

**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: Still, Smith, Matlock, DelGaizo, Landry
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

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

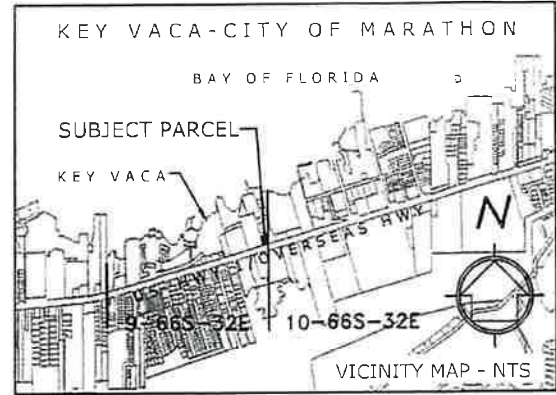
LEGAL DESCRIPTION -

(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

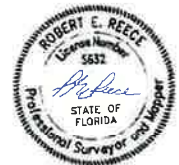
CERTIFICATION:

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
-0400'

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

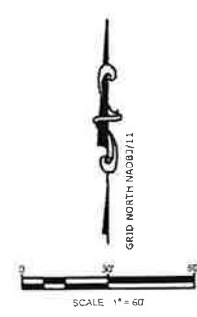
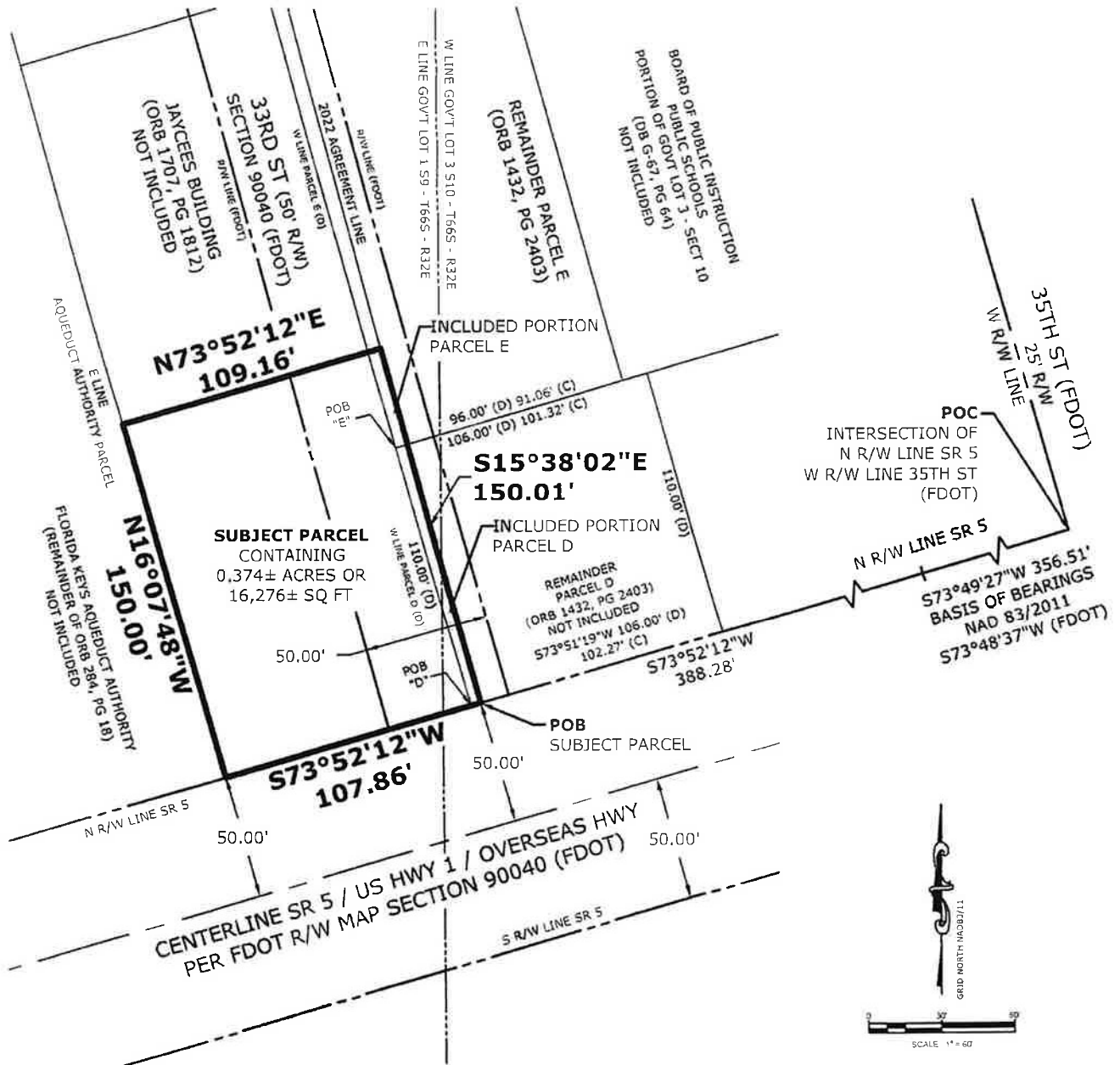


