

**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 33<sup>RD</sup> 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 33<sup>RD</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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, 33<sup>rd</sup> 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.

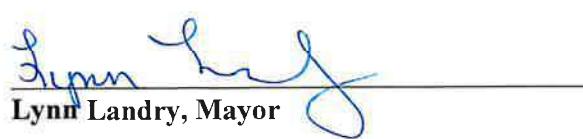
**Section 3.** The Quit Claim Deeds shall be recorded in the public records of Monroe County.

**Section 4.** The City agrees to the final distributions included in the Boundary, Topographic & Tidal Water Survey, 33<sup>rd</sup> 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 14<sup>th</sup> 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

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

Steve Williams, City Attorney

Exhibit "A"

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

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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.

Digitally signed by Robert Reece  
Date: 2023-06-19 09:46:44  
-04:00

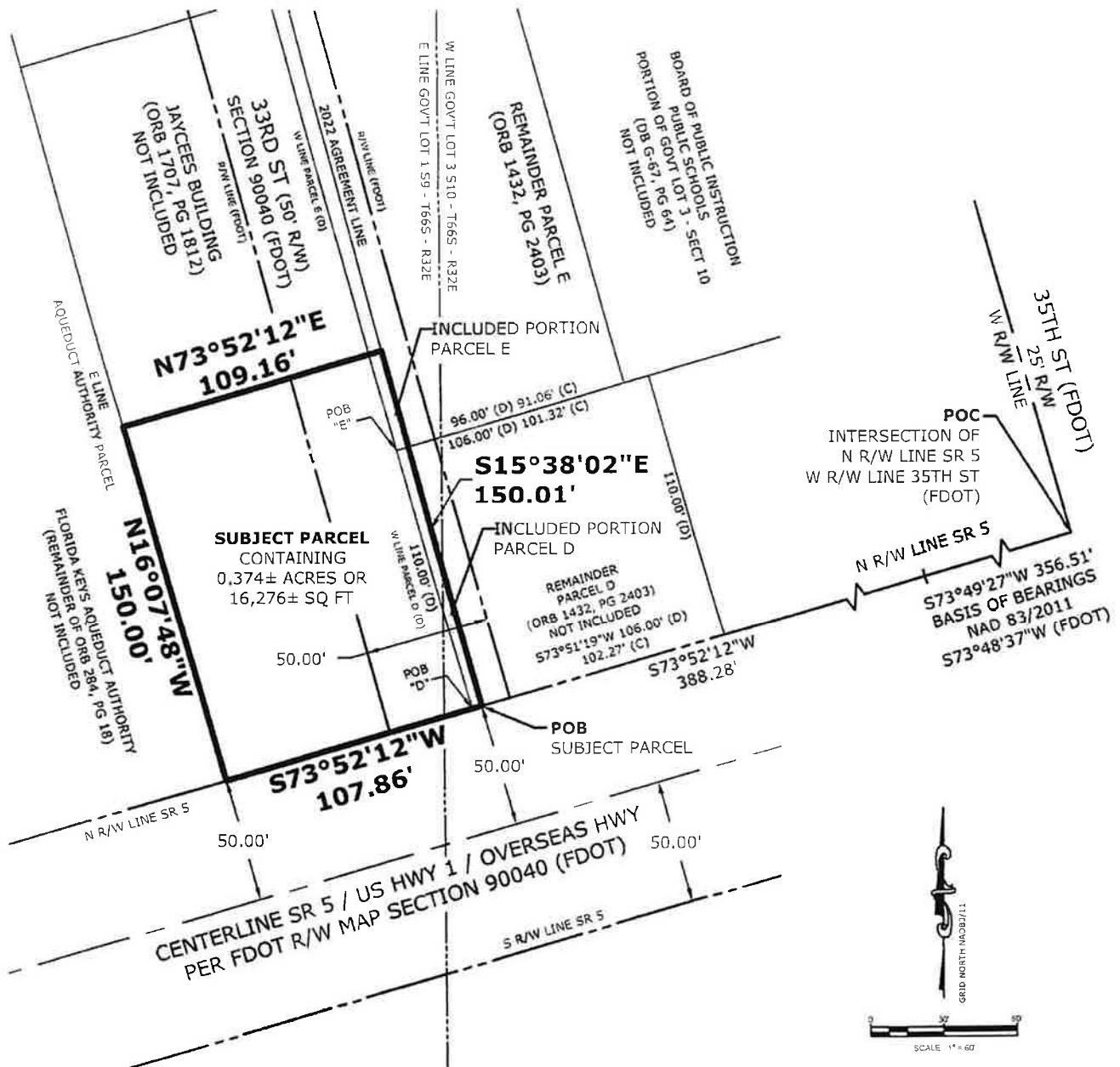
ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5632



