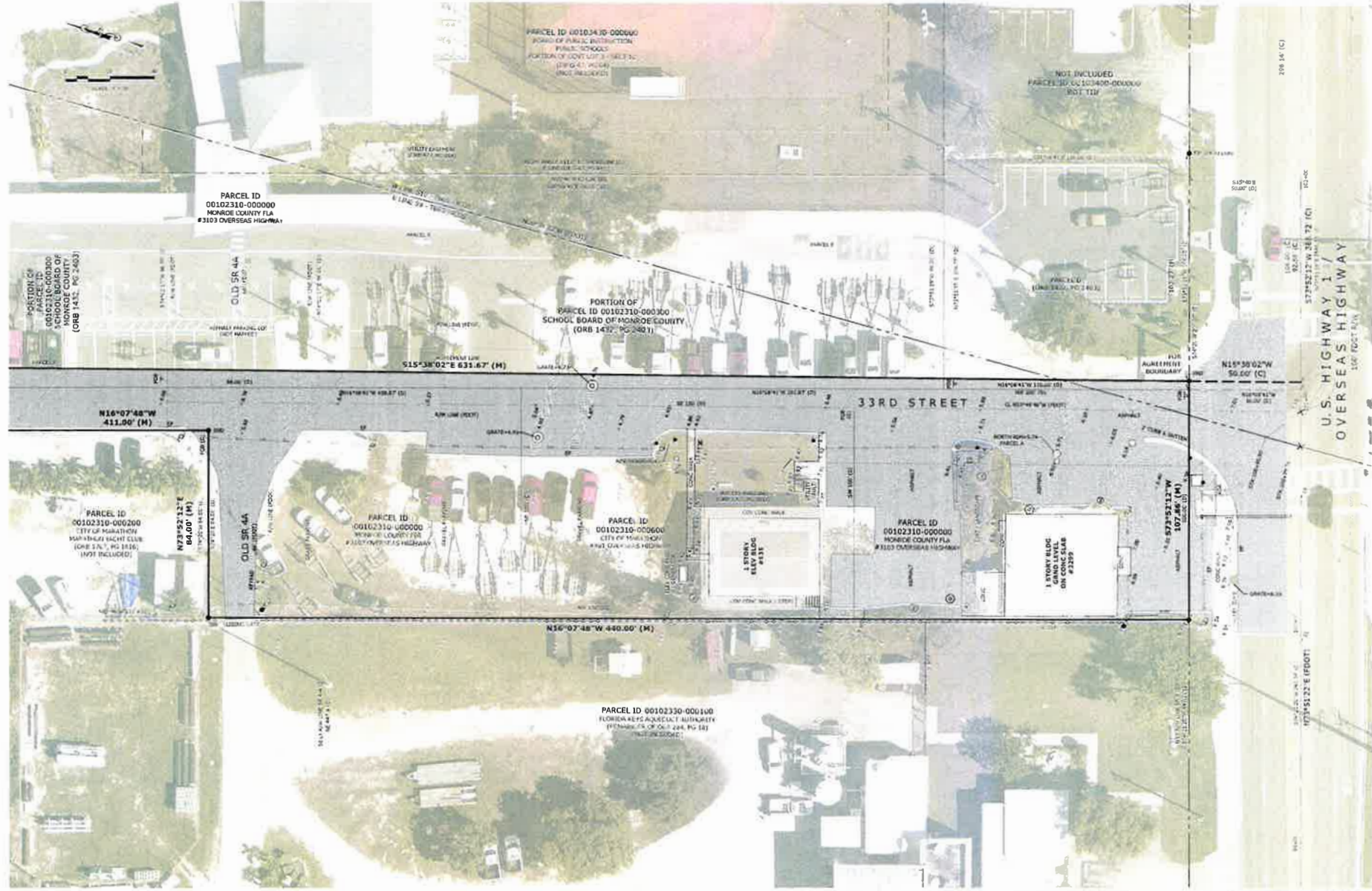
35TH STREET



CAD - 02221868 - 234 S' de l'agglomération d'El Esteguiyen PPA					
PROJECT - 2201868					
F.I.D.	R/W	RIGHT	K237 / S.E. of DATE	3/7/2022	
OFF	CADWPS		SCALE	1" = 40'	WB
DRAWN	KAB	SHEET	2 OF 4	DATE	REVISED
				04-14-2022	REVISIONS