REVISIONS:

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



SKETCH OF DESCRIPTION



THIS IS NOT A BOUNDARY SURVEY

REVISIONS:		
SCALE: 1" = 60'	PROJECT NO: 23050608	SHEET NO: 2 OF 2
DESCRIPTION AND SKETCH 33RD ST, KEY VACA, CITY OF MARATHON MONROE COUNTY, FL		
DATE: 5/15/2023	OFFICE: CAD: CADaMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
EMAIL INFO@REECESURVEYING.COM

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

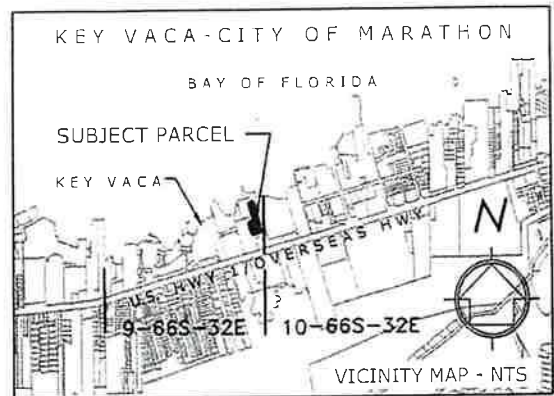
LEGAL DESCRIPTION -

(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 $S73^{\circ}49'27''W$.
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
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

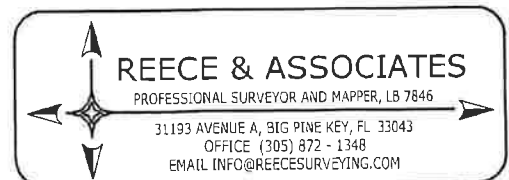
Digitally signed by
Robert Reece
Date: 2023.06.19
09:45:12 -0400