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

REVISIONS:

SCALE  
1" = 60'PROJECT NO:  
23060608

SHEET NO:

2 OF 2

DESCRIPTION AND SKETCH  
33RD ST, KEY VACA, CITY OF MARATHON  
MONROE COUNTY, FLNOT WHOLE OR  
COMPLETE WITHOUT  
ALL SHEETS ATTACHEDDATE  
6/15/2023OFFICE:  
CAD: CADaMS  
CHECKED: KMB

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)

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.

**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 (5J-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.

**CERTIFICATION:**

**ABBREVIATIONS:**

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

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: 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	

SECTION 9, TOWNSHIP 66 SOUTH, RANGE 32 EAST

## **SKETCH OF DESCRIPTION**

BOARD OF PUBLIC INSTRUCTION  
PORTION OF GOVT LOT 1 - SECT 9  
(DB G-67, PG 64)  
NOT INCLUDED



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)

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

PARCEL D 575-3  
392.18' SR 5 / US HWY 1 / OVERSEAS HWY  
EDOT R/W MAP SECTION 90040

THIS IS NOT A BOUNDARY SURVEY

**REVISIONS:**

SCALE:

SW CORNER PARCEL D  
ORB 1432, PG 2403

SHEET NO:  
**2 OF 2**

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



## Exhibit "B"

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

- 107 -

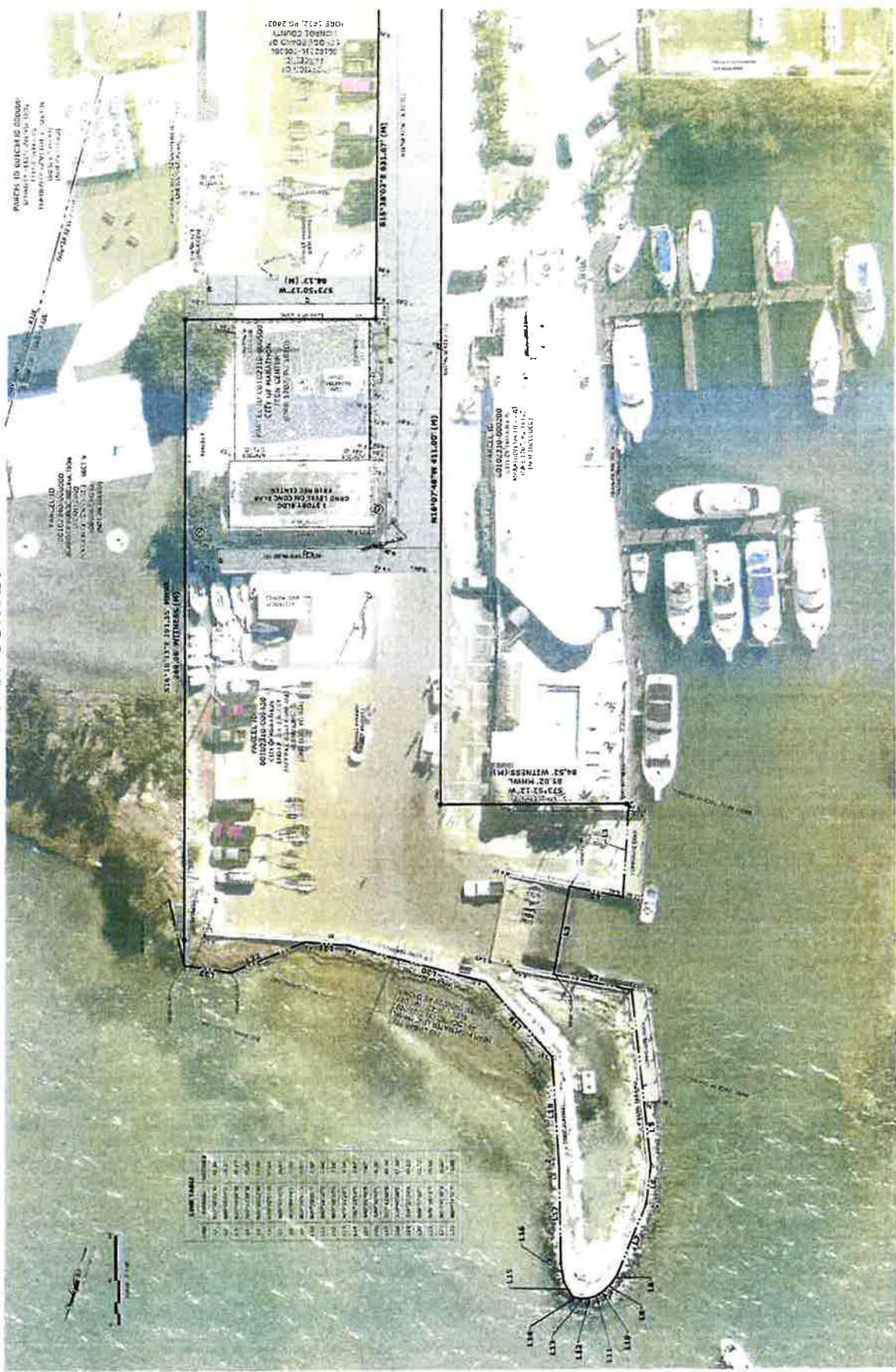


## MAP OF SURVEY

BOUNDRARY, TOPOGRAPHIC R  
33RD STREET SURVEY  
RECE & ASSOCIATES

5

MAP OF SURVEY



SECTION 9 & 10 MUNICIPALITY OF GALT  
33RD STREET PARCELS  
TIDAL WATER SURVEY  
BOUNDARY TOPOGRAPHIC &  
RECE & ASSOCIATES

BOUNDRY TOPOGRAPHIC		TIDAL WATER SURVEY		3RD STREET PARCELS	
RECCE & ASSOCIATES		SCECTIONS 9 & 10 TOWNSHIP 66 RANGE 2 EAST		MAPS 1000' X 1000' MONITOR SURVEY 1984	
PROJECT NUMBER	NAME	SOILS	DEPTHS	SECTION	PARCEL
RECCE & ASSOCIATES	11111	SOILS 1-10	DEPTHS 1-10	SECTION 10	PARCEL 10

**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.

**CERTIFICATION:**

**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

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.

Digitally signed by Robert Reece  
Date: 2023-06-19 09:47:59  
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 33RD ST, KEY VACA, CITY OF MARATHON MONROE COUNTY, FL
DATE: 6/15/2023	OFFICE: CAD: CADAoMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED	