**BOUNDARY, TOPOGRAPHIC &
TIDAL WATER SURVEY
33RD STREET PARCELS**

MAP OF SURVEY



**BOUNDARY, TOPOGRAPHIC &
TIDAL WATER SURVEY
33RD STREET PARCELS**

CAD # 12X11856 - 33rd St. Marathon/Imp/33rd St. Marathon BTT dog

CAD # 12X11624-1310

CAD 1 V

- 92811287 -

13th St Market

11/20/2007

Dr. St. Pierre

mean 0.17 day

2

1

1

1

—

MAP OF SURVEY



REECE & ASSOCIATES
 10000 N. W. 11TH AVENUE, SUITE 100
 MIAMI, FL 33150
 PHONE: 305.555.1111
 FAX: 305.555.1112
 WWW.REECE-ASSOCIATES.COM

CADD - 1/2"=100'-0" (1/4"=1" for 1/2" scale) (1/8"=1" for 1/4" scale) (1/16"=1" for 1/8" scale)			
PROJECT: 2021086			
FILED: 08/11/2022	DATE: 08/11/2022	SCALE: 1"=20'	DATE: 08/11/2022
OFF: 08/11/2022	DATE: 08/11/2022	SCALE: 1"=20'	DATE: 08/11/2022
CHK: 08/11/2022	DATE: 08/11/2022	SCALE: 1"=20'	DATE: 08/11/2022

BOUNDARY, TOPOGRAPHIC & TIDAL WATER SURVEY
33RD STREET PARCELS
 SECTION 9, T4S, R18E, S1/2, RANGE 32 EAST
 MARATHON, MONROE COUNTY, FLORIDA

EXHIBIT "A"

DESCRIPTION AND SKETCH

SECTIONS 9 & 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST

LEGAL DESCRIPTION -

(AS NEWLY WRITTEN BY THE UNDERSIGNED)

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1432, PAGE 2403, A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1707, PAGE 1810 AND A PORTION OF OLD STATE ROAD 4-A (SR 4A), ALL LYING IN SECTIONS 9 & 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST ON KEY VACA, CITY OF MARATHON, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 5 / U.S. HIGHWAY 1 / OVERSEAS HIGHWAY (SR 5) AND THE WEST RIGHT-OF-WAY LINE OF 35TH STREET ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SURVEY SECTION 90040; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SR 5 THE FOLLOWING TWO (2) COURSES: (1) S73°49'27"W, 356.51 FEET; (2) S73°52'12"W, 286.00 FEET TO THE SOUTHEAST CORNER OF PARCEL D ACCORDING TO OFFICIAL RECORDS BOOK 1432, PAGE 2403

OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S73°52'12"W 102.28 FEET TO A POINT OF INTERSECTION WITH A 2022 AGREEMENT LINE; THENCE ALONG SAID 2022 AGREEMENT LINE THE FOLLOWING TWO (2) COURSES: (1) N15°38'02"W 631.67 FEET; (2) N73°50'17"E 86.13 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF AFORESAID OFFICIAL RECORDS BOOK 1432, PAGE 2403, SAME BEING THE WEST LINE OF DEED BOOK G-7, PAGE 64; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) S16°10'33"E 521.94 FEET; (2) N73°49'27"E 10.18 FEET; (3) S16°10'33"E 109.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR 5 AND THE POINT OF BEGINNING.

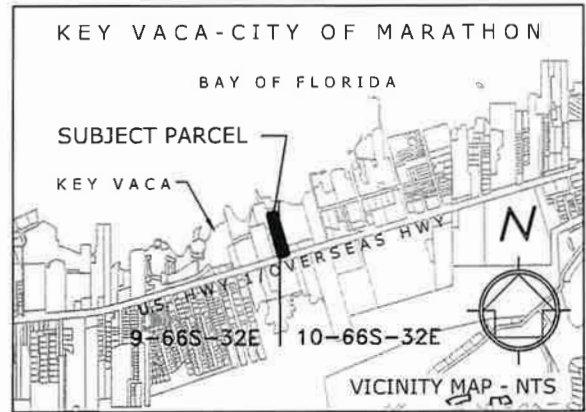
CONTAINING 1.318 ACRES OR 57,409 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES -

1. This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
2. Accuracy: The expected use of the land, as classified in the Standards of Practice (51-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
3. Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
4. Ownership subject to OPINION OF TITLE.
5. This is NOT a Boundary Survey.
6. The North arrow and bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11), with the North Right-of-way line of SR 5 / US Highway 1 having a bearing of S73°49'27"W.
7. This was prepared with the benefit of a Boundary, Topographic and Tidal Water Survey prepared by the undersigned. Revision 1 dated 5/2/2022. Agreement line as shown was taken from survey.