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



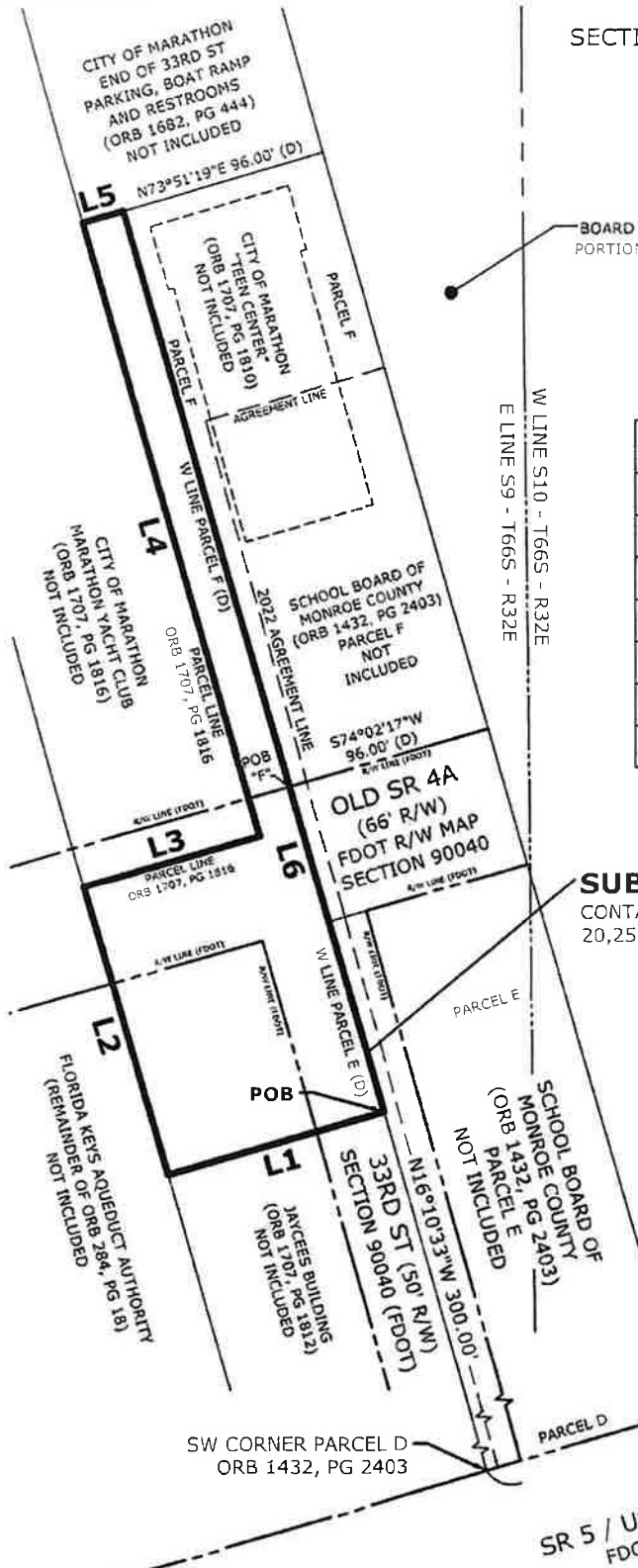
REVISIONS:

SCALE:	PROJECT NO:	SHEET NO:	DESCRIPTION AND SKETCH
N/A	23060508	1 OF 2	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	



SECTION 9 , TOWNSHIP 66 SOUTH, RANGE 32 EAST

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'

SUBJECT PROPERTY

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)

S73°49'27\"W 356.51'
BASIS OF BEARINGS
NAD 83/2011
S73°48'37\"W (FDOT)

SR 5 / US HWY 1 / OVERSEAS HWY
FDOT R/W MAP SECTION 90040

THIS IS NOT A BOUNDARY SURVEY

REVISIONS:

SCALE:
1" = 80'

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

