

Sponsored by: Garrett

**CITY OF MARATHON, FLORIDA
RESOLUTION 2024-10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING A DISTRIBUTION RIGHT-OF-WAY EASEMENT BETWEEN THE CITY OF MARATHON AND THE FLORIDA KEYS ELECTRIC COOPERATIVE ON PROPERTY HAVING REAL ESTATE NUMBER 00336470-000000, ON PROPERTY KNOWN AS JESSE HOBBS PARK, PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS the Florida Keys Electric Cooperative (FKEC) is currently relocating and upgrading their utilities line that typically run along the old State Road 4A Right-Of-Way;

WHEREAS, much of old State Road 4A has been dedicated to private or other public holdings, including in the case of the City which owns the right-of-way in front of Carne Point Hammock and Jesse Hobbs Park; and

WHEREAS, the relocations and upgrades should not affect any City operations or improvements; and

WHEREAS, it is for the health, safety, and welfare and in the best interest of its citizens that the City of Marathon, Florida adopts this Resolution,

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

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

Section 2. The distribution right-of-way easement attached as Exhibit "A" is hereby approved.; and

Section 3. The City Clerk shall have signed and transmitted to the FKEC the approved Resolution and Exhibit; and

Section 4. This Resolution shall take effect immediately upon signature by the Mayor.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 9TH DAY OF JANUARY, 2024.

THE CITY OF MARATHON, FLORIDA



Robyn Still, Mayor

AYES: Gonzalez, Matlock, Smith, Landry, Still
NOES: None
ABSENT: None
ABSTAIN: None


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

This document was prepared by:
Brittany Anker, Operations Administrative Assistant
Florida Keys Electric Cooperative
91630 Overseas Hwy; P. O. Box 377
Tavernier, FL 33070-0377

Tax Parcel No: 00336470-000000
AK: 1414140

SPACE FOR RECORDING AREA

DISTRIBUTION RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned grantors, (whether one or more)

PROPERTY OWNER(S): CITY OF MARATHON

MAILING ADDRESS: 9805 OVERSEAS HIGHWAY, MARATHON, FL 33050

PROPERTY ADDRESS: 100 41ST STREET GULF, MARATHON, FL 33050

LEGAL DESCRIPTION OF PROPERTY: "SEE EXHIBIT A"

in consideration of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to Florida Keys Electric Cooperative Association, Inc., of P.O. Box 377, Tavernier, Florida 33070-0377, hereinafter called the "Cooperative" its successors, a perpetual Electric Utility Easement, over, under, upon and across the lands and real property situate, lying and being in the County of Monroe, State of Florida, more particularly described as follows:

AN EASEMENT ON SAID LEGAL DESCRIBED PROPERTY:

"SEE EXHIBIT A"

also, a perpetual easement over, under, upon and across all streets, alleys, easements, and rights of way in any subdivision or recorded plat, which subdivision or recorded plat includes the said property described herein. And the right to construct, operate and maintain an electric distribution line, system or other services unrelated to supplying electricity, on or under the above described lands; the right to inspect and make such repairs, changes, alterations, improvements, and additions to its facilities as the Cooperative may from time to time deem advisable including, by way of example, and not by the way of limitation, the right to increase or decrease the number of conduits, poles, wires, cables, hand holes, transformers, and transformer enclosures; the right to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery that may interfere with or threaten or endanger the operation and maintenance of said line or system; the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees and low-growing shrubbery that do not otherwise interfere with Cooperative's use of the right of way easement; the right to license, permit, or otherwise agree to the joint use or occupancy of the easement, system, or, if any of said system is placed underground, of the trench or related underground facilities by any other utility, person, association, or corporation; and the right to enter upon, cross and use other lands of the Grantors to provide access to the easements granted herein.

The undersigned agree that all poles, wire, and other facilities including any main service entrance equipment, installed in, upon or under the above-described lands at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative. The undersigned covenant that they are the owners of the above-described lands.

Grantors agree that this right-of-way easement shall run with the land, and that any abandonment of the use of the

easement, or interruption in the use of the right-of-way easement, shall not terminate or impair the interests hereby conveyed to the Cooperative.