ABBREVIATIONS:

AC = ACRES
(D) = PER DEED DESCRIPTION
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
ORB = OFFICIAL RECORDS BOOK (OF MONROE COUNTY, FL)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PG = PAGE
R/W = RIGHT OF WAY
SQ FT = SQUARE FEET
SR = STATE ROAD



CERTIFICATION:

I hereby certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mapper as referenced in Rule 51-17 Florida Administrative Code pursuant to Section 472-027 Florida Statutes.

Robert Reece

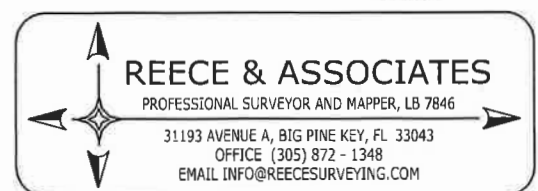
Digitally signed by Robert
Reece
Date: 2023.06.19 09:47:59
04'00'

ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5632



REVISIONS:

SCALE: N/A			PROJECT NO: 23060608		SHEET NO: 1 OF 2		DESCRIPTION AND SKETCH	
DATE: 6/15/2023			OFFICE: CAD: CADAMS CHECKED: KMB		NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED		33RD ST, KEY VACA, CITY OF MARATHON MONROE COUNTY, FL	