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

**BOUNDARY, TOPOGRAPHIC & TIDAL WATER SURVEY
33RD STREET PARCELS**
SECTIONS 9 & 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST
MARATHON, MONROE COUNTY, FLORIDA

[illegible]

LEGAL DESCRIPTION - 4 PARCELS SITUATE TO APPROXIMATELY 4.250 ACRES OF "HUTCH ADAMS" LOTS, MORE OR LESS

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

1-2, Hop of Honey Baked Steaks

[illegible]

SHEET INDEX -

1. General Description, Surveyor's Report, Sheet Index, Location Map, Address, Zoning Information, Easements

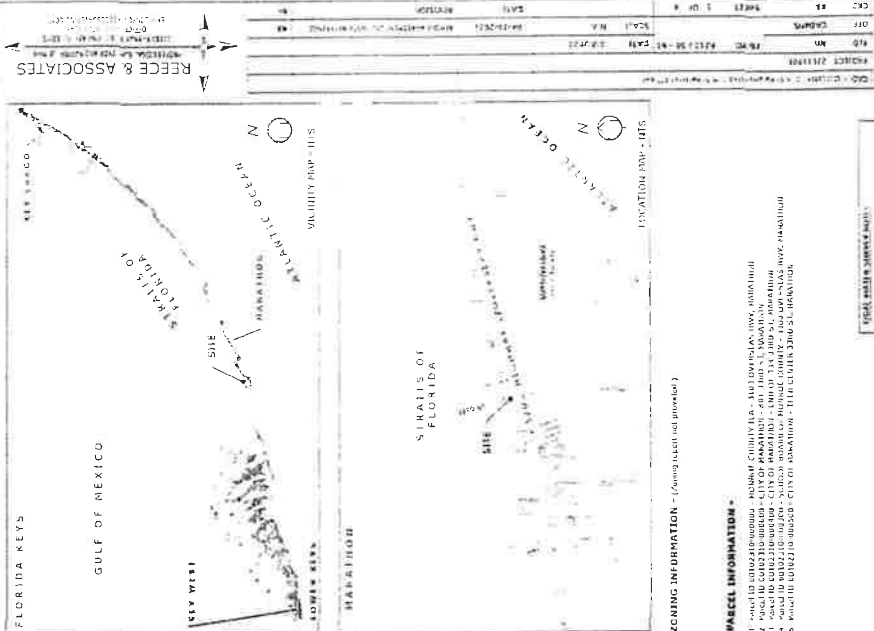
2. Map of survey unit boundary, Symbol Legend, Line Index

