

**File #:** 2020-151

**Owner's Name:** Little Palm Dolphin Resort  
Development, LLC

**Applicant:** Spottswood, Spottswood,  
Spottswood & Sterling

**Agent:** Donald L. Craig, AICP  
Erica Sterling

**Type of Application:** Minor Conditional Use Permit

**Key:** Little Torch Key

**RE:** 00113570-000100

**Additional Information added to File 2020-151**

**End of Additional File 2020-151**



Little Palm Island Resort Shore Station Ferry Arrival and  
Departure Tiki Structure  
Minor Conditional Use Application

September 7, 2020

Spottswood, Spottswood, Spottswood and Sterling PLLC

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
ROBERT A. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY

Telephone | 305-294-9556  
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD, JR. of Counsel

September 8, 2020

Ms. Emily Schemper CFA AICP  
Senior Director of Planning  
Monroe County Department of Planning and Environmental Resources  
2798 Overseas Highway  
Marathon, Florida 33050

Subject: Little Palm Island Resort Shore Station Waiting and Ferry Departure Tiki

Dear Emily:

Attached to this letter is an application for a Minor Conditional Use to allow the Planning Director to determine that a proposed non-enclosed Tiki Hut may be set back from the mean High waterline less than 10 feet.

You determined on September 20, 2019 in an email to me that such a waiver is possible using section 118-12(o) (1) of the Land Development Code which states:

“For structures serving commercial uses, public uses, or more than three dwelling units, the Planning and Environmental Resources Director or the Planning Commission may approve deviations from the requirements of the subsection above as part of a minor or major conditional use permit. Such approval may include additional structures or uses, provided that such approval is consistent with any permitted uses, densities, and intensities of the land use (zoning) district, furthers the purposes of this Section, is consistent with the general standards applicable to all uses, and the proposed structures are located in a disturbed area of an altered shoreline. Such additional uses are limited to waterfront dining areas, pedestrian walkways, public monuments or statues, informational kiosks, fuel or septic facilities, and water-dependent marina uses. Any such development shall make adequate provision for a water quality monitoring program for a period of five (5) years after the completion of the development.”

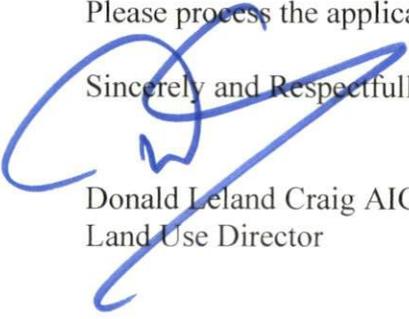
The proposed Tiki Hut passenger waiting, and ferry loading structure is a water dependent marina use.

On December 16, 2019 you determined that the scope of the Minor Conditional could be tailored to the size and nature of the use of the proposed structure. The attached application is structured per the instructions per your direction.

The owners of Little Palm Island Resort appreciate the assistance you and your staff have shown over the past difficult two years as the resort was re-built from the tremendous damage inflicted by Hurricane Irma.

Please process the application, and if you have any further questions, please contact me.

Sincerely and Respectfully



Donald Leland Craig AICP  
Land Use Director

# Application Form

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Minor Conditional Use Permit**

**An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.**

Minor Conditional Use Permit Application Fee: \$8,480.00

*In addition to the application fee, the following fees also apply:*

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

**Date of Application:** 09 / 08 / 2020  
Month Day Year

**Applicant / Agent Authorized to Act for Property Owner:** (Agents must provide notarized authorization from all property owners.)

Spottswood, Spottswood, Spottswood and Sterling PLLC Donald Leland Craig AICP and/or Erica Sterling

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

500 Fleming Street , Key West , Florida 33040

Mailing Address (Street, City, State and Zip Code)

305 294 9556 541 879 0183 305 924 0249 dcraig@spottswoodlaw.com and erica@spottswoodlaw.com

Work Phone

Home Phone

Cell Phone

Email Address

**Property Owner:** (Business/Corp must include documents showing who has legal authorized to sign.)

Little Palm Dolphin Resort Development LLC Everett Atwell and/or Jamie Colee

(Name/Entity)

Contact Person

600 6th Street , Parkland Washington 98033

Mailing Address (Street, City, State and Zip Code)

425 827 8737

Work Phone

Home Phone

Cell Phone

Email Address

**Legal Description of Property:**

(If in metes and bounds, attach legal description on separate sheet.)

See Attached Survey and Legal Description

Block

Lot

Subdivision

Key

00113570-000100

8868898

Real Estate (RE) Number

Alternate Key Number

28550 Overseas Highway Little Torch Key Monroe County , Florida 33042 28.5

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: Suburban Commercial (SC)

Present Land Use of Property: Little Palm Shore Station

Proposed Land Use of Property: Add non enclosed Tiki Ferry shelter for guests

Total Area of Property: Total Property -190335 sq. ft. Area of work - 630 sq. ft.

Total Upland Area within Property: Total Property -190335 sq. ft. Area of work - 630 sq. ft.