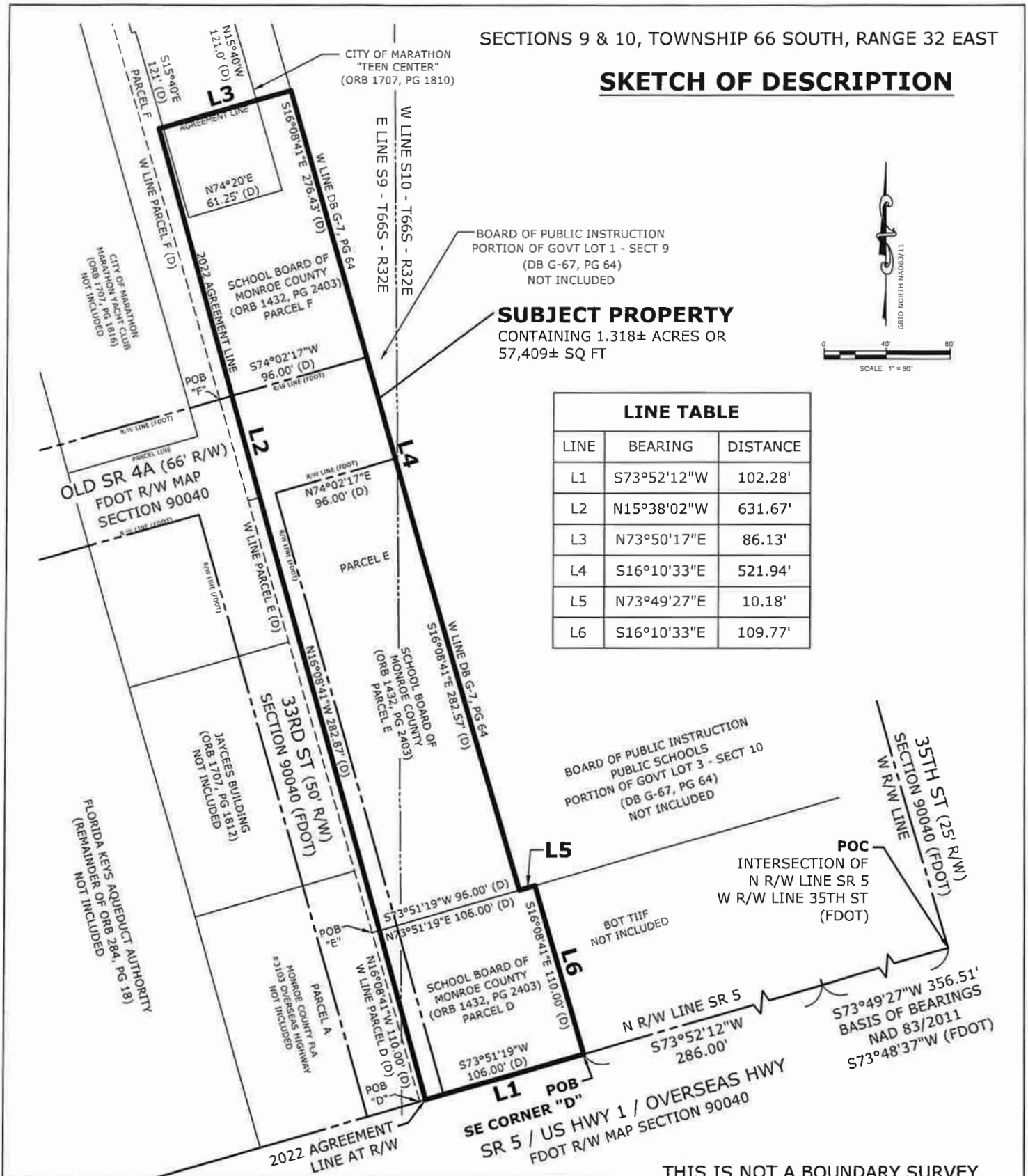
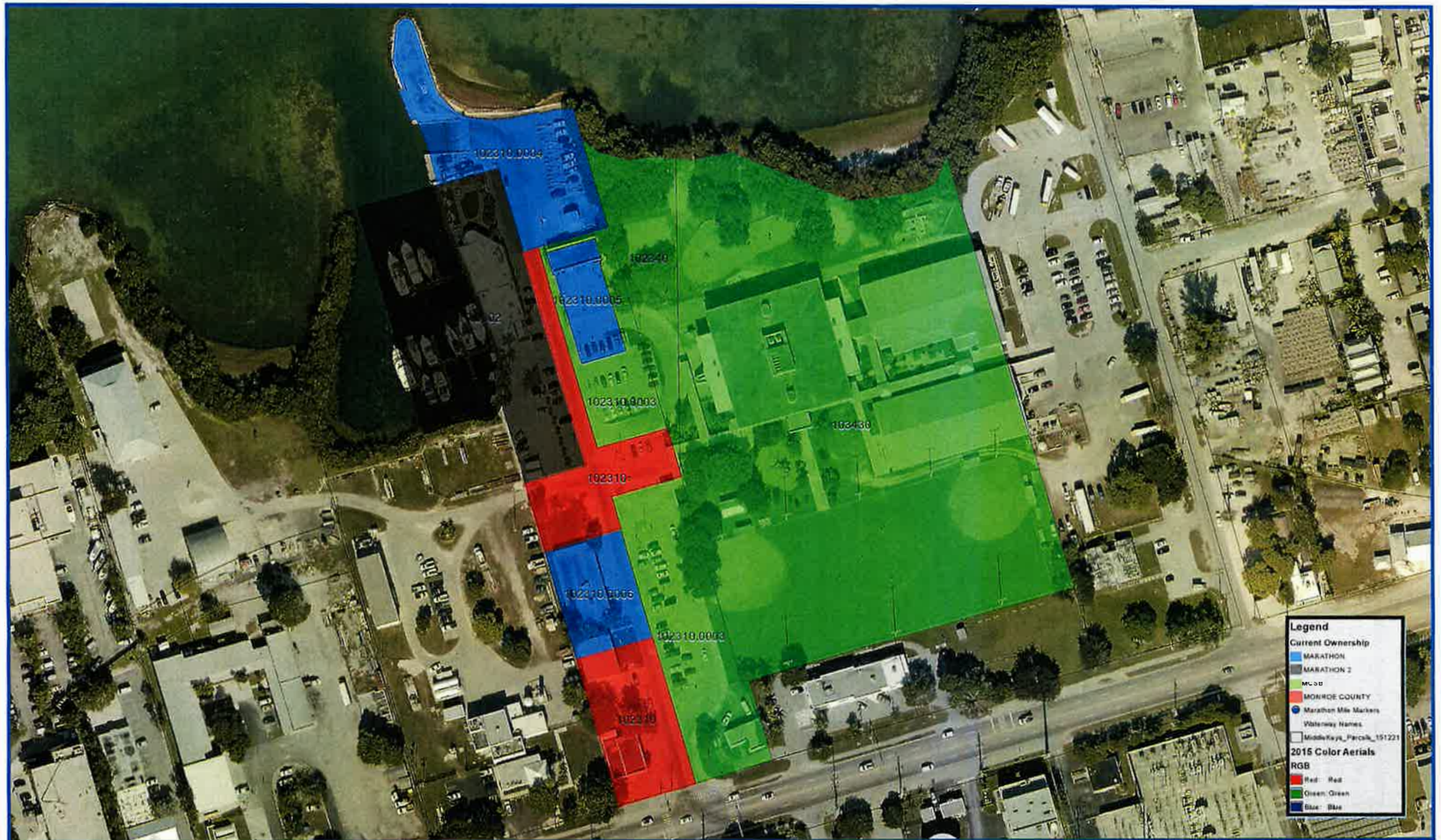
SKETCH OF DESCRIPTION

