

**CITY OF MARATHON, FLORIDA
RESOLUTION 2025-117**

CONSIDERATION OF A REQUEST FOR A FINAL PLAT APPROVAL PURSUANT TO CHAPTER 102 ARTICLE 10 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATION (LDRS) ENTITLED "SUBDIVISION OF LAND/PLATS AND RE-PLATS," FOR A FINAL PLAT APPROVAL AS SUBMITTED BY KEY VACA LLC AND JOHN AND PHYLISS STRITTAR FOR A PORTION OF LAND WHICH IS DESCRIBED AS SECTION 10, TOWNSHIP 66, RANGE 32, KEY VACAS BAY BOTTOM & FILL BAY BOTTOM ADJACENT TO PART OF LOT 2 & ALL OF LOT 3 OF THOMOSON SUBDIVISION (A/K/A PARCEL E & BAY BOTTOM PARCEL B), AND THOMPSON SUBDIVISION & ADAMS SUBDIVISION PB2-24, KEY VACA PART OF LOT 2 & ADJACENT BAY BOTTOM AND THOMPSON SUBDIVISION & ADAMS PB2-24 KEY VACA PART LOTS 2 & 3 (PARCEL B & F) & FILLED BAY BOTTOM & CANAL BAY BOTTOM AND THOMPSON SUBDIVISION & ADAMS SUBDIVISION PB2-24, KEY VACA PART OF LOT 3, HAVING REAL ESTATE NUMBERS 00103280-000000, 00327120-001000, 00327130-000200, AND 00327130-001000. NEAREST MILE MARKER 50.

WHEREAS, Key Vaca LLC and John and Phyllis Strittar (Applicant) filed an Application on July 1, 2024 for approval of the preliminary re-plat of the properties into nine (9) single-family residential lots pursuant to Chapter 177, Florida Statutes and Chapter 102, Article 10, of the City of Marathon Land Development Regulations (LDRs); and

WHEREAS, on the 16th day of September 2024, the City of Marathon Planning Commission (the "Commission") reviewed and recommended approval of the preliminary re-plat with several conditions; and

WHEREAS, on the 8th day of October 2024, the City Council (the "Council") reviewed the Applicant's proposal finding that the preliminary re-plat documents were compliant with the terms of Chapter 177, Florida Statutes and the Chapter 102, Article 10 of the City LDR's; and

WHEREAS, on the 9th day of December 2025, the City Council (the "Council") reviewed the Applicant's proposal finding that the preliminary re-plat documents are compliant with the terms of Chapter 177, Florida Statutes and the Chapter 102, Article 10 of the City LDR's; and

WHEREAS. due process was afforded to the parties, the essential requirements of law were adhered to and competent and substantial evidence was presented. the Council voted to approve the preliminary re-plat; and

WHEREAS. the purpose of the preliminary re-plat assures that Key Vaca LLC and John and Phyllis Strittar have complied with all subdivision and plat filing requirements of Chapter 102, Articles 10 and Florida Statutes Chapter 177.

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 preliminary re-plat, an unsigned copy of which is attached hereto as Exhibit "A", is hereby approved for signature and recordation and otherwise has complied with or must meet all conditions of the Re-Plat as follows:

1. Final plat shall include language regarding owner-signed consent and acknowledgment for wastewater and stormwater assessment for future development of the properties.
2. All utility and right-of-way permits shall be obtained as part of the building permit process.
3. Applicant shall provide form of guarantee for necessary utility construction.
4. All conditions of the Conditional Use must be met prior to building permit issuance.

Section 3. The Owner's Certificate and Acknowledgement (Exhibit B), Exclusive Easement Agreement (Exhibit C), Owner's Dedication and Grant of Easement (Exhibit D), and the specific Parking Easement (Exhibit E) will all be recorded with the Plat.

Section 4. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 9TH DAY OF DECEMBER 2025.

THE CITY OF MARATHON, FLORIDA


Lynny Del Gaizo, Mayor

AYES: Matlock, Struyf, Still, Landry, Del Gaizo
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:

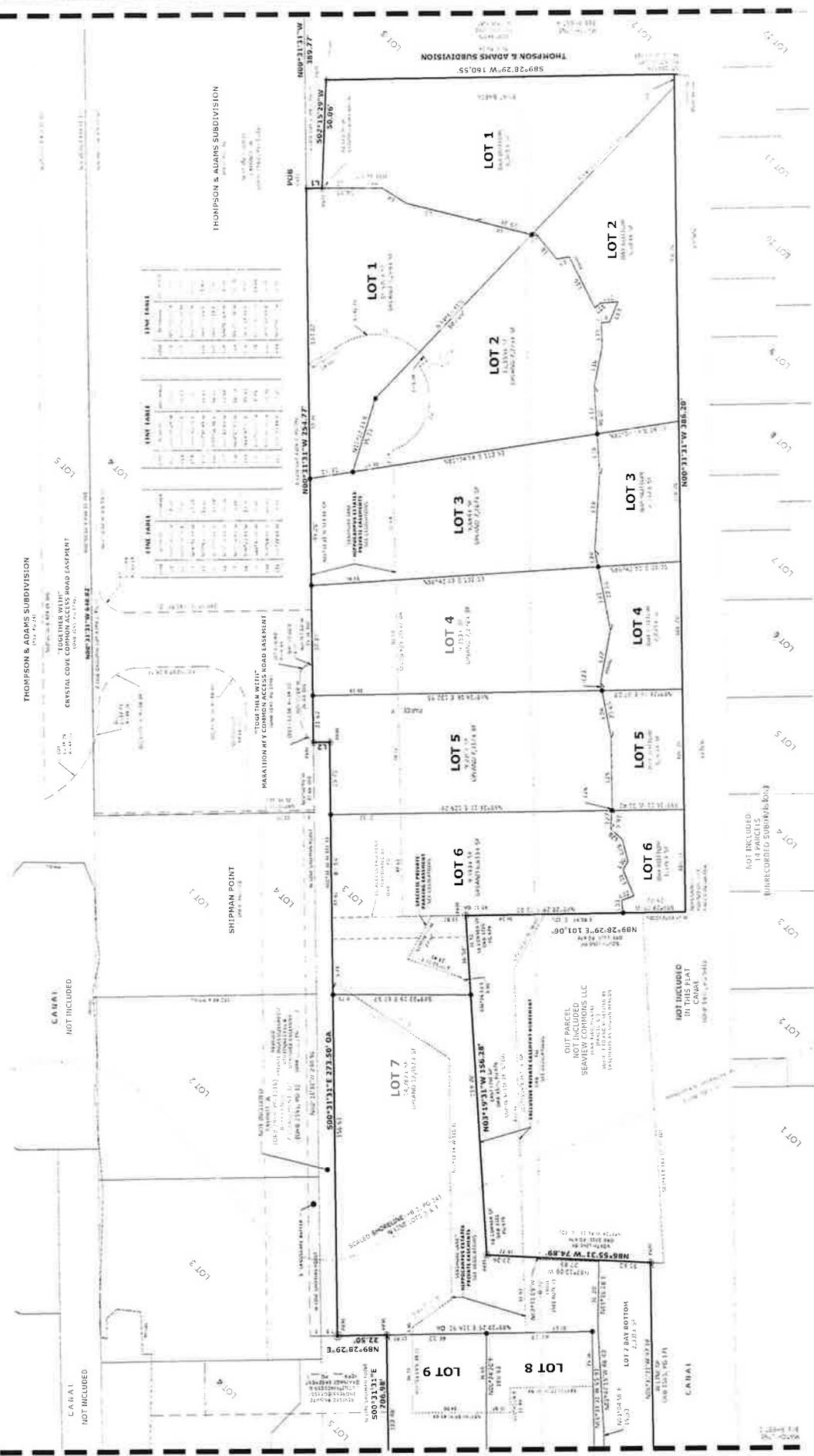
Steve Williams
Steve Williams, City Attorney