If non-residential or commercial floor area is proposed, please provide:

1 Total number of non-residential buildings

630 sq. ft. Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of market-rate units

0 Total number of affordable units

0 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years?  Yes  No

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:

- Date, north point and graphic scale
- Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- All attributes from the boundary survey
- Future Land Use Map (FLUM) designation(s) of the site
- Land Use (Zoning) District designation(s) of site
- Tier designation(s) of the site
- Flood zones pursuant to the Flood Insurance Rate Map

## APPLICATION

- Setback lines as required by the Land Development Code
- Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- Extent and area of wetlands, open space preservation areas and conservation easements
- Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- Location of fire hydrants or fire wells
- The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

NA Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:

- Date, north point and graphic scale
- Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- Locations and dimensions of all existing and proposed structures, including all paved areas
- Open space preservation areas
- Existing natural features
- Size and type of buffer yards including the species, size and number of plants
- Parking lot landscaping including the species, size and number of plants
- Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- Transplantation plan (if required)

- Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- na Traffic Study, prepared by a licensed traffic engineer
- NA Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- Typed name and address mailing labels of all property owners within a 600 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

APPLICATION

Radius report from Monroe County Property Appraiser supporting the required labels

NA Proof of Coordination are required from the following:

- Florida Keys Aqueduct Authority (FKAA)
- Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- Monroe County Office of the Fire Marshal
- Monroe County Solid Waste Management
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

**If applicable, the following items must be included in order to have a complete application submission:**

(Please check the box as each required item is attached to the application.)

Notarized Agent Authorization

NA Vegetation Survey or Wetland delineation

NA Construction Phasing Plan

NA Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Game and Freshwater Fish Commission (FGFFC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes  No Code Case file # \_\_\_\_\_ Describe the enforcement proceedings and if this application is being submitted to correct the violation: \_\_\_\_\_

**If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.**

\* \* \* \* \*

See Page 5 for Signature and Notary Acknowledgement

APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

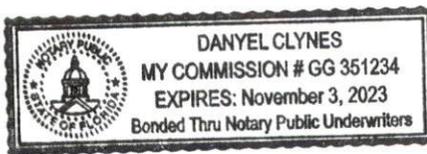
I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature] Date: 9.11.2020

STATE OF Florida  
COUNTY OF Monroe

Sworn to and subscribed before me this 11<sup>th</sup> day of September, 2020,  
by Erica H. Steering, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)  
\_\_\_\_\_ as identification.  
(TYPE OF ID PRODUCED)

[Handwritten Signature]  
Signature of Notary Public, State of Florida  
Danyel Clynes



Print, Type or Stamp Commissioned Name of Notary Public  
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department  
Marathon Government Center  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 09 / 02 / 2020
Month Day Year

I hereby authorize Spottswood, Spottswood, Spottswood and Sterling PLLC be listed as authorized agent
(Print Name of Agent)
representing Little Palm Dpolphin Resort Development LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))
of minor conditional use for modification of shoreline setback for a Tiki structure
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

See Attached Survey and Legal Description Little Torch Key
Lot Block Subdivision Key (Island)
00113570-0001000 8868898
Real Estate (RE) Number Alternate Key Number
28550 Overseas Highway Little Torch Key Monroe County, Florida 33042 28.5
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

500 Fleming Street, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)
305 294 9556 541 879 0183 305 924 0249 drcraig@spottswoodlaw.com and erica@spottswoodlaw.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: James Colee

STATE OF WASHINGTON COUNTY OF KING

Sworn to and subscribed before me this 2 day of September, 2020,

by JAMES COLEE, who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.

(Type of ID Produced)
Signature of Notary Public

MELISSA GARRED
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

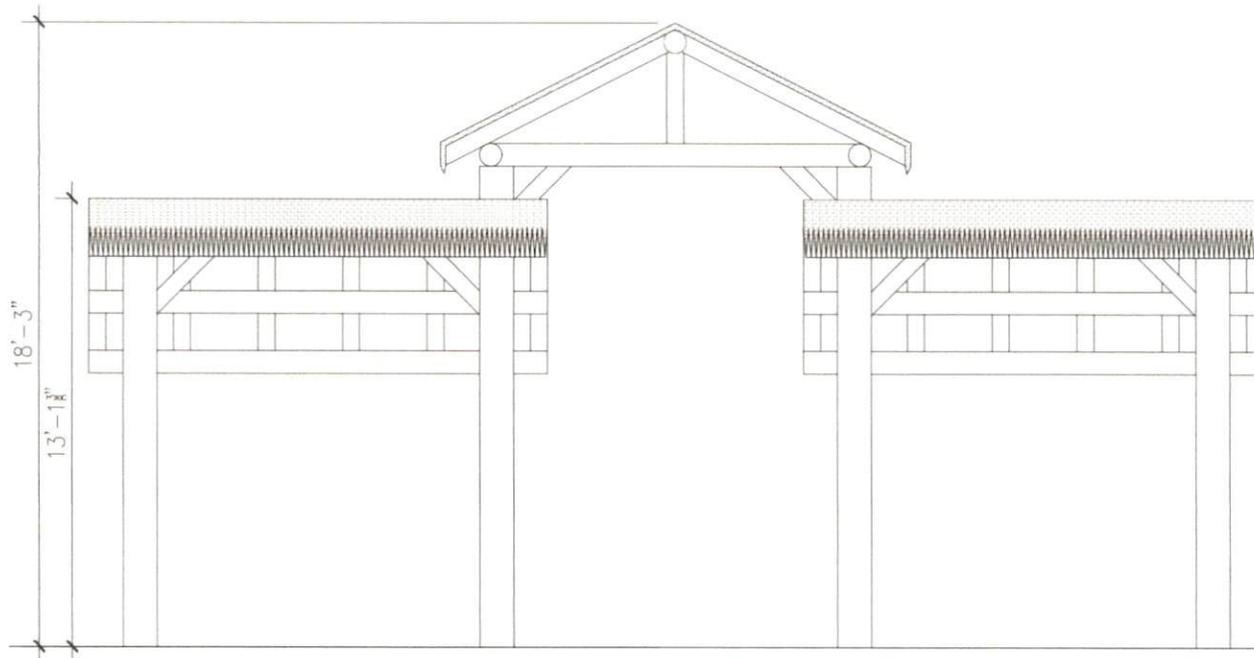


## Project Description

# Little Palm Island Shore Station Waiting Area Tiki

## Project Description and Discussion

The proposed project is a Tiki structure open on all sides. Please see the attached plans.