## SECTION 9 &amp; 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST

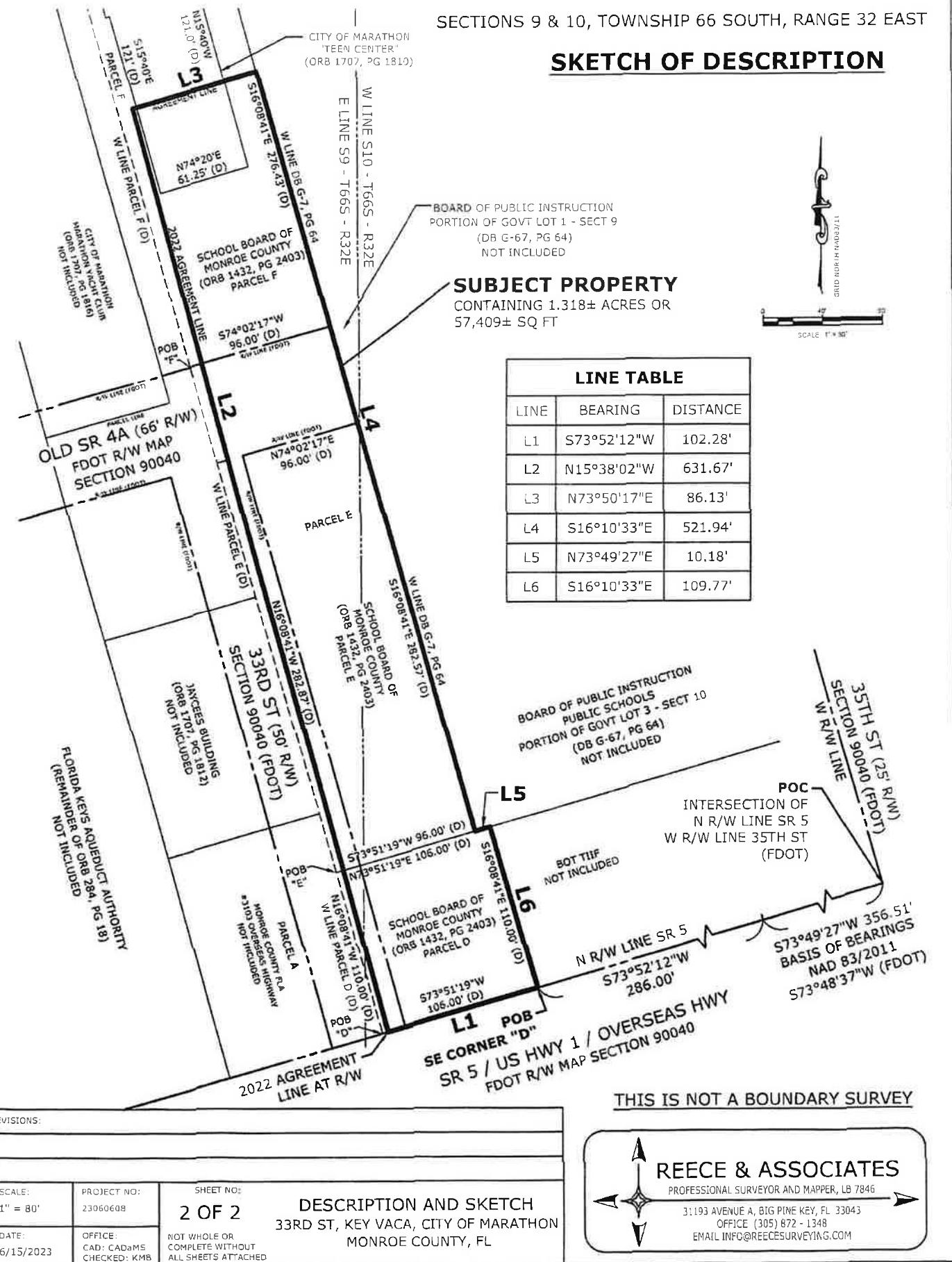
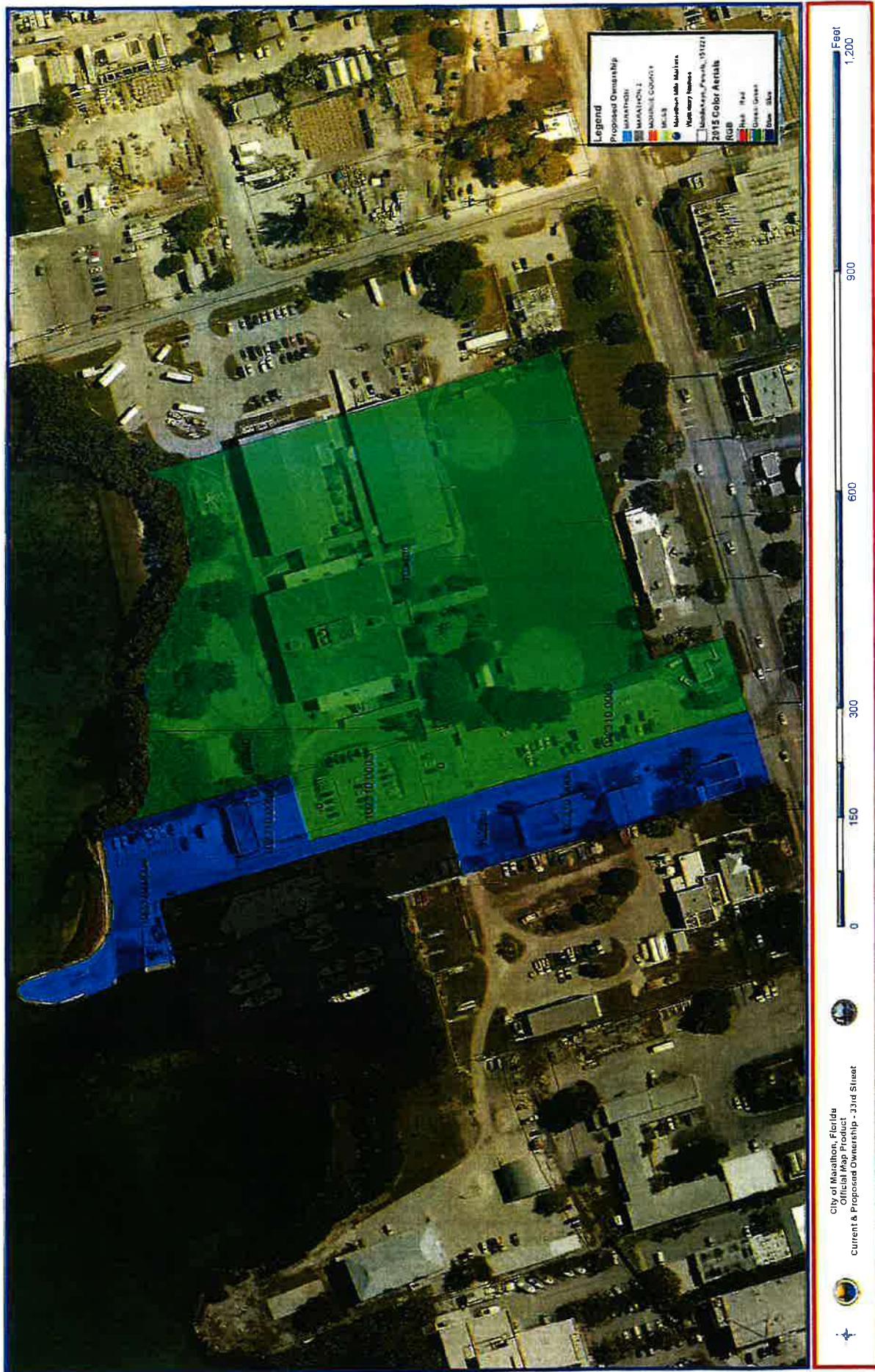
**SKETCH OF DESCRIPTION**