EXHIBIT A

Final Plat of Property

HIPPOCAMPUS ESTATES

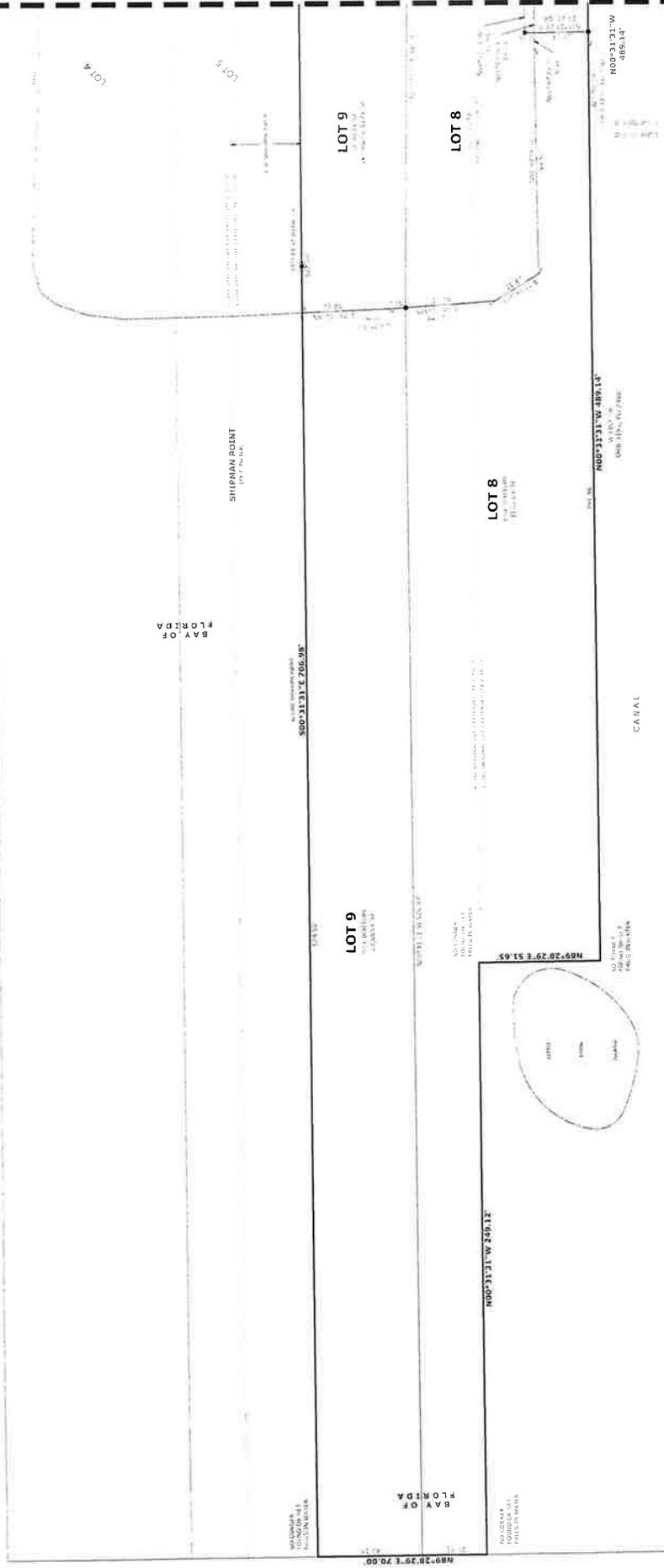
REPLAT OF A PORTION OF LOTS 2 AND 3 THOMPSON & ADAMS SUBDIVISION, PLAT BOOK 2, PAGE 24
 AND ADJACENT LAND AND BAY BOTTOM
 SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST
 KEY VACA, CITY OF MARATHON, MONROE COUNTY, FLORIDA



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED OR SUPERSEDED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

HIPPOCAMPUS ESTATES

REPLAT OF A PORTION OF LOTS 2 AND 3 THOMPSON & ADAMS SUBDIVISION, PLAT BOOK 2, PAGE 24
 AND ADJACENT LAND AND BAY BOTTOM
 SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST
 KEY VACA, CITY OF MARATHON, MONROE COUNTY, FLORIDA

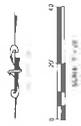


REECE & ASSOCIATES
 SURVEYORS
 11111 S.W. 11TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33150
 PHONE: (305) 551-1111
 FAX: (305) 551-1112

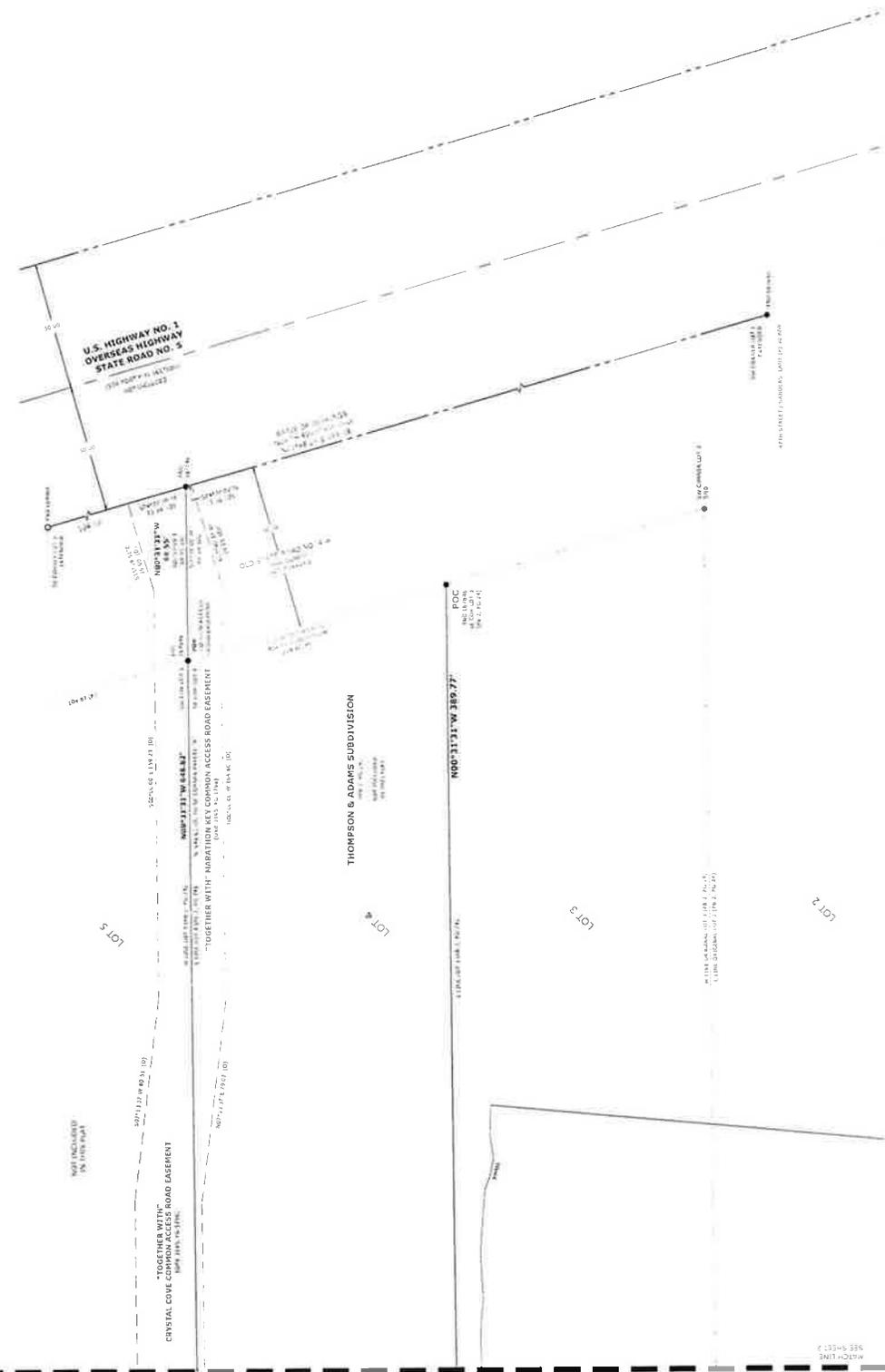
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED OR MODIFIED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