TIKI ELEVATION FACING CANAL

SCALE: 3/8"=1'-0"

The structure will be used as a waiting, departure and arrival area for guest journeys to and from the resort island by ferry. The ferry transports all guests and their luggage and is the only means of transportation to the island except for those arriving by private watercraft or seaplane. The waiting area serves multiple purposes. It is a gathering space where guests wait to be escorted to the ferry which shelters guests from the sun and rain and is within easy short steps to the dock and awaiting boat. The Tiki provides shelter for luggage as it is transferred to the ferry by the guest attendants. It also provides a place for guests to pick up their larger luggage pieces as they exit to the adjacent parking lot after check-out.

If the structure were 10 or more feet from the seawall and mean high waterline, guests and their belongings would be subjected to often torrential downpours which can occur at any time in the Keys sub-tropical climate.

Many of the guests who come to island at certain times are older and some require assistance or use their wheelchairs until getting in the boat at quayside. These guests cannot be expected to traverse sand, dirt, stones or other pathways not approved for handicapped access.

The structure is 36 feet by 19 feet, or a total of 684 square feet. Of this, 360 square feet is in the 10-foot shoreline setback. The roof edge of the structure will be about 4' from the waterside of the dock but that parallel dock is entirely over the water. Therefore, the variance requested is from 10 feet to 0 feet from the waterline.

The resort engineering and maintenance staff will monitor nearshore water turbidity quality at all locations adjacent to buildings and canals and if repeated bad turbidity occurs, further water tests will be conducted. As required by the Land Development Code, this monitoring will take place for five years following completion of the structure.

The drainage collection system and retention areas were sized to accommodate this structure when the Shore Station building permit was approved by the County. Please see the attached revised drainage plan showing the new Tiki structure.

## Construction Management Plan

The structure will be built in one phase. Marshalling of construction equipment and building supplies will occur on site, after temporary fencing is put into place. The fencing will have opaque plastic or other material integrated into it to shield construction activities from surrounding uses.

All construction areas will meet the requirements of local and regional agencies for drainage, erosion control and dust abatement. Filter fencing and other erosion control devices will be set in place before start of construction.

To the extent possible depending upon supply, the building materials will be brought to the site no more than once a day and beyond peak hour traffic periods in order to lessen impacts on local area traffic.

The hours of construction on site will follow the requirements of the County Building Code.

The construction company foremen and manager will meet with the Fire Marshall's office to develop a Fire Safety and Emergency Action plan, if necessary, for this small structure, to deal with any emergency that may occur.

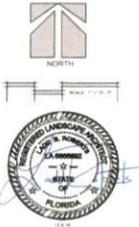
Any temporary security lighting shall meet the County "cutoff" standards of permanent lighting.

# Site Plan





**LITTLE PALM ISLAND**  
SHORE STATION AT DOLPHIN RESORT  
LITTLE TORCH KEY, FL 33005



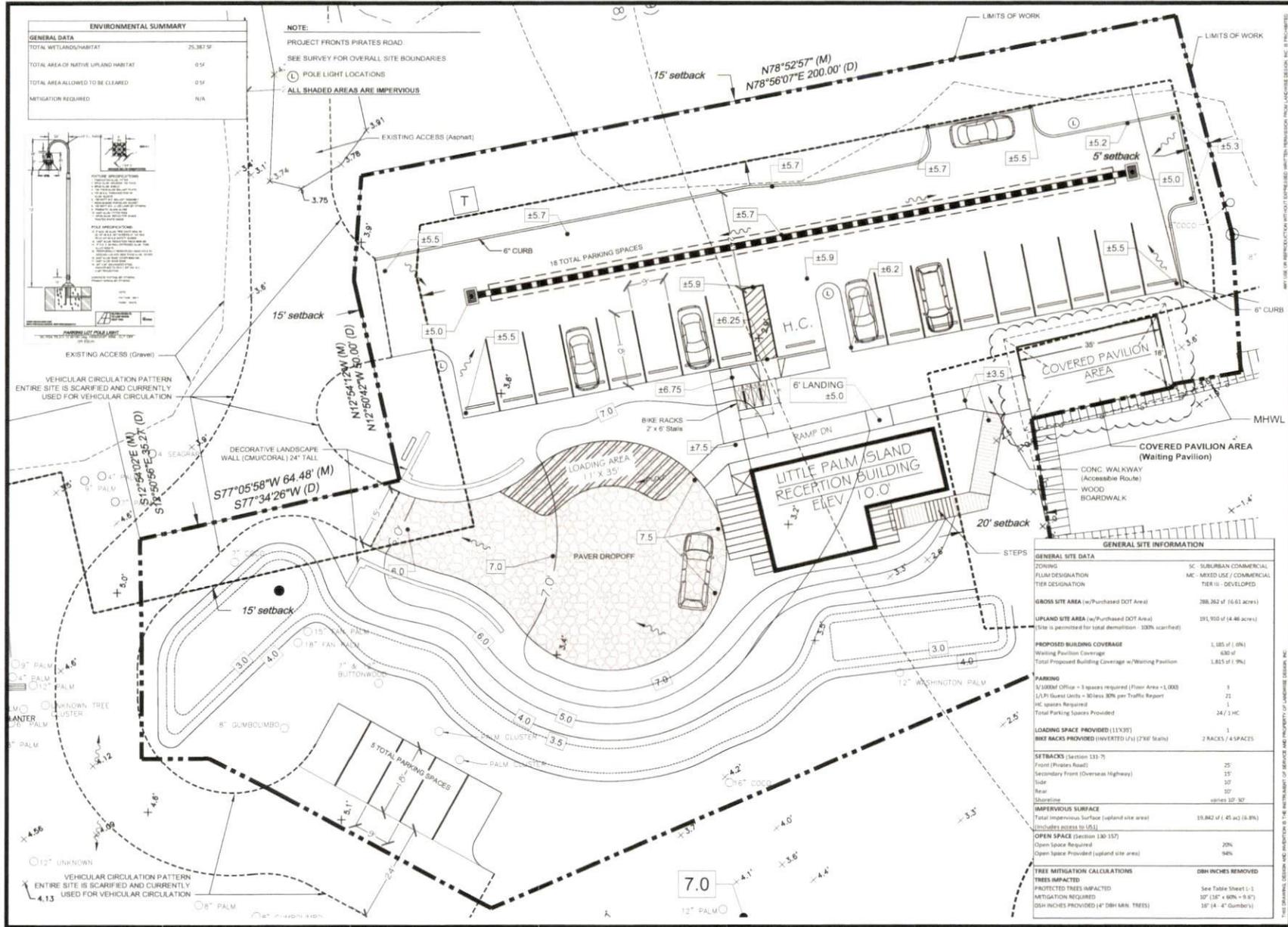
**MINOR CONDITIONAL USE**  
(Covered Pavilion Area)