3. Map of survey tract sheets

[illegible]

Madison County
Highway Safety School (Ward)
A. Wynter (School)

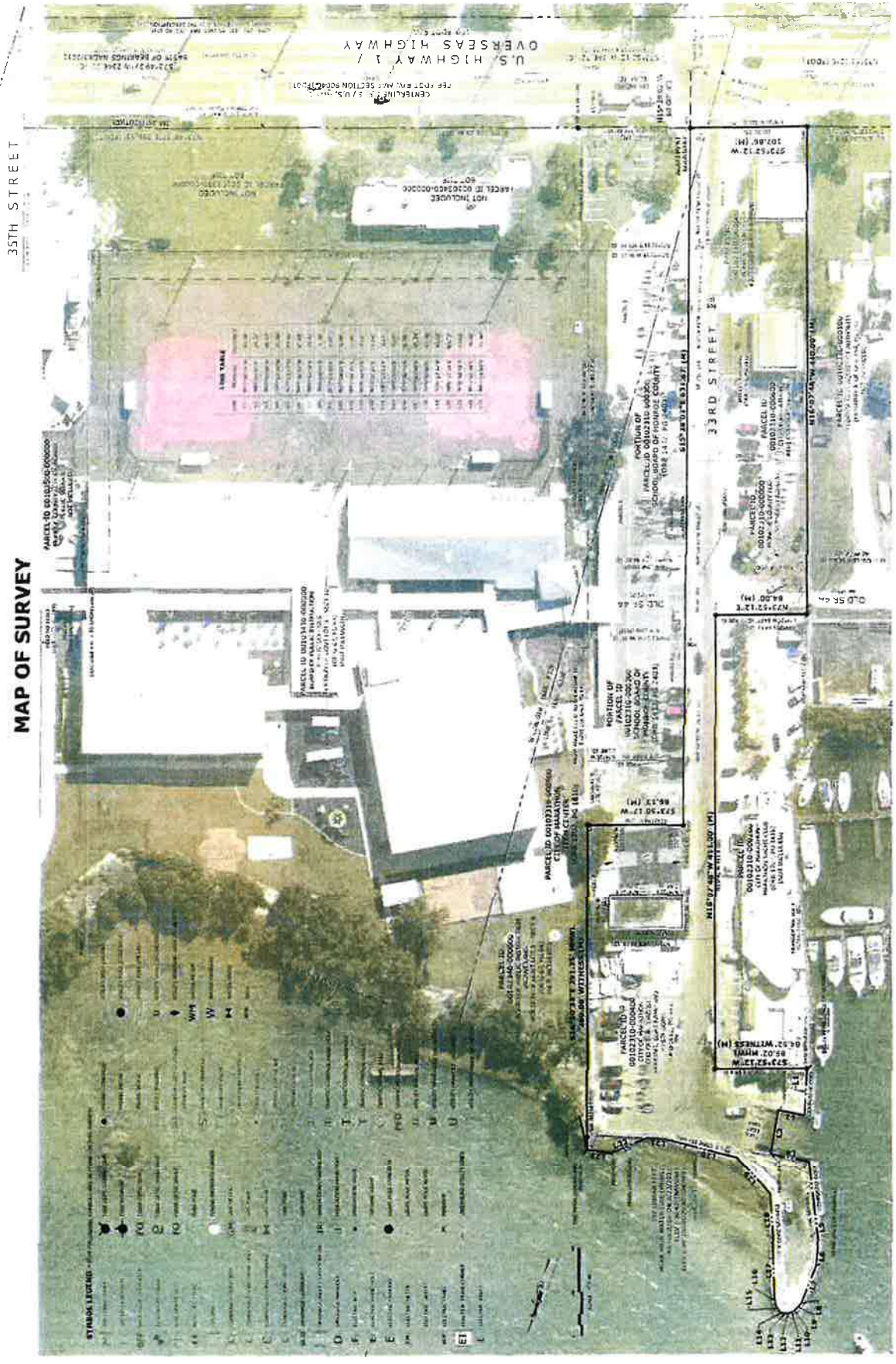
They certify that this survey was made solely for the purpose of collecting data for the study of the health of the community and that the results of the study will be used for the purpose of planning and evaluating health services and programs. The results of the study will be made available to the community and the public.