HIPPOCAMPUS ESTATES

REPLAT OF A PORTION OF LOTS 2 AND 3 THOMPSON & ADAMS SUBDIVISION, PLAT BOOK 2, PAGE 24
AND ADJACENT LAND AND BAY BOTTOM
SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST
KEY VACA, CITY OF MARATHON, MONROE COUNTY, FLORIDA



- SYMBOLS & ABBREVIATIONS**
- 1. L. LOT
 - 2. B. BAY BOTTOM
 - 3. P. PUBLIC RIGHT-OF-WAY
 - 4. R. ROAD
 - 5. S. SURFACE
 - 6. U. UNDERGROUND
 - 7. W. WATER
 - 8. Y. YARD
 - 9. Z. ZONE
 - 10. A. ADJACENT
 - 11. C. COMMON
 - 12. E. EASEMENT
 - 13. G. GRASS
 - 14. H. HIGHWAY
 - 15. I. INTERSECTION
 - 16. J. JUNCTION
 - 17. K. KITCHEN
 - 18. L. LAND
 - 19. M. MARATHON
 - 20. N. NORTH
 - 21. O. OCEAN
 - 22. P. PUBLIC
 - 23. Q. QUARTER
 - 24. R. ROAD
 - 25. S. SURFACE
 - 26. T. TOWNSHIP
 - 27. U. UNDERGROUND
 - 28. V. VACA
 - 29. W. WATER
 - 30. X. X-ROAD
 - 31. Y. YARD
 - 32. Z. ZONE



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED OR MODIFIED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

EXHIBIT B

Owner's Certificate and Acknowledgement

This instrument prepared by
and return to:
Anthony J. Barrows, Esquire
WRIGHT BARROWS PLLC
9711 Overseas Highway
Marathon, FL 33050

OWNER'S CERTIFICATE AND ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF MONROE

The undersigned KEY VACA LLC, a Florida limited liability company and JOHN J. STRITTAR, III AND PHYLLIS C. STRITTAR, husband and wife, whose mailing address is 11100 Overseas Highway Marathon, FL 33050, being the owners of all the land included in the PROPOSED DESCRIPTION AND SKETCH OF THE HIPPOCAMPUS ESTATES PLAT BOUNDARY attached hereto and incorporated by reference as EXHIBIT "A", do hereby certify that we are the sole owners of all the property described in Exhibit "A" attached hereto. Which depicts the PROPOSED HIPPOCAMPUS ESTATES PLAT BOUNDARY, and that we have caused the same to be certified and sketched in order to reflect the PROPOSED HIPPOCAMPUS ESTATES PLAT BOUNDARY AND LEGAL DESCRIPTION as shown on Exhibit "A".

The undersigned further certify that all taxes and assessments due and owing on the property described in Exhibit "A" have been paid in full, and that there are no unpaid taxes or assessments which constitute a lien on said property. Additionally, the undersigned do hereby acknowledge and consent to the proposed plat boundary and legal description of said property as shown on Exhibit "A".

This OWNER'S CERTIFICATE AND ACKNOWLEDGEMENT is executed for the purpose of creating the HIPPOCAMPUS ESTATES PLAT in the City of Marathon, Florida. This OWNER'S CERTIFICATE AND ACKNOWLEDGEMENT shall be recorded in the Official Records of Monroe County, Florida in accordance with applicable laws, regulations, resolutions, and development orders pertaining to the creation and development of the HIPPOCAMPUS ESTATES PLAT.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the undersigned have executed this dedication this ____ day of November, 2025.

Signed, sealed and delivered in our presence:

KEY VACA LLC, a Florida limited liability company

By: _____
Denise H. Holland, Manager

Witness Name: _____
Address _____

Witness Name: _____
Address _____

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this ____ day of November, 2025, by **Denise H. Holland**, manager of KEY VACA LLC, a Florida limited liability company who is personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned have executed this dedication this ___ day of November, 2025.

Signed, sealed, and delivered in our presence:

By: _____
John J Strittar, III

Witness Name: _____
Address _____

By: _____
Phyllis C. Strittar

Witness Name: _____
Address _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this ___ day of November, 2025, by JOHN J. STRITTAR, III AND PHYLLIS C. STRITTAR, husband and wife, who are personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT C

Exclusive Easement Agreement

EXHIBIT "A"

DESCRIPTION AND SKETCH

SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST

LEGAL DESCRIPTION - (PROPOSED HIPPOCAMPUS ESTATES PLAT BOUNDARY)

A PORTION OF LOTS 2 AND 3, THOMPSON & ADAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 24, TOGETHER WITH A PORTION OF ADJACENT BAY BOTTOM DESCRIBED IN OFFICIAL RECORD BOOKS 1942, PAGE 540; 1565, PAGE 171 AND 3193, PAGE 2480, ALL OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST, KEY VACA, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, THOMPSON & ADAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LOT 3, N00°31'31"W 389.77 FEET TO THE **POINT OF BEGINNING**; THENCE S89°28'29"W 7.34 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE AT THE NORTHEASTERLY CORNER OF AN EXISTING BOAT BASIN; THENCE ALONG SAID MEAN HIGH WATER LINE, S02°15'29"W 50.06 FEET; THENCE, LEAVING SAID MEAN HIGH WATER LINE, S89°28'29"W 160.55 FEET TO A POINT IN SAID BOAT BASIN; THENCE N00°31'31"W 386.20 FEET TO THE WESTERLY EXTENSION OF SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3310, PAGE 676, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY EXTENSION AND THE SOUTH LINE OF SAID PARCEL, N89°28'29"E 101.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL, N03°19'31"W 156.28 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE NORTH LINE OF SAID PARCEL, N86°55'31"W 74.89 FEET TO A POINT ON THE WEST LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1565, PAGE 171 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3193, PAGE 2480 OF SAID PUBLIC RECORDS, RESPECTIVELY, N00°31'31"W 489.14 FEET; THENCE CONTINUE ALONG SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3193, PAGE 2480 THE FOLLOWING THREE (3) COURSES: 1) N89°28'29"E 51.65 FEET; 2) N00°31'31"W 249.12 FEET; 3) N89°28'29"E 70.00 FEET TO THE WEST LINE OF SHIPMAN POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 100 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: 1) S00°31'31"E 706.98 FEET; 2) N89°28'29"E 22.50 FEET TO A LINE 7.5' WEST OF AND PARALLEL WITH THE WEST LINE OF SAID PLAT; THENCE ALONG SAID LINE S00°31'31"E 273.50 FEET; THENCE, LEAVING SAID LINE, N89°28'29"E 7.50 FEET TO AFORESAID EAST LINE OF LOT 3, THOMPSON & ADAMS SUBDIVISION; THENCE S00°31'31"E ALONG SAID EAST LINE 254.77 FEET TO THE POINT OF BEGINNING.

COMBINED PARCELS CONTAINING 3.515 ACRES OR 153,098 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. Coordinates and/or 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). Established by a Real-Time Network (RTN) which is certified to a 2-centimeter local accuracy, with the north right-of-way line of U.S. Highway 1 / Overseas Highway having a bearing of N73°48'29"E.

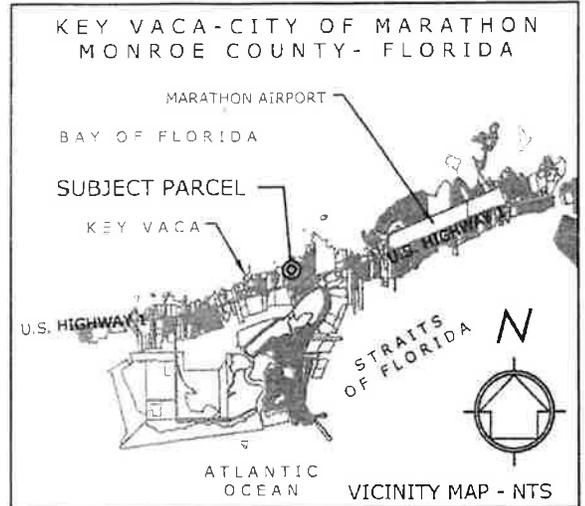
ABBREVIATIONS:

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PG = PLAT BOOK
 PG = PAGE
 SQ FT = SQUARE FEET

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.