DATE: 10.24.18

**MINOR CONDITIONAL USE DOCUMENTS**

SHEET NUMBER  
**S-1**

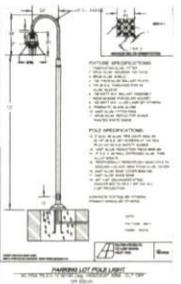
JOB # 17027 DRAWN BY LBR  
THIS DRAWING IS THE PROPERTY OF LANDWISE DESIGN, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF LANDWISE DESIGN, INC. © November 2017



**ENVIRONMENTAL SUMMARY**

GENERAL DATA	
TOTAL WETLAND/HABITAT	25,387 SF
TOTAL AREA OF NATIVE UPLAND HABITAT	0 SF
TOTAL AREA ALLOWED TO BE CLEARED	0 SF
MITIGATION REQUIRED	N/A

**NOTE:**  
PROJECT FRONTS PIRATES ROAD.  
SEE SURVEY FOR OVERALL SITE BOUNDARIES  
POLE LIGHT LOCATIONS  
ALL SHADED AREAS ARE IMPERVIOUS



**GENERAL SITE INFORMATION**

<b>GENERAL SITE DATA</b>	SC - SUBURBAN COMMERCIAL
ZONING	MC - MIXED USE / COMMERCIAL
PLUM DESIGNATION	TIER II - DEVELOPED
TIER DESIGNATION	
<b>GROSS SITE AREA</b> (w/Purchased DOT Area)	288,262 sf (6.61 acres)
<b>UPLAND SITE AREA</b> (w/Purchased DOT Area)	391,950 sf (9.48 acres)
(Site is generated for Total Development - 30% scarified)	
<b>PROPOSED BUILDING COVERAGE</b>	1,185 sf (0.03)
Waiting Pavilion Coverage	430 sf
Total Proposed Building Coverage w/Waiting Pavilion	1,615 sf (0.04)
<b>PARKING</b>	
1/2000 Office = 3 spaces required (Floor Area < 1,000)	3
(A/P) Guest Units = 30 less 30% per Traffic Report	21
H.C. spaces Required	1
Total Parking Spaces Provided	24 / 3 H.C.
<b>LOADING SPACE PROVIDED</b> (11'x35')	1
<b>BIKE RACKS PROVIDED</b> (INVERTED U) (7'x6' Stais)	2 RACKS / 4 SPACES
<b>SETBACKS</b> (Section 131-7)	
Front (Pirates Road)	25'
Secondary Front (Overseas Highway)	15'
Side	10'
Rear	10'
Overseas	varies 10' - 30'
<b>IMPERVIOUS SURFACE</b>	
Total Impervious Surface (upland site area)	19,842 sf (45 ac) (6.8%)
(Includes access to US)	
<b>OPEN SPACE</b> (Section 130-137)	
Open Space Required	20%
Open Space Provided (upland site area)	94%
<b>TREE MITIGATION CALCULATIONS</b>	<b>DBH INCHES REMOVED</b>
<b>TREES IMPACTED</b>	
PROTECTED TREES IMPACTED	See Table Sheet S-1
MITIGATION REQUIRED	30" (30" x 60% = 9.0")
DBH INCHES PROVIDED (4" DBH MIN. TREES)	35" (4" x 8.75 = 35")

## Drainage and Utilities Plan



## Proof of Ownership

Doc# 2127482 06/15/2017 3:37PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

This Instrument was Prepared By  
and is to be Returned to:

06/15/2017 3:37PM  
DEED DOC STAMP CL: CYNT \$26,600.00

Aileen S. Davis  
Akerman LLP  
401 East Jackson Street, Suite 1700  
Tampa, Florida 33602

Doc# 2127482  
Bk# 2859 Pg# 2301

Tax ID Nos.: 00113590-000000  
00113570-000100  
00113570-000200  
00113570-000000  
00113620-000000