By acceptance of its easement rights hereunder, Cooperative agrees to exercise its rights in a manner that minimizes any interferences with the undersigned's use and enjoyment of its property and to repair any damage it causes to the undersigned's property.

IN WITNESS WHEREOF, the grantors have hereunto affixed their hands and seal this 11 day of JAN,
2024

Hicary Palmer
(1) Witness Signature

Liliby Jia
(2) Witness Signature

George Garrett
GRANTOR SIGNATURE

GEORGE GARRETT, CITY MANAGER
PRINTED GRANTOR NAME AND TITLE

STATE OF: FL

COUNTY OF: MONROE

The foregoing instrument was acknowledged before me

By means of physical presence or online

Notarization this 1-11-24
(Date)

By GEORGE GARRETT, CITY MANAGER
(Name of Officer, Title of Officer)

Of CITY OF MARATHON
(Name of Corporation)

A FL corporation, on behalf of the
(State)

corporation. He/she is personally known to me or has

produced _____
(Type of Identification)

as identification.

Lidia H. Sosa
Notary Signature and Stamp



This instrument prepared by:
Brittany Anker, Operations Administrative Assistant
Florida Keys Electric Cooperative Assoc. Inc.
P. O. Box 377
Tavernier, FL 33070-0377

RE No: 00336470-000000
Alternate Key: 1414140

Recording Area

AFFIDAVIT OF INCUMBENCY
AND AUTHORIZATION TO CONVEY
OF CITY OF MARATHON

The undersigned, having been first duly sworn, certify to **Florida Keys Electric Cooperative Association, Inc. (FKEC)** that it they are the managing members of **City of Marathon (the Company)** and that they have consented to the conveyance of an easement to FKEC and have authorized George Garrett, City Manager to execute an easement on behalf of the Company in a form and on such terms and conditions as he/she deems appropriate.

The following is a complete list of all managing members of the **Company**.

Officer Title

Name typed or printed

City Manager _____

George Garrett _____

PRINT NAME

SIGNATURE

George Garrett _____

George Garrett

State of FL, County of MONROE

Sworn to and subscribed before me, the undersigned authority, by George Garrett who are personally known to me or
 who produced _____ as identification, on this day of 11th, JAN.

Lidia Sosa Notary Public

Notary Stamp or Seal



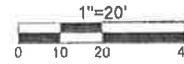
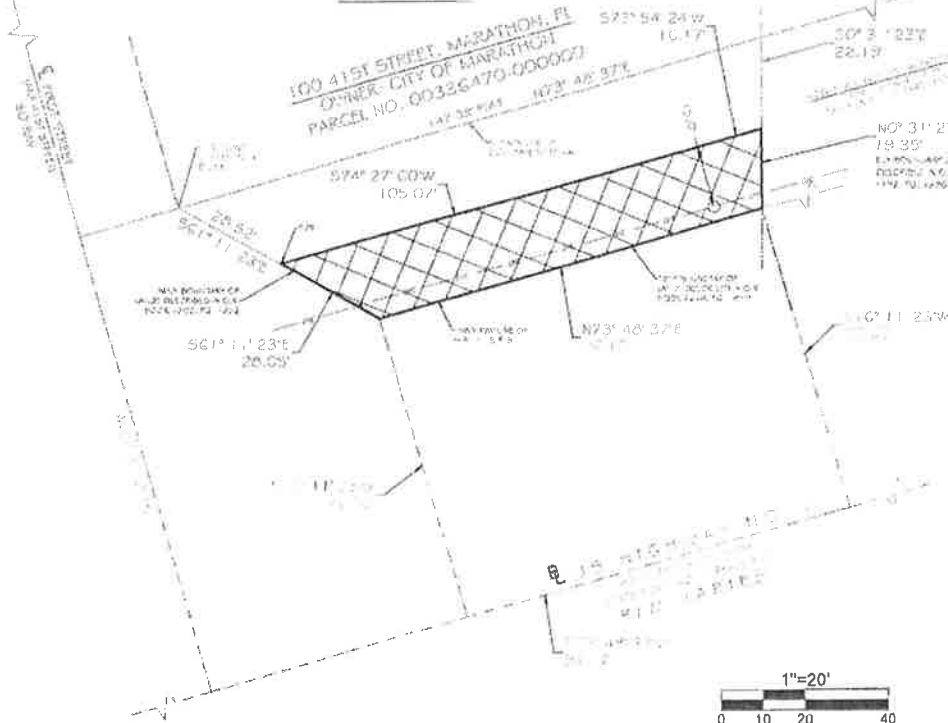
EXHIBIT A

LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS
SEC 10-T665-R32E

LOT 1, BLOCK 1
MARATHON BEACH
SUBDIVISION
(P.B. 2, P.G. 16)



SYMBOL LEGEND

TOTAL AREA = 2,078 SQ. FEET

* SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A BOUNDARY SURVEY *

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY. ALL BOUNDARIES OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND ARE A GRAPHICAL REPRESENTATION OF THE PROPERTY BASED ON THE RECORD COPY OF SURVEY AS INDICATED MONUMENTARILY TO BE FOUND IN THE RECORD COPY. NO ATTEMPT WAS MADE TO REMOVE CONFLICTS BETWEEN THE RECORDED BOUNDARIES IN THIS SKETCH AND THE OCCUPANCY LINES.
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH OF THE LEGAL DESCRIPTION ONLY.
- ALL BEARINGS ARE BASED ON THE 1983 ADJUSTED MERIDIAN OF THE STATE OF FLORIDA AS SHOWN ON THE FACE OF ANY INSTRUMENT TRANSFERRED TO THE RIGHT OF SAID MAP FOR RECORDATION.
- THE DISTANCE OR BEARING TO SURVEY MAY VARY FROM THAT SHOWN BY OTHERS THAN THE SIGNING PARTY AS FURNISHED WITHOUT THE INSTRUMENT COPY SENT OF THE SIGNING PARTY.
- ALL DISTANCES SHOWN HEREON ARE SURVEY FEET.
- ALL DISTANCES SHOWN ARE 90 DEGREE ANGLES UNLESS OTHERWISE INDICATED.
- ANY UNDERGROUND UTILITIES OR LINES WHICH HAVE BEEN LOCATED FROM THIS SURVEY, EITHER BY SERVICE OR ADMINISTRATIVE CUSTOMERS OF THE SURVEYOR DOES NOT WARRANT THAT THE INDICES COULD BEING SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DULY CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES TO DETERMINE THEIR EXACT LOCATION FOR THIS SURVEY.
- STREET ADDRESS: 100 41 ST STREET, MARATHON, FL 33950

LEGAL DESCRIPTION (AS APPLICABLE BY THE UNDERGROUND)

A parcel of land being a portion of an undivided tract of land, to-wit: 100 41st Street, Marathon, Florida, being a portion of the land described in Official Records Book 1392, at Page 1292 of the Public Records of Monroe County, Florida, for a distance of 28.05 feet to the Southeastly corner of the said land as follows:

Commencing at the Southeastly corner of the said lot 1, Block 1 and the Northeastly corner of the said State Road No. 44, thence S61° 17' 37\"/>

CERTIFIED TO:
KORWAZKO ENGINEERING

STATE OF FLORIDA
COUNTY OF MONROE
I, [Signature], Surveyor, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the Public Records of this County, Florida, at the office of the Clerk of the County, at the City of Marathon, Florida, on this [Date] day of [Month], 20[Year].