 Gino Furlano
 Professional Surveyor and Mapper
 Florida License 5044



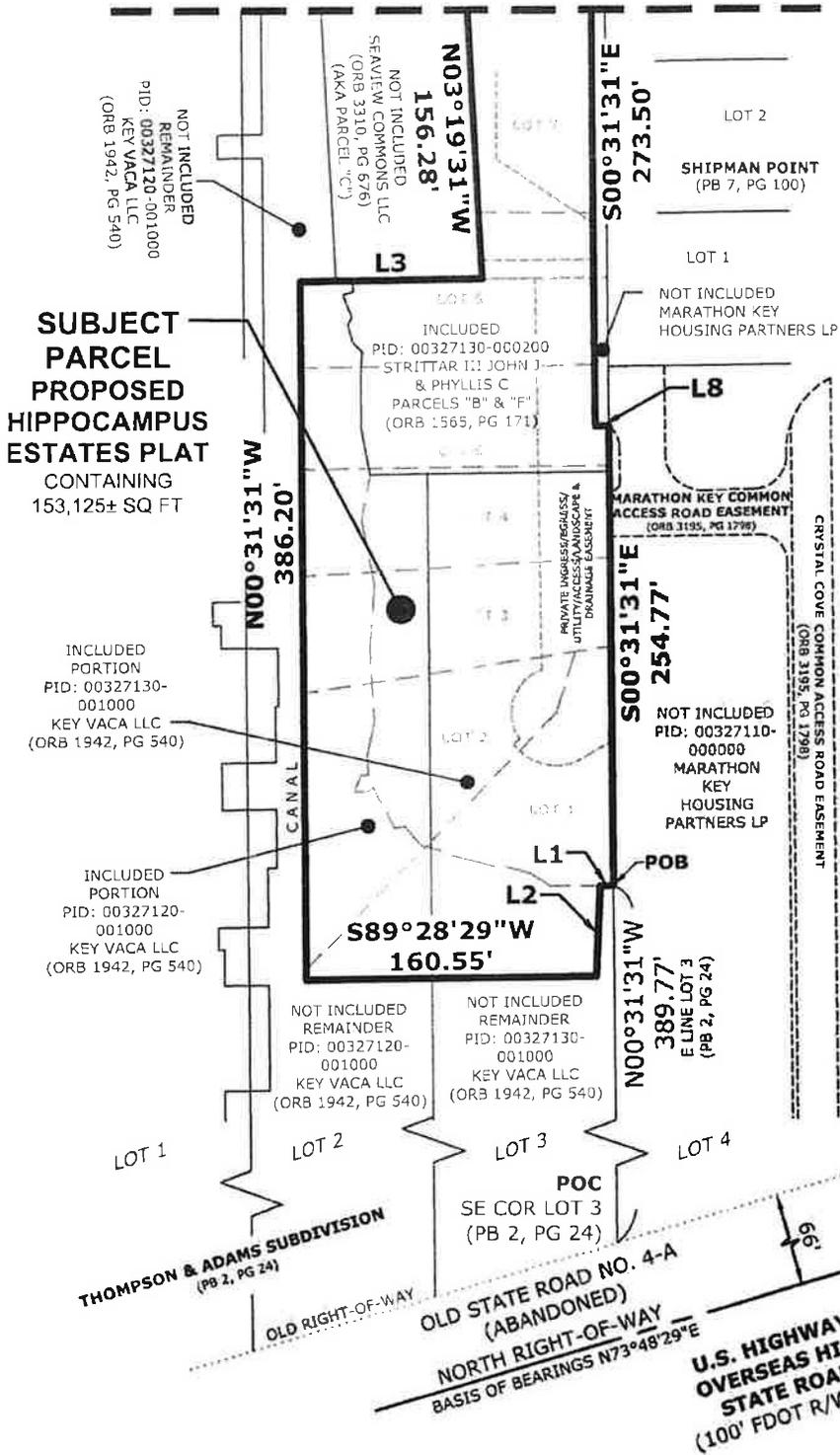
REVISIONS:		
SCALE: N/A	PROJECT NO: 23100601	SHEET NO: 1 OF 3
DESCRIPTION AND SKETCH HIPPOCAMPUS ESTATES BOUNDARY KEY VACA, MARATHON, FLORIDA		
DATE: 10/04/2025	OFFICE: CAD: CADaMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

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

SKETCH OF DESCRIPTION

MATCH LINE - SEE SHEET 3



SUBJECT PARCEL PROPOSED HIPPOCAMPUS ESTATES PLAT
CONTAINING 153,125± SQ FT

INCLUDED PORTION
PID: 00327130-001000
KEY VACA LLC
(ORB 1942, PG 540)

INCLUDED PORTION
PID: 00327120-001000
KEY VACA LLC
(ORB 1942, PG 540)

NOT INCLUDED REMAINDER
PID: 00327120-001000
KEY VACA LLC
(ORB 1942, PG 540)

NOT INCLUDED REMAINDER
PID: 00327130-001000
KEY VACA LLC
(ORB 1942, PG 540)

THOMPSON & ADAMS SUBDIVISION
(PB 2, PG 24)

OLD STATE ROAD NO. 4-A
(ABANDONED)
NORTH RIGHT-OF-WAY
BASIS OF BEARINGS N73°48'29"E

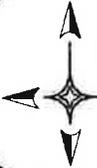
U.S. HIGHWAY NO. 1
OVERSEAS HIGHWAY
STATE ROAD NO. 5
(100' FDOT R/W SECTION)

THIS IS NOT A BOUNDARY SURVEY

REVISIONS:

SCALE: 1" = 100'	PROJECT NO: 23100601	SHEET NO: 2 OF 3
DATE: 10/04/2025	OFFICE: CAD: CADaMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED

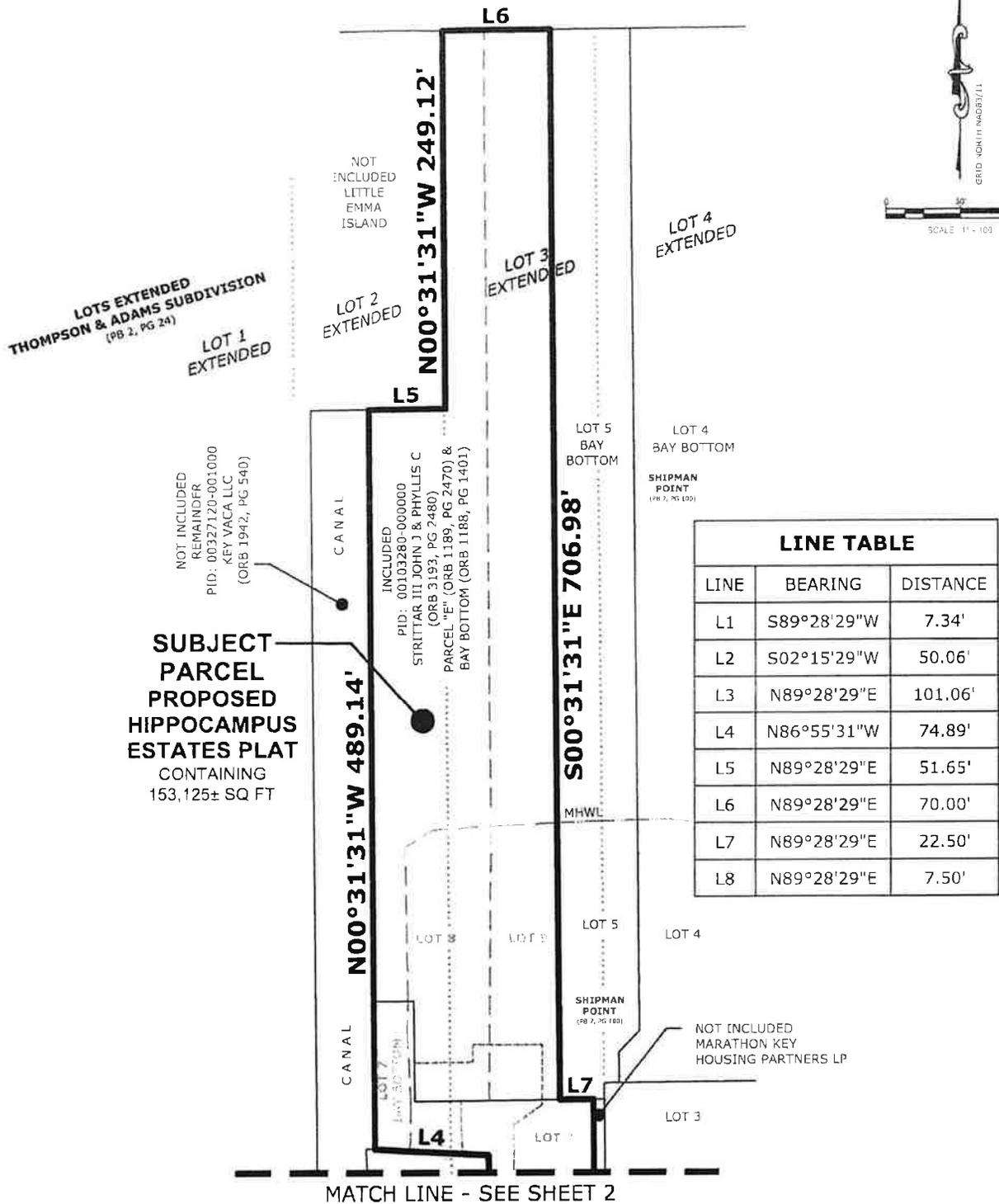
DESCRIPTION AND SKETCH
HIPPOCAMPUS ESTATES BOUNDARY
KEY VACA, MARATHON, FLORIDA



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

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

SKETCH OF DESCRIPTION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°28'29"W	7.34'
L2	S02°15'29"W	50.06'
L3	N89°28'29"E	101.06'
L4	N86°55'31"W	74.89'
L5	N89°28'29"E	51.65'
L6	N89°28'29"E	70.00'
L7	N89°28'29"E	22.50'
L8	N89°28'29"E	7.50'

THIS IS NOT A BOUNDARY SURVEY

REVISIONS:

SCALE: 1" = 100'	PROJECT NO: 23100601	SHEET NO: 3 OF 3
DATE: 10/04/2025	OFFICE: CADaMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED

**DESCRIPTION AND SKETCH
HIPPOCAMPUS ESTATES BOUNDARY
KEY VACA, MARATHON, FLORIDA**

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

EXHIBIT D

Owner's Dedication and Grant of Easement

This instrument prepared by
and return to:
Anthony J. Barrows, Esquire
WRIGHT BARROWS PLLC
9711 Overseas Highway
Marathon, FL 33050

EXCLUSIVE EASEMENT AGREEMENT

THIS EXCLUSIVE EASEMENT AGREEMENT is made and entered into this ___ day of November, 2025, by and between SEAVIEW COMMONS LLC, a Florida limited liability company, (the "Grantor"), whose mailing address is 11100 Overseas Highway Marathon, FL 33050, and KEY VACA LLC, a Florida limited liability company and JOHN J. STRITTAR, III AND PHYLLIS C. STRITTAR, husband and wife (the "Grantee"), whose mailing address is 11100 Overseas Highway Marathon, FL 33050.

RECITALS

WHEREAS, Grantor is the fee simple owner of the property as described in the Official Records, Book 3310, Page 676, of the Public Records of Monroe County, Florida. A portion of Parcel C ("C" Easement) is described in the DESCRIPTION AND SKETCH attached hereto and incorporated by reference as EXHIBIT "A" (the "Servient Property").

WHEREAS, Grantee is the fee simple owner of the LAND DESCRIBED IN THAT CERTAIN OWNER'S CERTIFICATE AND ACKNOWLEDGEMENT recorded in the Official Records Book _____, Page _____, of the Public Records of Monroe County, Florida (the "Dominant Property"). Upon recording of the Plat, the aforementioned will be identified as the Hippocampus Estates.

WHEREAS, pursuant to City of Marathon Resolution 2024-96 and Conditional Use Development Order #2024-04, certain easements shall be dedicated on the Plat for the benefit of the owners of Lots 1 through 9 of HIPPOCAMPUS ESTATES and the owner of the out Parcel "C".

GRANT OF EXCLUSIVE EASEMENT

The Grantor, its successors, and assigns, hereby dedicate, grant, and convey the Easement depicted in EXHIBIT "A" to the Grantee their successors and assigns.

The Exclusive Easement Agreement shall be used solely for: ingress and egress including vehicular and pedestrian access to and from all platted lots, the out Parcel "C", pursuant to the rights and privileges granted in that common road access easement recorded in the Official Records Book 2968, Page 1327 of the Public Records of Monroe County, Florida. Installation, operation, maintenance, repair, and replacement of utilities, including water, sewer, electricity, telecommunications, and cable television, drainage and stormwater management and landscaping, emergency vehicle access, turnaround, temporary construction access during development of the platted lots and out Parcel C and 3 parking spaces which shall be exclusive to the out Parcel "C".

Pursuant to Florida Statute 177.081, the Association shall have the exclusive right and obligation to maintain, repair, and improve the Exclusive Easement Agreement at the expense of the owners of Lots 1 through 9 and the out Parcel "C" owner, as described in the Association's governing documents. No fences, structures, improvements, or obstructions shall be placed within the Easement that interfere with their intended purposes, except as approved by KEY VACA LLC, a Florida limited liability company (and their successors), the Association, and if required and/or mandated by statute or regulation any applicable

governmental authorities, including the City of Marathon upon providing proof of statutory authority and mandatory regulations that shall be provided in writing to KEY VACA LLC, a Florida limited liability company (and their successors), and the Association. Any governmental authority shall provide sixty (60) days written notice to KEY VACA LLC, a Florida limited liability company (and their successors), and the Association of their intent to access the easement for the purposes provided for in this paragraph.

This dedication is perpetual, shall run with the land, and bind all owners, heirs, successors, and assigns. The Easement is private and not dedicated to the public or any governmental agency.

WHEREAS, the City of Marathon, Florida, is intended to be a third-party beneficiary of this Agreement to ensure compliance with Resolution 2024-96 and Development Order #2024-04.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

USE AND LIMITATIONS

No structures, fences, barriers, or obstructions shall be placed within the Easement by Grantor or any third party without Grantee's consent. Grantee shall comply with all applicable laws, regulations, and the Association's governing documents in its use of the exclusive parking spots.

DURATION

This Exclusive Easement Agreement shall be perpetual and run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns. It shall be recorded in the Public Records of Monroe County, Florida.

GOVERNING LAW

This Exclusive Easement Agreement shall be governed by the laws of the State of Florida. Venue for any disputes shall be in Monroe County, Florida.

MAINTENANCE AND REPAIR

The Hippocampus Estates Homeowners Association, Inc., shall be responsible for the maintenance, repair, and upkeep of the Exclusive Easement. Any damage caused by Grantee's use shall be repaired by Grantee promptly.

ATTORNEYS' FEES

In any action to enforce this Exclusive Easement Agreement the prevailing party shall be entitled to recover reasonable attorneys' fees and costs.

ENTIRE AGREEMENT

This Exclusive Easement Agreement constitutes the entire understanding between the parties and supersedes all prior agreements. It may be amended only in writing signed by both parties and recorded or as described on the Plat of Hippocampus Estates any amendments thereto.

IN WITNESS WHEREOF, the parties have executed this Exclusive Easement Agreement as of the date first above written.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the undersigned have executed this dedication this ____ day of November, 2025.