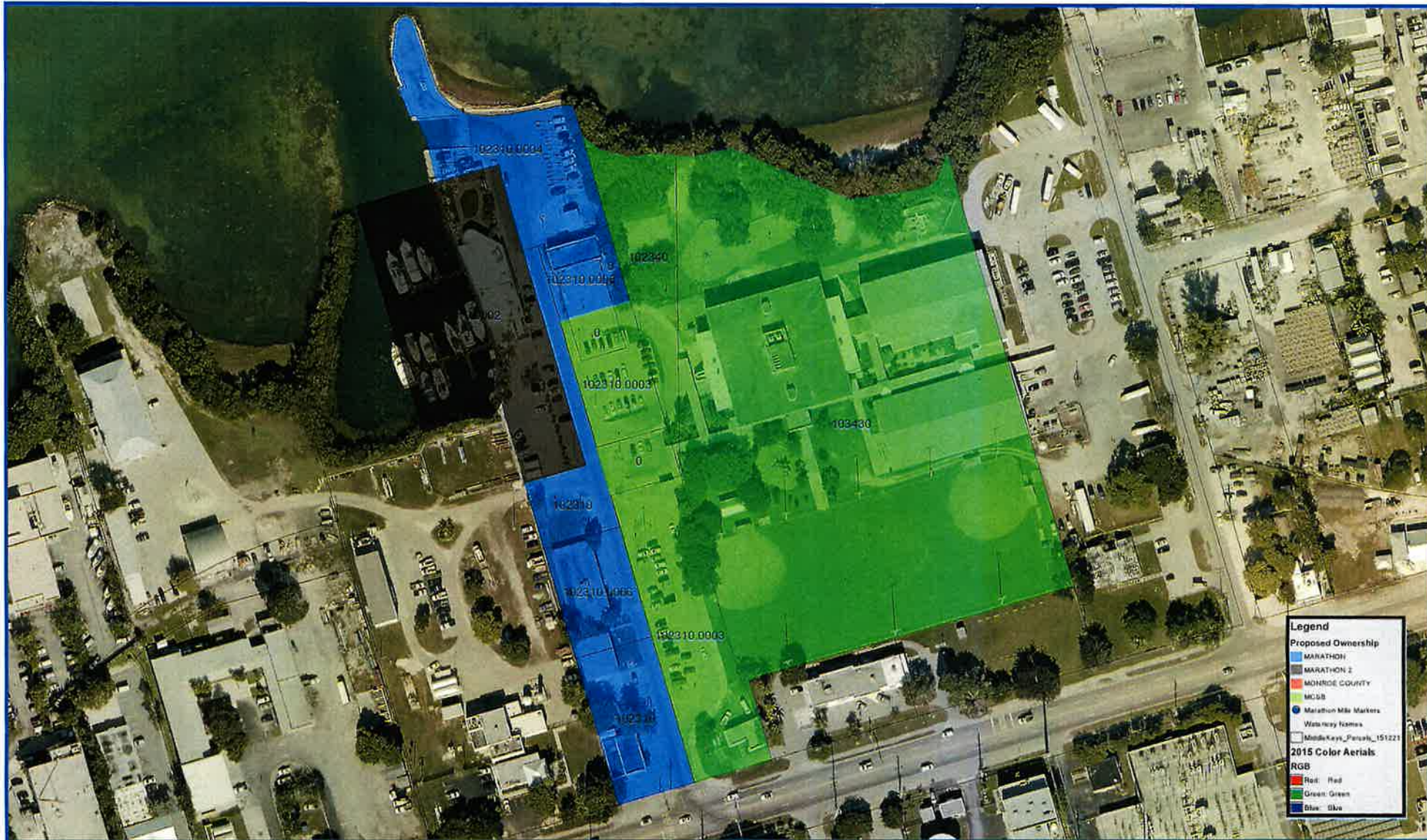
Exhibit "C"