FLORIDA KEYS LAND SURVEYING
21400 OVERSEAS DR. SUITE 200
FORT MYERS, FL 33907
PHONE: (888) 444-6050
FAX: (888) 444-6050
WWW.FKLANSURVEYING.COM

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00336470-000000
 Account# 1414140
 Property ID 1414140
 Millage Group 50CM
 Location 100 41ST ST GULF, MARATHON
 Address
 Legal MARATHON BEACH SUB PB2-16 LOT 1 BK 1 & ADJ PT ST RD 4-A OR452-760
 Description OR807-2428DC OR846-1733/34 OR853-1707 OR873-1124 OR1317-1534 OR1313-687 OR1338-2110/11 OR1392-1290/93 OROR1682-442/43Q/C
 (Note: Not to be used on legal documents.)
 Neighborhood 10041
 Property Class MUNICIPAL (8900)
 Subdivision MARATHON BEACH
 Sec/Twp/Rng 10/66/32
 Affordable No
 Housing



Owner

CITY OF MARATHON
 9805 Overseas Hwy
 Marathon FL 33050

Valuation

| | 2023 Preliminary Values | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values |
|----------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$24,086 | \$24,086 | \$24,086 | \$24,086 |
| + Market Misc Value | \$27,516 | \$27,516 | \$27,516 | \$27,516 |
| + Market Land Value | \$68,959 | \$68,959 | \$68,959 | \$68,959 |
| = Just Market Value | \$120,561 | \$120,561 | \$120,561 | \$120,561 |
| = Total Assessed Value | \$120,561 | \$120,561 | \$120,561 | \$120,561 |
| - School Exempt Value | (\$120,561) | (\$120,561) | (\$120,561) | (\$120,561) |
| = School Taxable Value | \$0 | \$0 | \$0 | \$0 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2021 | \$68,959 | \$24,086 | \$27,516 | \$120,561 | \$120,561 | \$120,561 | \$0 | \$0 |
| 2020 | \$68,959 | \$24,086 | \$27,516 | \$120,561 | \$120,561 | \$120,561 | \$0 | \$0 |
| 2019 | \$68,959 | \$24,086 | \$27,516 | \$120,561 | \$120,561 | \$120,561 | \$0 | \$0 |
| 2018 | \$68,959 | \$24,086 | \$27,516 | \$120,561 | \$120,561 | \$120,561 | \$0 | \$0 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (8900) | 21,218.00 | Square Foot | 0 | 0 |

Buildings

| | | | |
|----------------|---------------------|--------------------|---------------|
| Building ID | 6145 | Exterior Walls | REIN CONCRETE |
| Style | | Year Built | 2014 |
| Building Type | CAMP BLDGS-B- / 36B | EffectiveYearBuilt | 2014 |
| Building Name | | Foundation | |
| Gross Sq Ft | 208 | Roof Type | |
| Finished Sq Ft | 128 | Roof Coverage | |
| Stories | 1 Floor | Flooring Type | |
| Condntlon | AVERAGE | Heating Type | |
| Perimeter | 48 | Bedrooms | 0 |
| Functional Obs | 0 | Full Bathrooms | 0 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 12 | Grade | 300 |
| Interior Walls | | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 128 | 128 | 0 |
| OPF | OP PRCH FIN LL | 80 | 0 | 0 |
| TOTAL | | 208 | 128 | 0 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|----------------|------------|-----------|----------|----------|---------|-------|
| CH LINK FENCE | 1998 | 1999 | 12 x 100 | 1 | 1200 SF | 1 |
| CH LINK FENCE | 1998 | 1999 | 6 x 264 | 1 | 1584 SF | 1 |
| CH LINK FENCE | 1998 | 1999 | 4 x 508 | 1 | 2032 SF | 1 |
| ASPHALT PAVING | 1998 | 1999 | 90 x 56 | 1 | 5040 SF | 3 |
| CONC PATIO | 1998 | 1999 | 0 x 0 | 1 | 460 SF | 2 |
| CONC PATIO | 2014 | 2015 | 5 x 40 | 1 | 200 SF | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 8/1/1994 | \$122,200 | Warranty Deed | | 1338 | 2110 | J - Unqualified | Vacant | | |
| 6/1/1994 | \$85,100 | Tax Deed | | 1313 | 0687 | J - Unqualified | Vacant | | |
| 1/1/1982 | \$70,000 | Warranty Deed | | 846 | 1733 | U - Unqualified | Vacant | | |