Professional
Surveyor and
Mapper[illegible]

The ^{13}C and ^{15}N isotopes of the five α -amino acids, α -alanine, α -glutamate, α -aspartate, α -lysine and α -proline, were prepared in NaCl and H_2O . The α -amino acids of Dinnik Laboratories Ltd (1970) were C_4 isotopically enriched. The details have been provided.

35TH STREET

MAP OF SURVEY



RECE & ASSOCIATES
10000 W. 35TH STREET, SUITE 100
FORT LAUDERDALE, FL 33309
TEL: 954-571-1234
FAX: 954-571-1235
WWW.RECE-AND-ASSOCIATES.COM

SECTION 8 & 10, TOWNSHIP 68 SOUTH, RANGE 32 EAST
MARATHON, MONROE COUNTY, FLORIDA

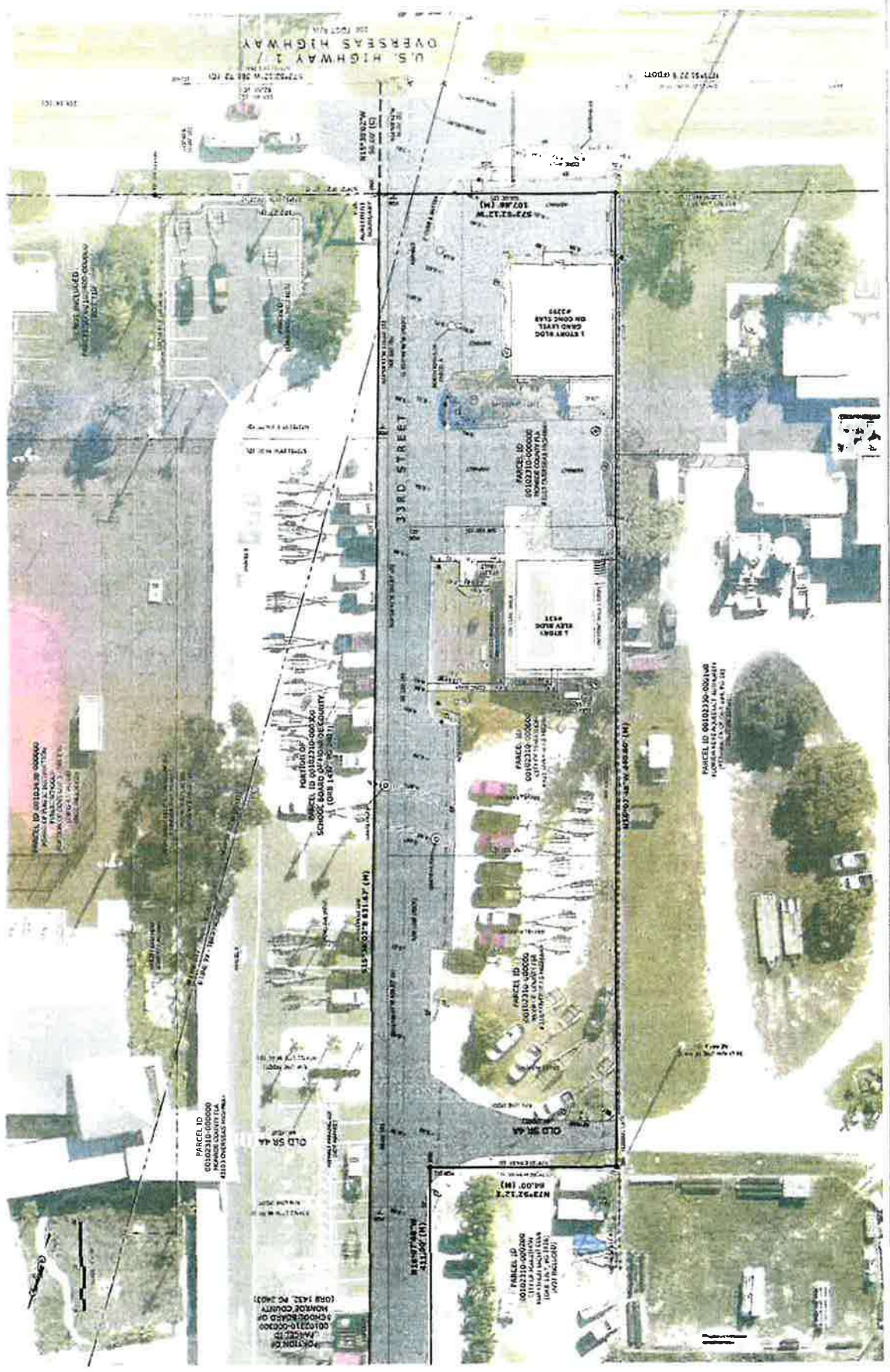
BOUNDARY, TOPOGRAPHIC &
TIDAL WATER SURVEY
33RD STREET PARCELS

DATE: 10/10/2018
SCALE: 1" = 40'
SHEET: 1 OF 1
PROJECT: 18-000000-000000
DRAWN BY: J. REECE
CHECKED BY: J. REECE
APPROVED BY: J. REECE

BOUNDARY, TOPOGRAPHIC &
TIDAL WATER SURVEY
33RD STREET PARCELS
SECTIONS 9 & 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST
MARATHON, MONROE COUNTY, FLORIDA

DATE	REVISION	NO
07/11/11	01	01
07/11/11	02	02
07/11/11	03	03
07/11/11	04	04
07/11/11	05	05
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07/11/11	96	96
07/11/11	97	97
07/11/11	98	98
07/11/11	99	99
07/11/11	100	100

REECE & ASSOCIATES
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80231
 Phone: 303.755.1100
 Fax: 303.755.1101
 E-mail: info@reeceandassociates.com



DATE: 1/25/2014	PROJECT: 20131004	SCALE: 1" = 40'	REVISION: 1
BY: J. H. HARRISON	DATE: 1/25/2014	BY: J. H. HARRISON	DATE: 1/25/2014
CHECKED: J. H. HARRISON	DATE: 1/25/2014	CHECKED: J. H. HARRISON	DATE: 1/25/2014
APPROVED: J. H. HARRISON	DATE: 1/25/2014	APPROVED: J. H. HARRISON	DATE: 1/25/2014

RECCE & ASSOCIATES
11111 W. 11TH AVE., SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954-575-1111
WWW.RECCE-FL.COM