Signed, sealed, and delivered in our presence:

Witness Name: _____
Address _____

Witness Name: _____
Address _____

By: _____
John J. Strittar, III

By: _____
Phyllis C. Strittar

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this ____ day of November, 2025, by JOHN J. STRITTAR, III AND PHYLLIS C. STRITTAR, husband and wife, who are personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned have executed this dedication this ___ day of November, 2025.

Signed, sealed and delivered in our presence:

KEY VACA LLC, a Florida limited liability company

By: _____
Denise H. Holland, Manager

Witness Name: _____

Address _____

SEAVIEW COMMONS LLC, A Florida limited liability company

By: _____
Denise H. Holland, Manager

Witness Name: _____

Address _____

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this ___ day of November, 2025, by **Denise H. Holland**, manager of KEY VACA LLC, a Florida limited liability company, and SEAVIEW COMMONS LLC, A Florida limited liability company, who is personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

ASSOCIATION'S ACCEPTANCE OF MAINTENANCE OBLIGATIONS

HIPPOCAMPUS ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, hereby accepts the maintenance, repair, and improvement obligations for the Easements as provided herein and in its governing documents, without acquiring ownership of any Easement areas, which remain vested in KEY VACA LLC.

IN WITNESS WHEREOF, the undersigned have executed this dedication this ___ day of November, 2025.

Signed, sealed and delivered in our presence:

HIPPOCAMPUS ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation

By: _____

Denise H. Holland, President

Witness Name: _____

Address _____

Witness Name: _____

Address _____

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this __ day of November, 2025, by **Denise H. Holland**, President of HIPPOCAMPUS ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, who is personally known to me [] or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires:

EXHIBIT "A"

DESCRIPTION AND SKETCH

SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST

EASEMENT LEGAL DESCRIPTION -

(New'ly written by The Undersigned)

A portion of land described in Official Records Book 3310, Page 676 of the Public Records of Monroe County, Florida, same being a portion of LOTS 2 AND 3 of THOMPSON-ADAMS SUBDIVISION, as recorded in Plat Book 2, Page 24 of said Public Records, Section 10, Township 66 South, Range 32 East, Key Vaca, City of Marathon, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commence at the Southeast corner of LOT 3 of THOMPSON-ADAMS SUBDIVISION, as recorded in Plat Book 2, Page 24 of the Public Records of Monroe County, Florida; Thence along the East line of said LOT 3, N00°31'31"W 725.97 feet; Thence leaving said East line, S89°28'29"W 69.27 feet, to the Southeast corner of the Tract of Land and Water described in Official Records Book 3310, Page 676 of said Public Records and the **POINT OF BEGINNING**; Thence along the South line of said Tract, continue S89°28'29"W 36.24 feet; Thence leaving said South line, N29°41'12"E 28.59 feet; Thence N01°35'36"W 132.46 feet, to a point on the North line of said Tract; Thence along the North line of said Tract, S86°55'31"E 16.72 feet, to the Northeast corner of said Tract; Thence along the East line of said Tract, S03°19'31"E 156.28 feet, to the POINT OF BEGINNING.

containing 3,163 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). Established by a real-time network (RTN) which is certified to a 2-centimeter local accuracy, with the East line of LOT 3, THOMPSON-ADAMS SUBDIVISION, having a measured bearing of N00°31'31"W.

ABBREVIATIONS:

ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 SQ FT = SQUARE FEET

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.

Gino Furlano
 Professional Surveyor and Mapper
 Florida License 5044

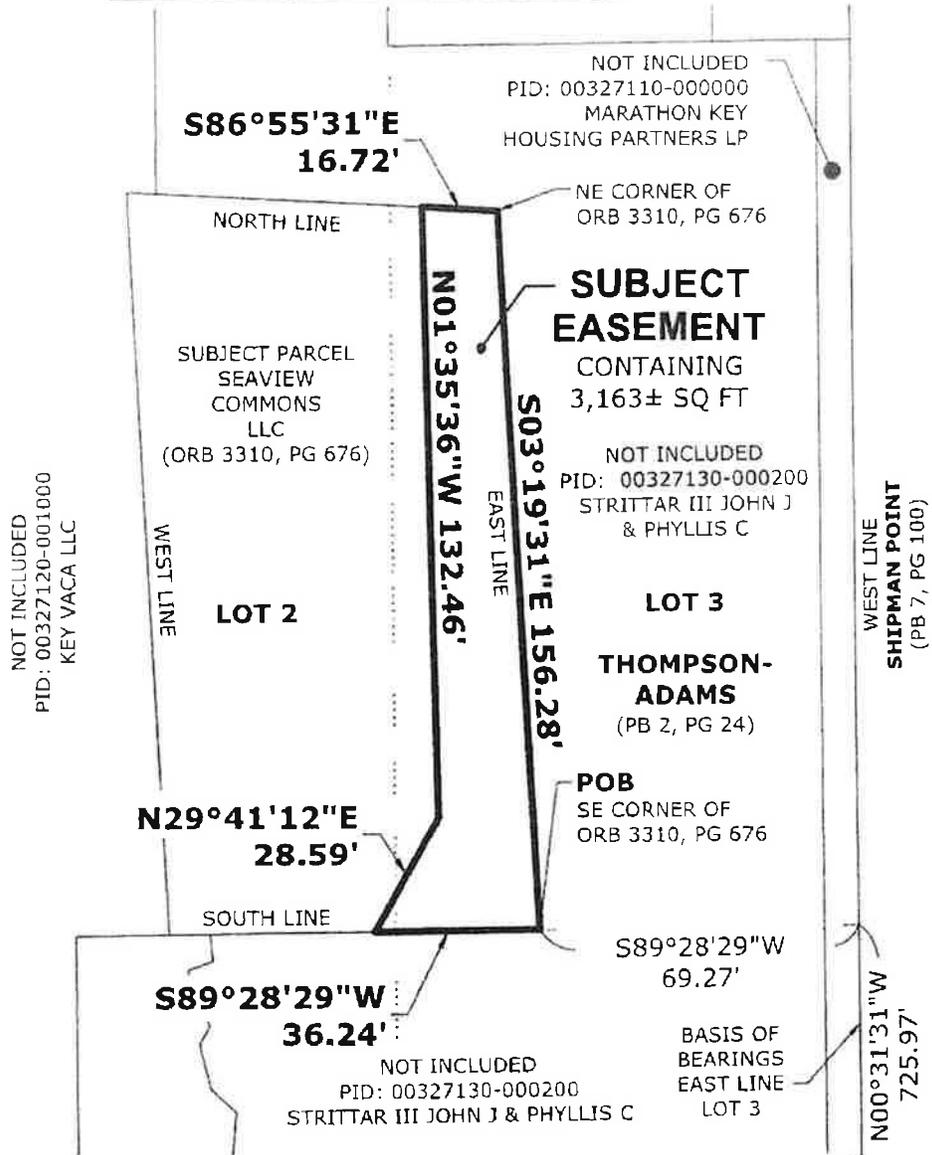
REVISIONS:		
SCALE: N/A	PROJECT NO: 23106601	SHEET NO: 1 OF 2
DESCRIPTION AND SKETCH		
SEAVIEW COMMONS LLC		
HIPPOCAMPUS EASEMENT		
KEY VACA, MARATHON, FLORIDA		
DATE: 10/04/2025	OFFICE: CAD: CADAMS CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED

REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

31193 AVENUE A, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1346
 EMAIL INFO@REECESURVEYING.COM

SKETCH OF DESCRIPTION



NOT INCLUDED
PID: 00327120-001000
KEY VACA LLC

NOT INCLUDED
PID: 00327110-000000
MARATHON KEY
HOUSING PARTNERS LP

NE CORNER OF
ORB 3310, PG 676

**SUBJECT
EASEMENT**
CONTAINING
3,163± SQ FT

NOT INCLUDED
PID: 00327130-000200
STRITTAR III JOHN J
& PHYLLIS C

LOT 3

**THOMPSON-
ADAMS**
(PB 2, PG 24)

POB
SE CORNER OF
ORB 3310, PG 676

WEST LINE
SHIPMAN POINT
(PB 7, PG 100)