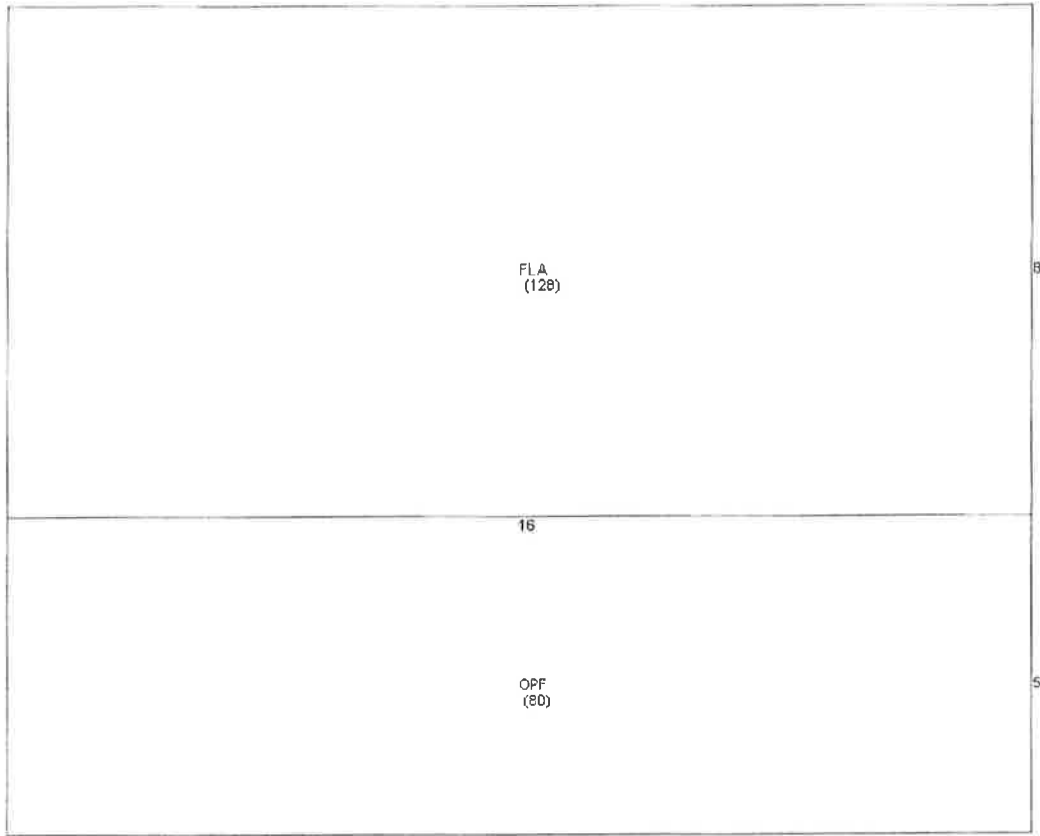
Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|------------|-------------|----------------|----------|-------------|---|
| P2020-0196 | 3/6/2020 | | \$47,997 | Residential | INSTALL A FOUR-POST SHADE CANOPY & PLAYGROUND AT JESSE HOBBS PARK |
| P2018-1869 | 9/26/2018 | 11/16/2018 | \$5,000 | Residential | REPLACE ELECTRIC PANEL. REPLACE 9 FLOOD LIGHTS WITH LED FIXTURES ON EXISTING POLES. |
| P2015-1335 | 10/16/2015 | 11/30/2015 | \$0 | Residential | INSTALL FLAG POLE |
| P2013-1734 | 12/2/2013 | 3/25/2014 | \$36,560 | Residential | INSTALL CONCRETE MODULAR BATHROOM & SEWER CONNECTION |

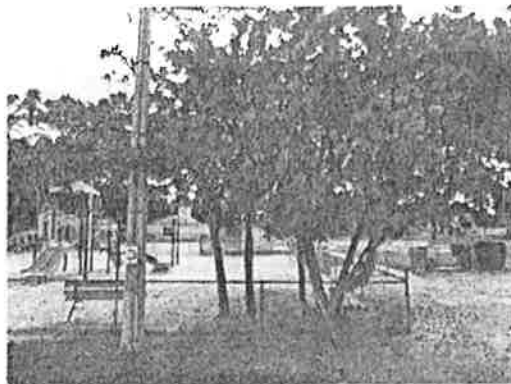
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