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.
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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.

**CERTIFICATION:**

**ABBREVIATIONS:**

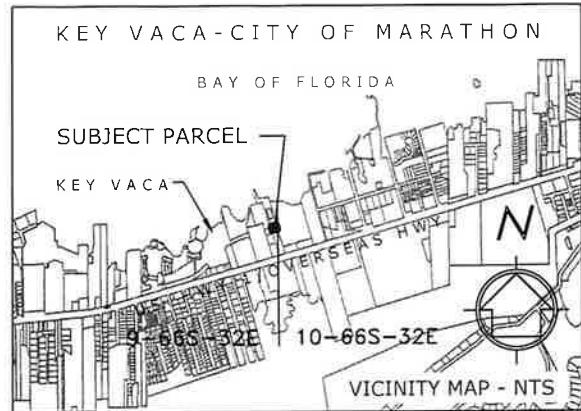
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ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5632

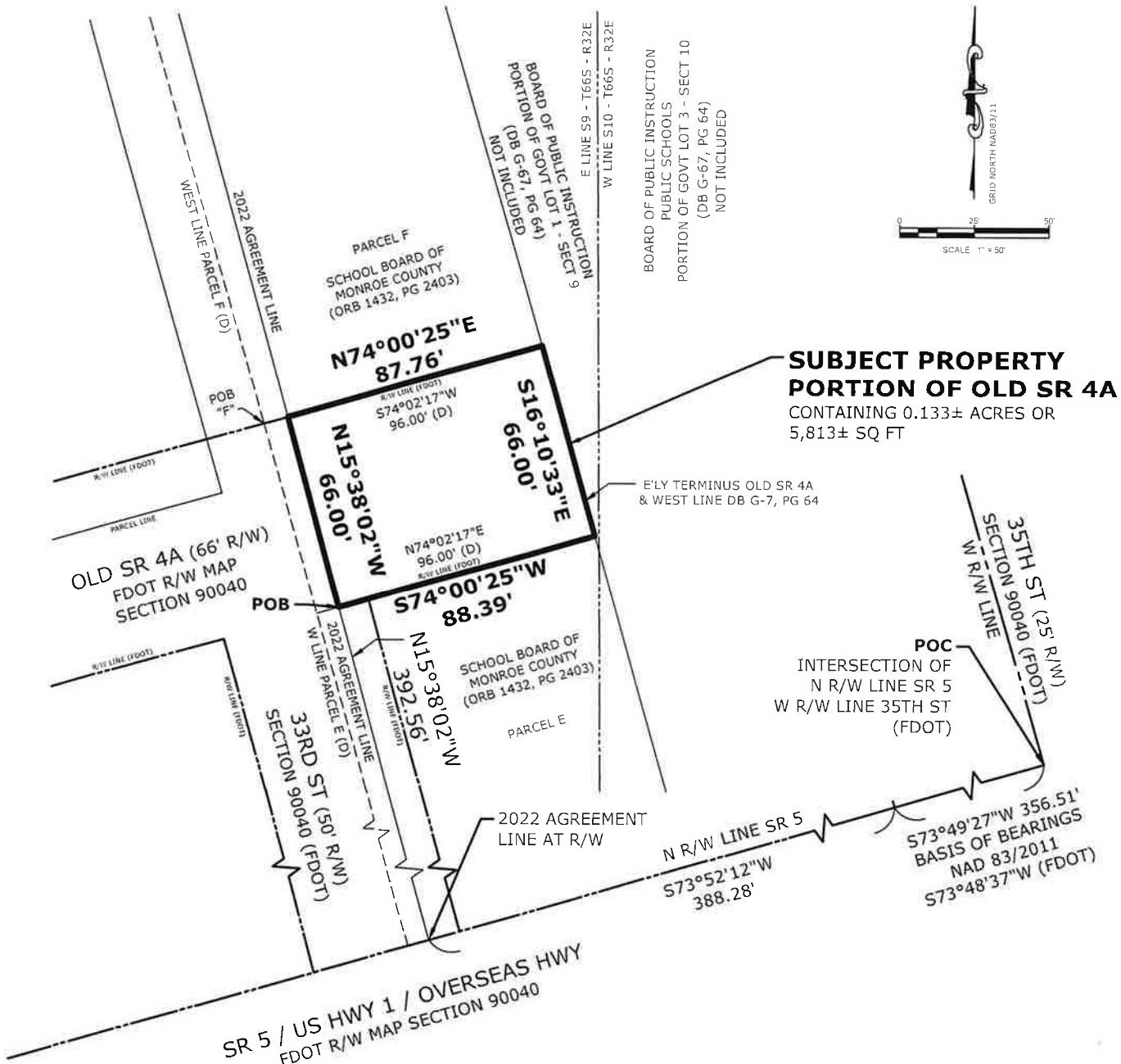
REVISIONS:

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	



SECTION 9, TOWNSHIP 66 SOUTH, RANGE 32 EAST

## **SKETCH OF DESCRIPTION**



#### REVISIONS:

THIS IS NOT A BOUNDARY SURVEY

SCALE:

DATE:

PROJECT NO:

SHEET NO: 3 OF 3

NOT WHOLE OR  
COMPLETE WITHOUT

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