S89°28'29"W
69.27'

BASIS OF
BEARINGS
EAST LINE
LOT 3

NOT INCLUDED
PID: 00327130-000200
STRITTAR III JOHN J & PHYLLIS C

N00°31'31"W
725.97'

POC
SE COR LOT 3
(PB 2, PG 24)

OLD STATE ROAD NO. 4-A
(ABANDONED)

NORTH RIGHT-OF-WAY
**U.S. HIGHWAY NO. 1
OVERSEAS HIGHWAY
STATE ROAD NO. 5**
(100' FDOT R/W SECTION)

THIS IS NOT A BOUNDARY SURVEY

REVISIONS:		
SCALE: 1" = 40'	PROJECT NO: 23100601	SHEET NO: 2 OF 2
DESCRIPTION AND SKETCH SEAVIEW COMMONS LLC HIPPOCAMPUS EASEMENT KEY VACA, MARATHON, FLORIDA		
DATE: 10/04/2025	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

OWNER'S DEDICATION AND GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, KEY VACA LLC, a Florida limited liability company (KEY VACA) and JOHN J. STRITTAR III AND PHYLLIS C STRITTAR, husband and wife (STRITTAR), being the fee simple owners of the lands platted hereon as HIPPOCAMPUS ESTATES, located in a portion of land as described in that certain Owners Certificate recorded in the Official Records Book _____, Page _____, of the Public Records of Monroe County, do hereby state that said lands have been surveyed and platted as shown hereon.

Pursuant to Chapter 177, Florida Statutes, the undersigned hereby dedicate, grant, and convey the easements depicted on this plat to KEY VACA (the "DEVELOPER"), its successors and assigns. Upon approval and recording of this plat, KEY VACA shall acquire and retain fee simple ownership of all land constituting the plat, including the areas subject to the easements described herein (the "HIPPOCAMPUS ESTATES EASEMENTS") less and except all lands constituting Lot 7 of the plat, which STRITTAR shall retain fee simple ownership, including the areas subject to the easements described therein. The Hippocampus Estates Homeowners Association, Inc., a Florida not for profit corporation (the "ASSOCIATION") shall not acquire ownership of any Easement areas, as such ownership is retained by KEY VACA LLC to comply with density and development regulations pursuant to the City of Marathon Land Development Regulations and the Conditional Use Development Order #2024-04.

The areas designated on this plat as the HIPPOCAMPUS ESTATES EASEMENTS, pursuant to City of Marathon, Florida Resolution 2024-96 including the Conditional Use Development Order #2024-04, which is incorporated into this Dedication by reference shall serve multiple purposes including but not limited to providing the designation of an area known as "Seashore Lane", which is intended to serve as a way to assign potential addresses for the lots created herein. The HIPPOCAMPUS ESTATES EASEMENTS shall primarily provide all of the required criteria as mandated by the resolution and shall serve as a "Drainage Easement," "Utility Easement", "Emergency Vehicle Turnaround Easement Area," "Construction Entrance Easement Area," and a "Parking Easement" where appropriate (collectively, the "HIPPOCAMPUS ESTATES EASEMENTS" are hereby dedicated, granted and conveyed for the perpetual, non-exclusive use and benefit of:

The owners of Lots 1 through 9 as shown on this plat; and the owner of the adjacent out Parcel "C" together with their respective heirs, successors, assigns, invitees, and licensees.

The HIPPOCAMPUS ESTATES EASEMENTS shall be used exclusively used for:

Ingress and egress, including vehicular and pedestrian access to and from all platted lots, and the out Parcel "C". Installation, operation, maintenance, repair, and replacement of utilities, including water, sewer, electricity, telecommunications, cable television, drainage, stormwater management, landscaping and emergency vehicle access and turnaround. Additional uses include temporary construction access during development of the platted lots and to the out Parcel "C" and parking as described in the SPECIFIC PARKING EASEMENT which shall be recorded subsequent to the recording of this plat in the Official Records of Monroe County, Florida.

Pursuant to Florida Statute 177.081, the Association shall have the exclusive right and obligation to maintain, repair, and improve the **HIPPOCAMPUS ESTATES EASEMENTS AND THE SPECIFIC PARKING EASEMENT** as described in Plat Book, _____, Page _____, of the Official Records of Monroe County, Florida and **THE EXCLUSIVE EASEMENT AGREEMENT** as described in the OR Book _____, Page, _____, of the of the Official Records of Monroe Florida at the expense of the owners of Lots 1 through 9 and the out Parcel "C" owner, as specifically described in the Association's governing documents. No fences, structures, improvements, or obstructions shall be placed within the HIPPOCAMPUS ESTATES EASEMENTS that interfere with their intended purposes, except as approved by KEY VACA (and their successors and assigns), the Association, and if required and/or mandated by statute or regulation any applicable governmental authorities, including the City of Marathon upon providing proof of statutory authority and mandatory regulations that shall be provided in writing to KEY VACA (and their successors), and the Association. Any governmental authority shall provide sixty (60) days written notice to KEY VACA LLC, a Florida limited liability company (and their successors), and the Association of their intent to access the easement for the purposes provided for in this paragraph. This OWNER'S DEDICATION AND GRANT OF EASEMENTS is perpetual, shall run with the land, and bind all owners, heirs, successors, and assigns. The Easements are private and not dedicated to the public or any governmental entity.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the undersigned have executed this dedication this ___ day of November, 2025.

Signed, sealed and delivered in our presence:

KEY VACA LLC, a Florida limited liability company

Witness Name: _____
Address _____

By: _____
Denise H. Holland, Manager

Witness Name: _____
Address _____

SEAVIEW COMMONS LLC, A Florida limited liability company
By: _____
Denise H. Holland, Manager

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this ___ day of November, 2025, by **Denise H. Holland**, manager of KEY VACA LLC, a Florida limited liability company, and SEAVIEW COMMONS LLC, A Florida limited liability company, who is personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned have executed this dedication this ____ day of November, 2025.

Signed, sealed, and delivered in our presence:

By: _____
John Strittar

Witness Name: _____
Address _____

By: _____
Phyllis Strittar

Witness Name: _____
Address _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this __ day of November, 2025, by JOHN STRITTAR AND PHYLLIS STRITTAR, husband and wife, who are personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared under my direction and supervision, correctly represents the lands surveyed and platted, complies with Chapter 177, Florida Statutes, and that the Easements are accurately depicted hereon.

Professional Surveyor and Mapper

Florida License No. _____

Date: _____

**ASSOCIATION'S ACCEPTANCE ASSOCIATION'S ACCEPTANCE OF
MAINTENANCE OBLIGATIONS**

HIPPOCAMPUS ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, hereby accepts the maintenance, repair, and improvement obligations for the Easements as provided herein and in its governing documents, without acquiring ownership of any Easement areas, which remain vested in KEY VACA LLC.

IN WITNESS WHEREOF, the undersigned have executed this dedication this ___ day of _____, 2025.

Signed, sealed and delivered in our presence:

Witness Name: _____
Address _____

Witness Name: _____
Address _____

HIPPOCAMPUS ESTATES HOMEOWNERS'
ASSOCIATION, INC., a Florida not for profit
corporation

By: _____
Denise H. Holland, President

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this ___ day of November, 2025, by **Denise H. Holland**, President of HIPPOCAMPUS ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, who is personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

CITY APPROVAL

Approved by the City of Marathon, Florida, pursuant to Resolution 2024-96.

By:  _____

Name: Brian Shee

Title: Director of Planning

Date: 12/11/25

EXHIBIT E

Specific Parking Easement

This instrument prepared by
and return to:
Anthony J. Barrows, Esquire
WRIGHT BARROWS PLLC
9711 Overseas Highway
Marathon, FL 33050

SPECIFIC PARKING EASEMENT

THIS SPECIFIC PARKING EASEMENT is made and entered into this ___ day of November, 2025, by and between KEY VACA LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 11100 Overseas Highway Marathon, FL 33050, and SEAVIEW COMMONS LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 11100 Overseas Highway Marathon, FL 33050.