**WARRANTY DEED**

This WARRANTY DEED is made as of JUNE 4, 2017, by and between **DOLPHIN MARINE ASSOCIATES, LTD.**, a Florida limited partnership, whose mailing address is c/o Dolphin Marina, 600 6<sup>th</sup> Street South, Kirkland, WA 98033, as to Exhibit "A"; **TORCH KEY PROPERTIES, LTD.**, a Florida limited partnership, whose mailing address is c/o Dolphin Marina, 600 6<sup>th</sup> Street South, Kirkland, WA 98033, as to Exhibit "B" and **PATRICK R. COLEE** and **DIANE COLEE**, as husband and wife, whose mailing address is c/o Dolphin Marina, 600 6<sup>th</sup> Street South, Kirkland, WA 98033, as to Exhibit "C", as Grantors, and **LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC**, a Delaware limited liability company, as Grantee, whose mailing address is c/o Dolphin Marina, 600 6<sup>th</sup> Street South, Kirkland, WA 98033. (All references to the parties herein shall include their successors and assigns.)

WITNESSETH: That Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee forever, the real property situated in Monroe County, Florida, legally described on Exhibits "A", "B" and "C" attached hereto and by this reference incorporated herein (collectively, the "Property").

TOGETHER WITH all of Grantors' right, title and interest in and to: (a) all air, surface, mineral and subsurface interests and rights benefiting or otherwise relating to the Property; (b) all easements appurtenant to or otherwise benefiting the Property; and (c) any land lying in the back of any street, alley, road or avenue, whether in existence, abandoned, vacated or proposed, to the centerline thereof; with every privilege, right, title, interest, estate, reversion and remainder thereto belonging or in anyway thereunto appertaining.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantors do hereby covenant with the Grantee that the Property is free from all liens and encumbrances except: (a) conditions, restrictions, limitations, and easements of record, however this provision shall not reimpose any of the same; (b) zoning and other governmental regulations; and (c) taxes and assessments for 2017 and subsequent years.

**Notice to Recorder:** This instrument evidences a transfer of real property for consideration other than money. Therefore documentary stamp tax in the amount of \$26,600.00 is paid on a tax base of \$3,800,000.00, which represents the value of the real property described herein.

{M1345218.2}

Doc# 2127482  
Bk# 2859 Pg# 2302

AND Grantors do hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomever.

Signed, Sealed, and Delivered  
in the Presence of:

*[Signature]*  
(Witness 1 - Signature)  
SAGE BIRDY  
(Witness 1 - Printed Name)  
*[Signature]*  
(Witness 2 - Signature)  
Rose Maynes  
(Witness 2 - Printed Name)

**DOLPHIN MARINA ASSOCIATES, LTD.,**  
a Florida limited partnership,

By: **WESTGROUP PARTNER, INC.,**  
a California corporation,  
General Partner

*[Signature]*  
By: Patrick R. Colee,  
President

STATE OF WASHINGTON )  
COUNTY OF KING )

The foregoing instrument was acknowledged before me on June 4, 2017 by Patrick R. Colee, as President of **WESTGROUP PARTNER, INC.**, a California corporation, on behalf of the corporation, as General Partner of **DOLPHIN MARINA ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the partnership,  who is personally known to me or \_\_\_\_\_ who has produced a driver's license as identification.



*[Signature]*  
(Signature)  
MELISSA GARRED  
(Type or Print Name)  
Notary Public  
My Commission Expires: 12/04/2019  
Commission No.: \_\_\_\_\_

Doc# 2127482  
Bk# 2859 Pg# 2303

Signed, Sealed, and Delivered  
in the Presence of:

*Greg Biering*  
 (Witness 1 - Signature)  
SAGE BIRBY  
 (Witness 1 - Printed Name)  
*Rose Maynes*  
 (Witness 2 - Signature)  
Rose Maynes  
 (Witness 2 - Printed Name)

**TORCH KEY PROPERTIES, LTD.**,  
a Florida limited partnership,

By: **WESTGROUP PARTNER, INC.**,  
a California corporation,  
General Partner

*Patrick R. Colee*  
 By: Patrick R. Colee,  
 President

STATE OF WASHINGTON )  
COUNTY OF KING )

The foregoing instrument was acknowledged before me on June 4, 2017 by Patrick R. Colee, as President of **WESTGROUP PARTNER, INC.**, a California corporation, on behalf of the corporation, as General Partner of **TORCH KEY PROPERTIES, LTD.**, a Florida limited partnership, on behalf of the partnership,  who is personally known to me or \_\_\_ who has produced a driver's license as identification.



*Melissa Garred*  
 (Signature)  
MELISSA GARRED  
 (Type or Print Name)  
 Notary Public  
 My Commission Expires: 12/04/2019  
 Commission No.: \_\_\_\_\_

{M1345218.2}  
41855311;1

Doc# 2127482  
Bk# 2859 Pg# 2304

Signed, Sealed, and Delivered  
in the Presence of:

*[Signature]*  
 (Witness 1 - Signature)  
SACE DIUBROY  
 (Witness 1 - Printed Name)  
*Rose Maynes*  
 (Witness 2 - Signature)  
Rose Maynes  
 (Witness 2 - Printed Name)

*[Signature]* (SEAL)  
 PATRICK R. COLEE

*[Signature]* (SEAL)  
 DIANE COLEE

STATE OF WASHINGTON )  
 COUNTY OF KLAS )

The foregoing instrument was acknowledged before me on June 4, 2017 by each of **PATRICK R. COLEE** and **DIANE COLEE**,  who are each personally known to me or \_\_\_ who have each produced a driver's license as identification.