MAP OF SURVEY

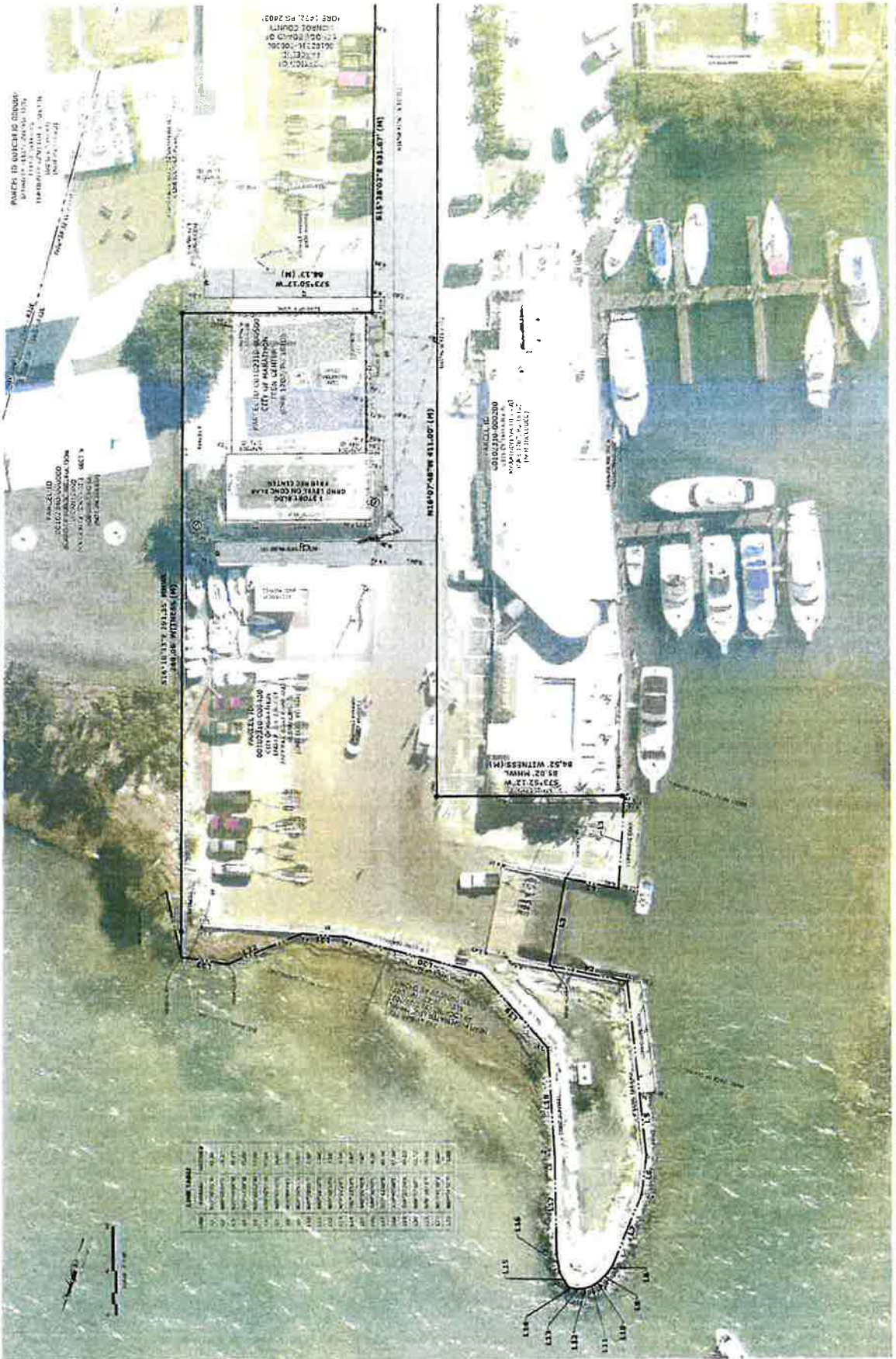


EXHIBIT "A" DESCRIPTION AND SKETCH

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

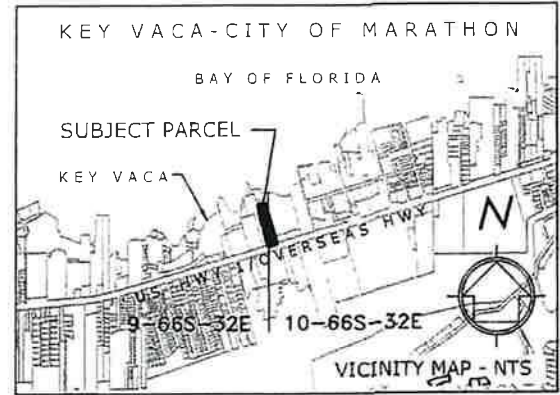
LEGAL DESCRIPTION -

(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

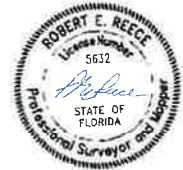
CERTIFICATION:

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 5J-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: 23060508	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	



Exhibit "C"



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:

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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.

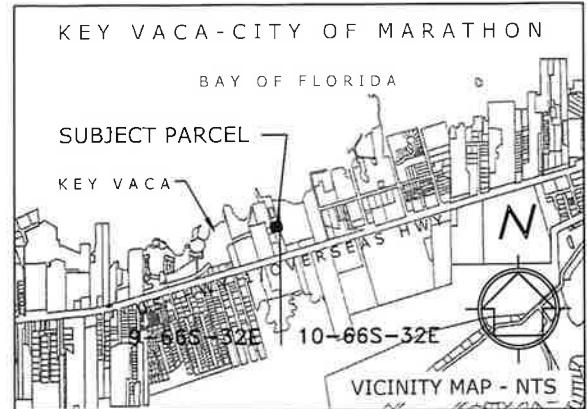
CONTAINING 0.133 ACRES OR 5,813 SQUARE FEET, MORE OR LESS

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.