City of Marathon, Florida
Official Map Product
Current & Proposed Ownership - 33rd Street



0 150 300 600 900 1,200 Feet



City of Marathon, Florida
Official Map Product
Current & Proposed Ownership - 33rd Street



0 150 300 600 900 1,200 Feet

Return to: (Enclosed self-addressed stamped envelope)
Name: _____
Address: _____

This Instrument Prepared By:

Property Appraiser's Parcel I.D. (folio) Number(s):

Note to Recorder: Pursuant to F.S. 201.01 the subject deed is exempt from documentary stamp tax as the conveyance is between a political subdivision and a county agency.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this _____ day of _____, 2025, by and between **MONROE COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida, whose post office address is 1100 Simonton Street, Key West, FL 33040, party of the first part, and **THE SCHOOL BOARD OF MONROE COUNTY, FLORIDA**, a contracting agent for the School District of Monroe County, Florida, whose post office address is 241 Trumbo Road, Key West, Florida 33040, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

A PORTION OF OLD STATE ROAD 4-A (SR 4A) IN SECTION 9, TOWNSHIP 66 SOUTH, RANGE 32 EAST ON KEY VACA, CITY OF MARATHON, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 5 / U.S. HIGHWAY 1 / OVERSEAS HIGHWAY (SR 5) AND THE WEST RIGHT-OF-WAY LINE OF 35TH STREET ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SURVEY SECTION 90040; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SR 5 THE FOLLOWING TWO (2) COURSES: (1) S73°49'27"W, 356.51 FEET; (2) S73°52'12"W, 388.28 FEET TO THE POINT OF INTERSECTION WITH A 2022 AGREEMENT LINE; THENCE ALONG SAID 2022 AGREEMENT LINE, N15°38'02"W 392.56 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD STATE ROAD 4A ACCORDING TO AFORESAID FDOT SECTION 90040 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE 2022 AGREEMENT LINE, N15°38'02"W 66.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OLD STATE ROAD 4A; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N74°00'25"E 87.76 FEET TO THE EASTERLY TERMINUS OF OLD STATE ROAD 4A, SAME BEING A POINT ON THE WEST LINE OF THE BOARD OF PUBLIC INSTRUCTION PORTION OF GOVERNMENT LOT 1 IN SECTION 9 ACCORDING TO DEED BOOK G-67, PAGE 64; THENCE ALONG SAID EASTERLY

TERMINUS, S16°10'33"E 66.00 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF OLD STATE ROAD 4A; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S74°00'25"W 88.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.133 ACRES OR 5,813 SQUARE FEET, MORE OR LESS (hereinafter "Subject Property").

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

(SEAL)

ATTEST:

MONROE COUNTY BOARD OF
COUNTY COMMISSIONERS

KEVIN MADOK
Clerk of Monroe County, FL

By: _____
Mayor Jim Scholl

(County Seal)

Signed, Sealed and Delivered
In the Presence of:

Signature of Witness

Signature of Witness

Printed Name of Witness

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF MONROE

Subscribed and sworn to (or affirmed) before me, by means of ☐ physical presence or ☐ online notarization, on _____ (date) by _____, Mayor of the Monroe County Board of County Commissioners, who is personally known to me or has produced _____ (type of identification) as identification.