*[Signature]*  
 (Signature)  
MELISSA GARRED  
 (Type or Print Name)  
 Notary Public  
 My Commission Expires: 12/04/2019  
 Commission No.: \_\_\_\_\_

Doc# 2127482  
Bk# 2859 Pg# 2305

EXHIBIT "A"

Legal Description

The land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

TRACT 1

A TRACT OF LAND IN PART OF GOVERNMENT LOT 11, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 11, BEAR EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 11 FOR A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, BEAR SOUTH AT RIGHT ANGLE TO THE NORTH LINE OF GOVERNMENT LOT 11 A DISTANCE OF 250 FEET; THENCE BEAR EAST ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF GOVERNMENT LOT 11 A DISTANCE OF 250 FEET; THENCE NORTH AT RIGHT ANGLE TO THE SOUTHERN BOUNDARY LINE OF THIS PROPERTY A DISTANCE OF 250 FEET TO A POINT INTERSECTING THE NORTH LINE OF GOVERNMENT LOT 11; THENCE BEAR WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 11, 250 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING. SAID PROPERTY INTENDING TO BE THAT PROPERTY OBTAINED BY THE GRANTORS HEREIN AND PREVIOUSLY DESCRIBED AS:

THAT PORTION OF GOVERNMENT LOT 11, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BEING A PARCEL 250 FEET SQUARE HAVING AS ITS NORTH BOUNDARY LINE THE NORTH LINE OF SAID LOT AND HAVING AS ITS EAST LINE THE SHORELINE OF THE ATLANTIC OCEAN.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

SITUATED IN THE COUNTY OF MONROE, AND STATE OF FLORIDA, AND KNOWN AS BEING A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 6, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1, BEAR NORTH 77 DEGREES, 34 MINUTES, 26 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1, 272.16 FEET TO THE POINT OF BEGINNING OF THE 30 FOOT WIDE RIGHT-OF-WAY HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING BEAR SOUTH 12 DEGREES AND 24 MINUTES EAST 186.49 FEET TO THE SOUTHERLY LINE OF GOVERNMENT LOT 6; THENCE BEAR EAST ALONG THE SAID SOUTHERLY LINE OF GOVERNMENT LOT 6, 30.72 FEET; THENCE BEAR NORTH 12 DEGREES AND 24 MINUTES WEST 193.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1; THENCE BEAR SOUTH 77 DEGREES, 34 MINUTES, 26

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SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1, 30.00 FEET TO THE POINT OF BEGINNING.

TRACT 2

PARCEL NO. 1

A TRACT OF LAND IN A PART OF GOVERNMENT LOT 6 AND A PART OF GOVERNMENT LOT 11, ALL IN SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 6 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 1, BEAR NORTH 77 DEGREES, 34 MINUTES, 26 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 1, 51.20 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, BEAR SOUTH ALONG THE EDGE OF A CANAL, 378.81 FEET TO WHERE SAID CANAL INTERSECTS WITH ANOTHER CANAL; THENCE BEAR EAST ALONG SAID CANAL, 130.40 FEET TO ANOTHER CANAL; THENCE BEAR NORTH ALONG SAID CANAL, 195.40 FEET TO THE NORTHWEST CORNER OF A CANAL; THENCE BEAR EAST ALONG THE NORTH SIDE OF A CANAL, 40.0 FEET TO THE NORTHEAST CORNER OF A CANAL; THENCE BEAR NORTH, 54.80 FEET; THENCE BEAR EAST, 83.30 FEET; THENCE BEAR NORTH 12 DEGREES AND 24 MINUTES WEST, 176.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE BEAR SOUTH 77 DEGREES, 34 MINUTES, 26 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 1 FOR A DISTANCE OF 220.96 FEET BACK TO THE POINT OF BEGINNING.

PARCEL NO. 2

A TRACT OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 6, BEAR EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, 180.23 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, BEAR NORTH 80.00 FEET; THENCE BEAR EAST 107.97 FEET; THENCE BEAR SOUTH 12 DEGREES AND 24 MINUTES EAST 71.67 FEET; THENCE BEAR WEST 83.30 FEET; THENCE BEAR SOUTH 10.00 FEET; THENCE BEAR WEST 40 FEET BACK TO THE POINT OF BEGINNING.

PARCEL NO. 3

A TRACT OF LAND IN A PART OF GOVERNMENT LOT 11, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 11, BEAR EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 11, 180.23 FEET TO THE POINT OF

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Bk# 2859 Pg# 2307

BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING EAST 40.00 FEET; THENCE BEAR SOUTH 44.80 FEET; THENCE BEAR WEST 40.00 FEET; THENCE BEAR NORTH 44.80 FEET, BACK TO THE POINT OF BEGINNING.

#### 10 FOOT STRIP

A 10 FOOT STRIP OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 6, BEAR EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, 220.23 FEET TO THE POINT OF BEGINNING OF THE 10 FOOT STRIP OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, 85.5 FEET; THENCE BEAR NORTH 12 DEGREES AND 24 MINUTES WEST 10.24 FEET; THENCE BEAR WEST AND PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 6, 83.3 FEET; THENCE BEAR SOUTH 10 FEET BACK TO THE POINT OF BEGINNING.