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PG = PAGE
R/W = RIGHT OF WAY
SQ FT = SQUARE FEET
SR = STATE ROAD



CERTIFICATION:

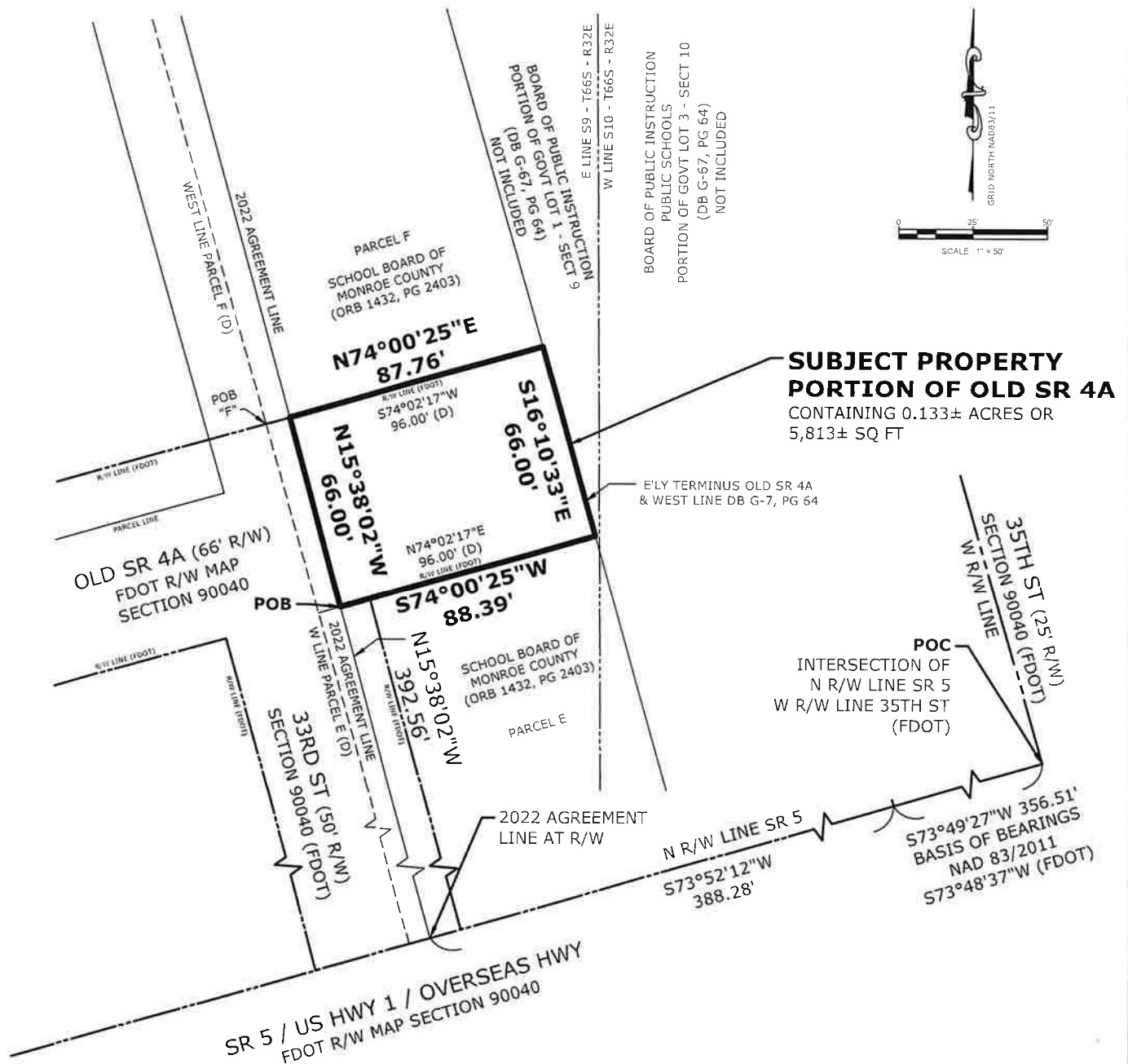
I hereby certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mapper as referenced in Rule 5J-17 Florida Administrative Code pursuant to Section 472-027 Florida Statutes.

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	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

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