RECITALS

WHEREAS, Grantor is the fee simple owner of certain easements dedicated pursuant to the plat of HIPPOCAMPUS ESTATES (the "Plat"), recorded in Plat Book ___, Page ___, of the Public Records of Monroe County, Florida

WHEREAS, Grantee is the fee simple owner of the adjacent out Parcel C described in Official Records Book 3310, Page 676, of the Public Records of Monroe County, Florida (the "Dominant Property" or "Out Parcel").

WHEREAS, pursuant to City of Marathon Resolution 2024-96 and Conditional Use Development Order #2024-04, certain easements, including a "Parking Easement," were dedicated on the Plat for the benefit of the owner of out Parcel "C".

WHEREAS, the Exclusive Easement Agreement depicted on the Plat includes areas designated for parking, and the parties desire to grant Grantee an exclusive easement over two (2) specific parking spots within such Parking Easement for the exclusive use and benefit of the out Parcel "C", its owners, successors, assigns, tenants, invitees, and licensees.

WHEREAS, this Specific Parking Easement is intended to implement the exclusive parking rights for the out Parcel "C" as described in the Plat dedication and the Association's governing documents, to be recorded subsequent to the Plat in the Official Records of Monroe County, Florida.

WHEREAS, the parties agree that this Specific Parking Easement shall be perpetual, run with the land, and bind and benefit the Servient Property and Dominant Property; and

WHEREAS, the City of Marathon, Florida, is intended to be a third-party beneficiary of this Specific Parking Easement to ensure compliance with Resolution 2024-96 and Development Order #2024-04.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

INCORPORATION OF RECITALS

The foregoing recitals are true and correct and are incorporated herein by reference as if fully set forth.

GRANT OF EXCLUSIVE EASEMENT

Grantor hereby grants, conveys, and dedicates to Grantee, its successors and assigns, a perpetual, exclusive easement (the "Specific Parking Easement") over, upon, and across the Exclusive Parking Spots for the sole and exclusive purpose of parking vehicles by the owners, tenants, employees, agents, invitees, and licensees of the Dominant Property. This Specific Parking Easement is appurtenant to and for the benefit of the Dominant Property and shall run with the title thereto. The Specific Parking Easement is exclusive to Grantee and shall not be used by Grantor, the owners of Lots 1 through 9, or any other parties without Grantee's prior written consent. This grant shall become effective upon the recording of the Plat in the Public Records of Monroe County, Florida.

USE AND LIMITATIONS

- A.** The Specific Parking Easement shall be used solely for parking of passenger vehicles and shall not be used for storage, commercial activities, or any other purpose that interferes with its intended use.
- B.** No structures, fences, barriers, or obstructions shall be placed within the Specific Parking Easement by Grantor or any third party without Grantee's consent.
- C.** Grantee shall comply with all applicable laws, regulations, and the Association's governing documents in its use of the Specific Parking Easement.

MAINTENANCE AND REPAIR

The Hippocampus Estates Homeowners Association, Inc., shall be responsible for the maintenance, repair, and upkeep of the Specific Parking Easement. Any damage caused by Grantee's use shall be repaired by Grantee promptly.

INSURANCE AND INDEMNIFICATION

Grantee shall maintain adequate liability insurance covering the Specific Parking and shall indemnify, defend, and hold harmless Grantor from any claims, damages, or liabilities arising from Grantee's use of the easement, except to the extent caused by Grantor's gross negligence or willful misconduct.

RUNNING WITH THE LAND

This Specific Parking Easement shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns. It shall be recorded in the Public Records of Monroe County, Florida.

GOVERNING LAW

This Specific Parking Easement shall be governed by the laws of the State of Florida. Venue for any disputes shall be in Monroe County, Florida.

ATTORNEYS' FEES

In any action to enforce this Specific Parking Easement the prevailing party shall be entitled to recover reasonable attorneys' fees and costs.

ENTIRE AGREEMENT

This Specific Parking Easement constitutes the entire understanding between the parties and supersedes all prior agreements. It may be amended only in writing signed by both parties and recorded.

IN WITNESS WHEREOF, the parties have executed this Specific Parking Easement as of the date first above written.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the undersigned have executed this dedication this ___ day of November, 2025.

Signed, sealed and delivered in our presence:

KEY VACA LLC, a Florida limited liability company

By: _____
Denise H. Holland, Manager

Witness Name: _____
Address _____

Witness Name: _____
Address _____

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this ___ day of November, 2025, by **Denise H. Holland**, manager of KEY VACA LLC, a Florida limited liability company who is personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned have executed this dedication this ___ day of November, 2025.

Signed, sealed and delivered in our presence:

SEAVIEW COMMONS LLC, a Florida limited liability company

Witness Name: _____
Address _____

By: _____
Denise H. Holland, Manager

Witness Name: _____
Address _____

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this __ day of November, 2025, by **Denise H. Holland**, manager of SEAVIEW COMMONS LLC, a Florida limited liability company, who is personally known to me or having produced a Driver's license(s) as identification. _____

[Notary Seal]

Notary Public

Printed Name _____

My Commission Expires _____

ASSOCIATION'S ACCEPTANCE OF MAINTENANCE OBLIGATIONS

HIPPOCAMPUS ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, hereby accepts the maintenance, repair, and improvement obligations for the Easements as provided herein and in its governing documents, without acquiring ownership of any Easement areas, which remain vested in KEY VACA LLC.

IN WITNESS WHEREOF, the undersigned have executed this dedication this ___ day of November, 2025.

Signed, sealed and delivered in our presence:

HIPPOCAMPUS ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation

By: _____

Witness Name: _____

Denise H. Holland, President

Address _____

Witness Name: _____

Address _____

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this __ day of November, 2025, by **Denise H. Holland**, President of HIPPOCAMPUS ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, who is personally known to me [] or having produced a Driver's license(s) as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires:

SKETCH OF DESCRIPTION



NOT INCLUDED
PID: 00327130-000100
SEAVIEW COMMONS LLC
(ORB 3310, PG 676)

NOT INCLUDED
PID: 00327110-000000
MARATHON KEY
HOUSING PARTNERS LP

SUBJECT PARCEL
PID: 00327130-000200
STRITTAR III JOHN J
& PHYLLIS C
PARCEL "B"
(ORB 1565, PG 171)

SUBJECT PARCEL
PID: 00327130-000200
STRITTAR III JOHN J
& PHYLLIS C
PARCEL "B"
(ORB 1565, PG 171)

**SUBJECT
EASEMENT**
CONTAINING 582 ± SQ FT

LOT 2

LOT 3

**THOMPSON-
ADAMS**
(PB 2, PG 24)

EAST LINE
ORB 3310, PG 676
N03°19'31"W
31.52'

S56°16'13"E
5.90'

S70°53'31"E
25.41'

S29°29'25"W
22.67'

15.92'

10' ACCESS EASEMENT
(ORB 3205, PG 1536)

S89°28'29"W
69.27'

POB
SE CORNER OF
ORB 3310, PG 676

BASIS OF
BEARINGS
EAST LINE
LOT 3

WEST LINE
SHIPMAN POINT
(PB 7, PG 100)

N00°31'31"W
725.97'

POC
SE COR LOT 3
(PB 2, PG 24)

OLD STATE ROAD NO. 4-A
(ABANDONED)

NORTH RIGHT-OF-WAY
**U.S. HIGHWAY NO. 1
OVERSEAS HIGHWAY
STATE ROAD NO. 5**
(100' FDOT R/W SECTION)

THIS IS NOT A BOUNDARY SURVEY

REVISIONS:		
SCALE: 1" = 20'	PROJECT NO: 23100601	SHEET NO: 2 OF 2
DATE: 11/05/2025	OFFICE: CAD: KMB CHECKED: GF	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED
DESCRIPTION AND SKETCH JOHN & PHYLLIS STRITTAR HIPPOCAMPUS EASEMENT KEY VACA, MARATHON, FLORIDA		



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

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