(SEAL)

NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT "A"

DESCRIPTION AND SKETCH

SECTION 9, TOWNSHIP 66 SOUTH, RANGE 32 EAST

LEGAL DESCRIPTION -

(AS NEWLY WRITTEN BY THE UNDERSIGNED)

A PORTION OF OLD STATE ROAD 4-A (SR 4A) IN SECTION 9, TOWNSHIP 66 SOUTH, RANGE 32 EAST ON KEY VACA, CITY OF MARATHON, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 5 / U.S. HIGHWAY 1 / OVERSEAS HIGHWAY (SR 5) AND THE WEST RIGHT-OF-WAY LINE OF 35TH STREET ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SURVEY SECTION 90040; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SR 5 THE FOLLOWING TWO (2) COURSES: (1) $S73^{\circ}49'27''W$, 356.51 FEET; (2) $S73^{\circ}52'12''W$, 388.28 FEET TO THE POINT OF INTERSECTION WITH A 2022 AGREEMENT LINE; THENCE ALONG SAID 2022 AGREEMENT LINE, $N15^{\circ}38'02''W$ 392.56 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD STATE ROAD 4A ACCORDING TO AFORESAID FDOT SECTION 90040 AND THE **POINT OF**

BEGINNING; THENCE CONTINUE ALONG THE 2022 AGREEMENT LINE, $N15^{\circ}38'02''W$ 66.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OLD STATE ROAD 4A; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, $N74^{\circ}00'25''E$ 87.76 FEET TO THE EASTERLY TERMINUS OF OLD STATE ROAD 4A, SAME BEING A POINT ON THE WEST LINE OF THE BOARD OF PUBLIC INSTRUCTION PORTION OF GOVERNMENT LOT 1 IN SECTION 9 ACCORDING TO DEED BOOK G-67, PAGE 64; THENCE ALONG SAID EASTERLY TERMINUS, $S16^{\circ}10'33''E$ 66.00 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF OLD STATE ROAD 4A; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, $S74^{\circ}00'25''W$ 88.39 FEET TO THE POINT OF BEGINNING.

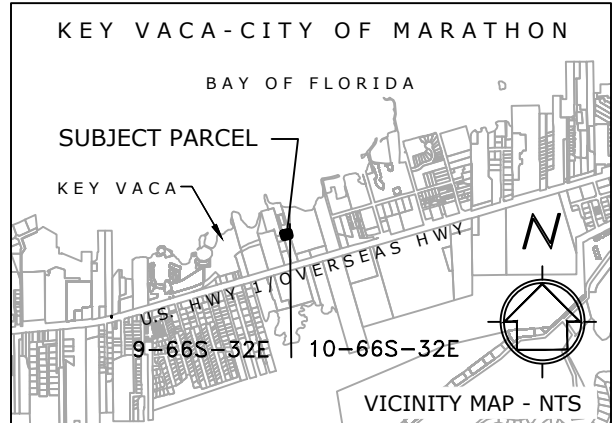
CONTAINING 0.133 ACRES OR 5,813 SQUARE FEET, MORE OR LESS

SURVEYOR'S NOTES -

1. This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
2. Accuracy: The expected use of the land, as classified in the Standards of Practice (51-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
3. Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
4. Ownership subject to OPINION OF TITLE.
5. This is NOT a Boundary Survey.
6. The North arrow and bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11), with the North Right-of-way line of SR 5 / US Highway 1 having a bearing of $S73^{\circ}49'27''W$.
7. This was prepared with the benefit of a Boundary, Topographic and Tidal Water Survey prepared by the undersigned. Revision 1 dated 5/2/2022. Agreement line as shown was taken from survey.

ABBREVIATIONS:

AC = ACRES
(D) = PER DEED DESCRIPTION
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ORB = OFFICIAL RECORDS BOOK (OF MONROE COUNTY, FL)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PG = PAGE
R/W = RIGHT OF WAY
SQ FT = SQUARE FEET
SR = STATE ROAD



CERTIFICATION:

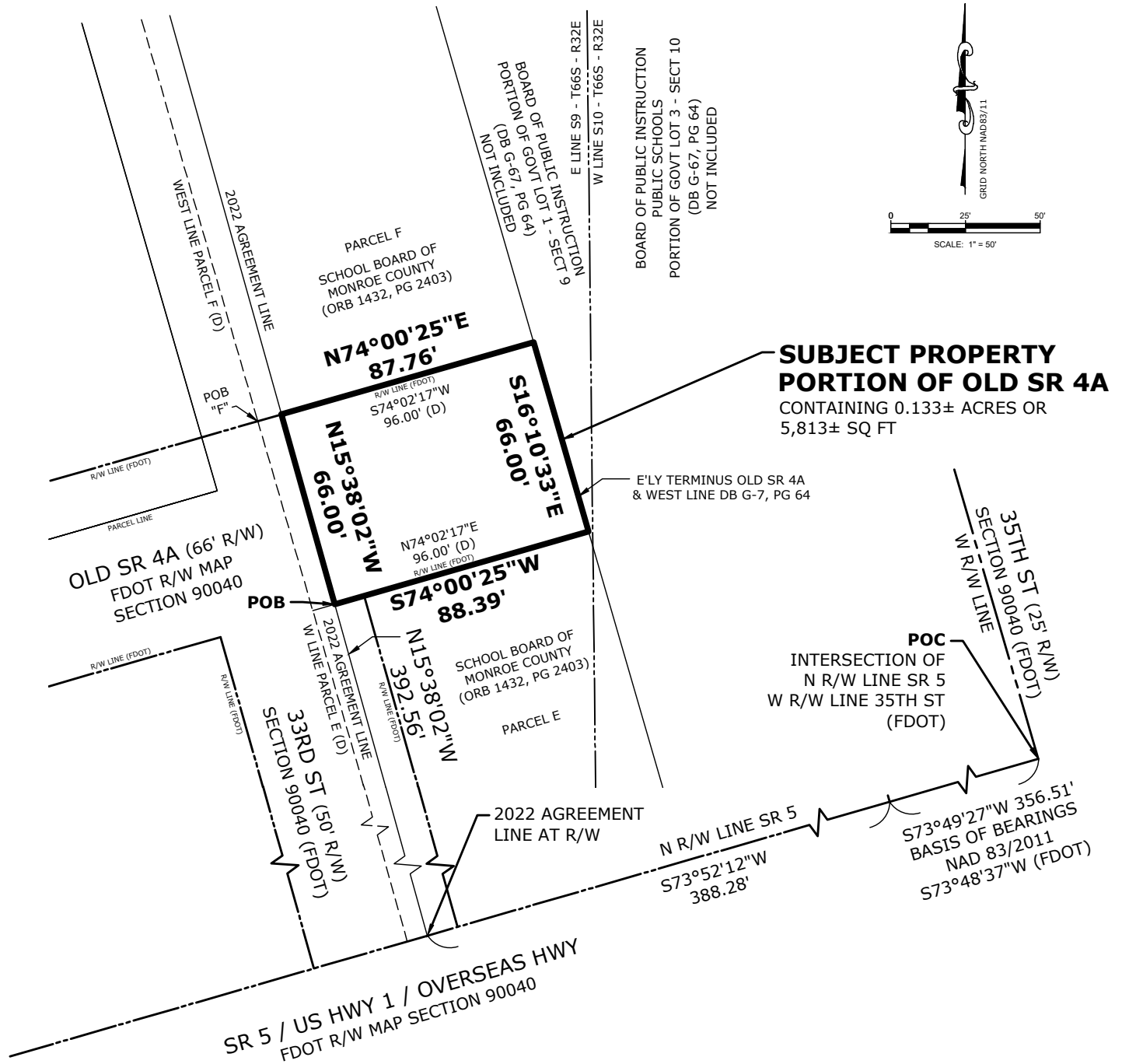
I hereby certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mapper as referenced in Rule 5J-17 Florida Administrative Code pursuant to Section 472-027 Florida Statutes.

ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5632

REVISIONS:

SCALE: N/A	PROJECT NO: 23060608	SHEET NO: 1 OF 2
DATE: 6/15/2023	OFFICE: CAD: CADAms CHECKED: KMB	DESCRIPTION AND SKETCH 33RD ST, KEY VACA, CITY OF MARATHON MONROE COUNTY, FL NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED



SKETCH OF DESCRIPTION

REVISIONS:

REVISIONS:		
SCALE: 1" = 50'	PROJECT NO: 23060608	SHEET NO: 2 OF 2
DESCRIPTION AND SKETCH 33RD ST, KEY VACA, CITY OF MARATHON MONROE COUNTY, FL		
DATE: 6/15/2023	OFFICE: CAD: CADAms CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED

THIS IS NOT A BOUNDARY SURVEY

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 31193 AVENUE A, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 EMAIL INFO@REECESURVEYING.COM