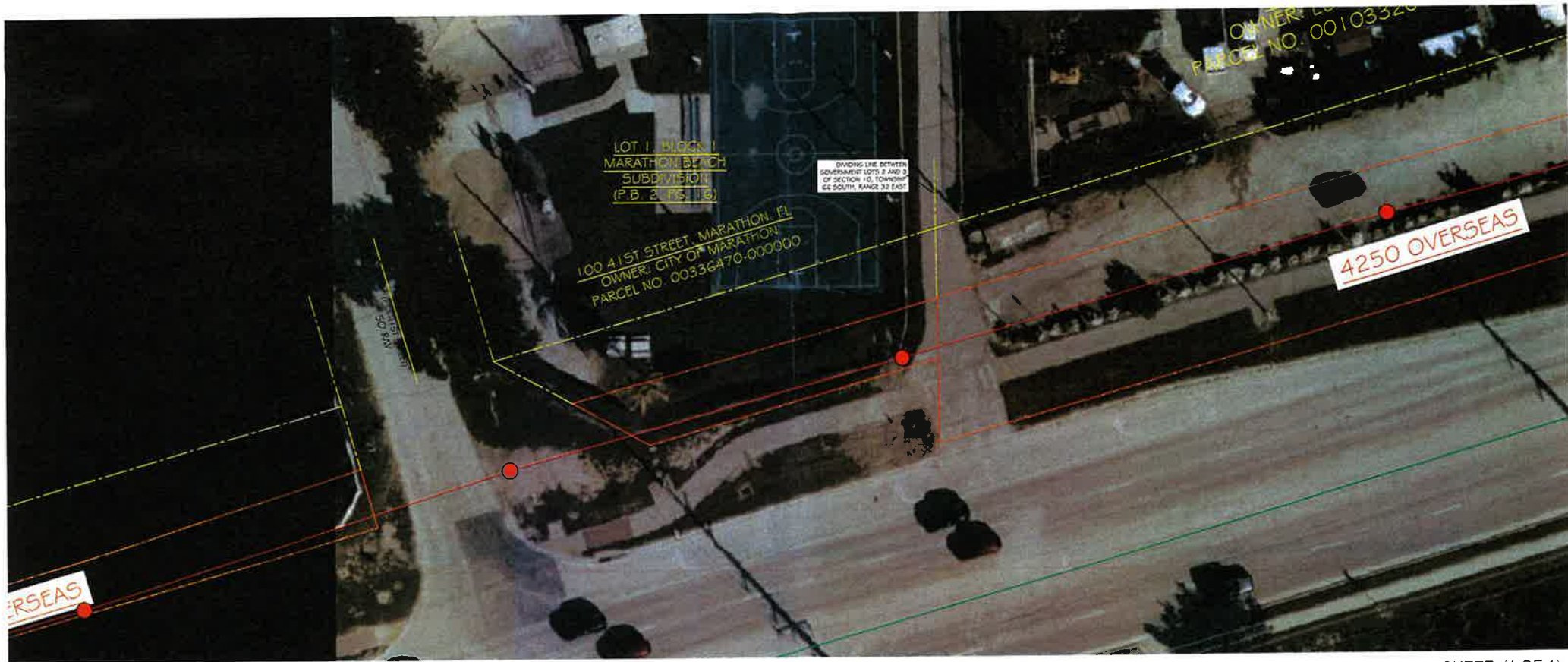
No data available for the following modules: TRIM Notice.

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FKEC - 100 41st STREET, MARATHON, FL (ENTIRE ESMNT. AREA) AERIAL IMAGERY EXHIBIT



PLOT SIZE: (11" x 17")
RGRID POWER PLLC
DATE: 11-30-2023

SHEET: (1 OF 1)

NOTE: FOR IDENTIFICATION OF NEARBY LANDMARKS ONLY,
NOT FOR LAND CONVEYANCE OR CONSTRUCTION