#### TRACT 3

#### CANAL PARCEL

A PIECE OF LAND RUNNING FROM U.S. 1 RIGHT-OF-WAY STOPPING AT THE NORTHERN BOUNDARY, LOT 30, BLOCK 1, JOLLY ROGER ESTATES, BEING 25 FT. WIDE AND LYING ALONG THE EASTERLY LINE OF THE STATE ROAD ALSO KNOWN AS PIRATES ROAD, JOLLY ROGER ESTATES SUBDIVISION. THIS STRIP OF LAND IS APPROXIMATELY 383.15 FEET IN LENGTH AND APPROXIMATELY 25 FT. IN WIDTH. ITS SOUTHERN BOUNDARY IS THE NORTHERN LINE OF LOT 30, BLOCK 1 OF JOLLY ROGER ESTATES SUBDIVISION AND ITS NORTHERN BOUNDARY IS U.S. 1 RIGHT-OF-WAY. IT'S EASTERN BOUNDARY IS THE PROPERTY DESCRIBED ABOVE AS TRACT 2, PARCEL NO. 1 AND ITS WESTERN BOUNDARY IS THE STATE ROAD, ALSO KNOWN AS PIRATES ROAD.

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EXHIBIT "B"

Legal Description

TRACT 1

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP, SAID CORNER TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.61 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 35.63 FEET; THENCE BEAR N 77°34'26" E, FOR A DISTANCE OF 114.75 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING CANAL (BOAT BASIN); THENCE BEAR S 20°40'28" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 13.72 FEET; THENCE BEAR S 09°17'06" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 5.00 FEET, TO THE SOUTHWEST CORNER OF SAID EXISTING CANAL; THENCE CONTINUE BEARING S 09°17'06" E, FOR A DISTANCE OF 51.09 FEET; THENCE BEAR N 80°40'13" E, FOR A DISTANCE OF 90.34 FEET; THENCE BEAR S 03°08'12" E, FOR A DISTANCE OF 26.01 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID BASIN, FOR THE FOLLOWING ELEVEN COARSES:

- 1) THENCE BEAR S 87°36'53" W, FOR A DISTANCE OF 5.03 FEET;
- 2) THENCE BEAR S 03°25'56" E, FOR A DISTANCE OF 8.13 FEET;
- 3) THENCE BEAR S 86°34'04" W, FOR A DISTANCE OF 4.00 FEET;
- 4) THENCE BEAR N 03°25'56" W, FOR A DISTANCE OF 7.92 FEET;
- 5) THENCE BEAR S 79°34'39" W, FOR A DISTANCE OF 48.21 FEET;
- 6) THENCE BEAR N 10°25'21" W, FOR A DISTANCE OF 0.70 FEET;
- 7) THENCE BEAR S 72°53'49" W, FOR A DISTANCE OF 9.78 FEET;
- 8) THENCE BEAR S 58°17'56" W, FOR A DISTANCE OF 11.68 FEET;
- 9) THENCE BEAR S 20°39'28" W, FOR A DISTANCE OF 13.68 FEET;
- 10) THENCE BEAR S 10°44'39" E, FOR A DISTANCE OF 19.97 FEET;
- 11) THENCE BEAR S 27°49'36" E, FOR A DISTANCE OF 8.78 FEET;

THENCE BEAR S 79°17'00" W, FOR A DISTANCE OF 116.26 FEET, TO A POINT; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 24.06 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6; THENCE BEAR N 89°58'33" W, ALONG THE

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Doc# 2127482  
Bk# 2859 Pg# 2309

SOUTHERLY LINE OF SAID GOVERNMENT LOT 6; FOR A DISTANCE OF 30.72 FEET, BACK TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL NO. 1 (BAYBOTTOM, DOCK, AND SEAWALL)

A PARCEL OF SUBMERGED LAND (BAYBOTTOM), WOOD DOCK, AND CONCRETE SEAWALL ADJACENT TO A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.61 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 35.63 FEET; THENCE BEAR N 77°34'26" E, FOR A DISTANCE OF 114.75 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF AN EXISTING CANAL (BOAT BASIN), SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING; THENCE BEAR S 20°40'28" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 13.72 FEET; THENCE BEAR S 09°17'06" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 5.00 FEET, TO THE SOUTHWEST CORNER OF SAID EXISTING CANAL; THENCE BEAR ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, ON THE FOLLOWING TWELVE COARSES:

- 1) THENCE BEAR N 80°33'11" E, FOR A DISTANCE OF 28.75 FEET;
- 2) THENCE BEAR N 87°20'17" E, FOR A DISTANCE OF 19.03 FEET;
- 3) THENCE BEAR N 81°54'27" E, FOR A DISTANCE OF 9.83 FEET;
- 4) THENCE BEAR S 87°56'28" E, FOR A DISTANCE OF 8.71 FEET;
- 5) THENCE BEAR N 82°30'01" E, FOR A DISTANCE OF 9.57 FEET;
- 6) THENCE BEAR N 87°17'38" E, FOR A DISTANCE OF 10.23 FEET;
- 7) THENCE BEAR S 07°47'23" E, FOR A DISTANCE OF 8.80 FEET;
- 8) THENCE BEAR N 86°58'11" E, FOR A DISTANCE OF 15.47 FEET;
- 9) THENCE BEAR N 75°57'20" E, FOR A DISTANCE OF 9.62 FEET;
- 10) THENCE BEAR N 03°28'01" W, FOR A DISTANCE OF 7.65 FEET;
- 11) THENCE BEAR N 34°09'41" E, FOR A DISTANCE OF 2.90 FEET;
- 12) THENCE BEAR N 13°54'09" E, FOR A DISTANCE OF 3.55 FEET, TO THE BACK OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR ALONG THE BACK OF SAID SEAWALL ON THE FOLLOWING EIGHT COARSES:

- 1) N 60°39'33" E, FOR A DISTANCE OF 23.50 FEET;
- 2) THENCE BEAR N 63°53'22" E, FOR A DISTANCE OF 18.86 FEET;
- 3) THENCE BEAR N 70°31'38" E, FOR A DISTANCE OF 7.41 FEET;
- 4) THENCE BEAR N 85°09'55" E, FOR A DISTANCE OF 7.52 FEET;

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Doc# 2127482  
Bk# 2859 Pg# 2310

- 5) THENCE BEAR S 88°08'56" E, FOR A DISTANCE OF 7.60 FEET;
- 6) THENCE BEAR S 78°36'20" E, FOR A DISTANCE OF 7.72 FEET;
- 7) THENCE BEAR S 70°58'01" E, FOR A DISTANCE OF 7.61 FEET;
- 8) THENCE BEAR S 57°36'22" E, FOR A DISTANCE OF 7.21 FEET;

THENCE BEAR N 84°45'00" E, FOR A DISTANCE OF 144.85 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 501; THENCE BEAR N 05°15'00" W, ALONG THE EASTERLY LINE OF SAID SUBMERGED LAND, FOR A DISTANCE OF 28.91 FEET, MORE OR LESS, TO A POINT WHICH IS 55.38 FEET FROM THE NORTHEAST CORNER OF SAID SUBMERGED LAND; THENCE BEAR S 84°45'00" W, FOR A DISTANCE OF 181.84 FEET; THENCE BEAR S 72°28'55" W, ALONG THE APPROXIMATE CENTERLINE OF AN EXISTING CANAL (BOAT BASIN), FOR A DISTANCE OF 77.47 FEET; THENCE BEAR S 79°50'57" W, ALONG THE APPROXIMATE CENTERLINE OF SAID EXISTING CANAL (BOAT BASIN), FOR A DISTANCE OF 87.56 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL NO. 2

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 30.72 FEET TO A POINT, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 193.32 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF A CHANNEL; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID CHANNEL AND THE MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN ON THE FOLLOWING SEVEN COARSES:

- 1) N 30°55'07" W, FOR A DISTANCE OF 27.38 FEET;
- 2) THENCE BEAR N 47°02'53" W, FOR A DISTANCE OF 5.22 FEET;
- 3) THENCE BEAR S 89°02'52" W, FOR A DISTANCE OF 23.90 FEET;
- 4) THENCE BEAR N 86°35'14" W, FOR A DISTANCE OF 19.31 FEET;
- 5) THENCE BEAR N 62°40'28" W, FOR A DISTANCE OF 7.48 FEET;
- 6) THENCE BEAR N 59°15'41" W, FOR A DISTANCE OF 8.75 FEET;
- 7) THENCE BEAR N 43°28'29" W, FOR A DISTANCE OF 13.08 FEET;

THENCE BEAR S 79°17'00" W, FOR A DISTANCE OF 116.26 FEET, MORE OR LESS TO A POINT WHICH IS 30 FEET (MEASURED AT RIGHT ANGLES) FROM THE EASTERLY LINE OF THE SAID 10 FOOT STRIP; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 24.06

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Doc# 2127482  
Bk# 2859 Pg# 2311

FEET, TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, AND BACK TO THE POINT OF BEGINNING.

PARCEL NO. 3 (ISLAND)

A PARCEL OF LAND (ISLAND) LOCATED EASTERLY OF AND ADJACENT TO A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 224.04 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF A CHANNEL; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID CHANNEL, N 30°55'07" W, FOR A DISTANCE OF 27.38 FEET; THENCE BEAR N 47°02'53" W, ALONG THE MEAN HIGH WATER LINE OF SAID CHANNEL, FOR A DISTANCE OF 5.22 FEET; THENCE BEAR N 86°51'51" E, ALONG THE EDGE OF AN EXISTING BOAT BASIN, FOR A DISTANCE OF 34.35 FEET, TO A POINT AT THE INTERSECTION OF SAID BOAT BASIN WITH THE MEAN HIGH WATER LINE OF AN EXISTING ISLAND, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID EXISTING BOAT BASIN AND SAID ISLAND, AND THE MEAN HIGH WATER LINE OF "PINE CHANNEL" ON THE FOLLOWING EIGHT COARSES:

- 1) N 77°16'58" E, FOR A DISTANCE OF 39.02 FEET;
- 2) THENCE BEAR N 13°26'10" W, FOR A DISTANCE OF 5.01 FEET;
- 3) THENCE BEAR N 79°11'16" E, FOR A DISTANCE OF 20.95 FEET;
- 4) THENCE BEAR S 55°21'38" E, FOR A DISTANCE OF 26.69 FEET;
- 5) THENCE BEAR S 52°00'24" W, FOR A DISTANCE OF 11.07 FEET;
- 6) THENCE BEAR S 80°32'43" W, FOR A DISTANCE OF 19.45 FEET;
- 7) THENCE BEAR S 85°19'50" W, FOR A DISTANCE OF 32.25 FEET;
- 8) THENCE BEAR N 61°45'11" W, FOR A DISTANCE OF 22.00 FEET, BACK TO THE POINT OF BEGINNING.

TRACT 2 (BAYBOTTOM)

A PARCEL OF SUBMERGED LAND (BAYBOTTOM) ADJACENT TO A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A

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Doc# 2127482  
Bk# 2859 Pg# 2312

DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 224.04 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF A CHANNEL, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF SUBMERGED LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 247.14 FEET, MORE OR LESS, TO A POINT AT THE SOUTHEAST CORNER OF THE SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 501; THENCE BEAR N 05°15'00" W, ALONG THE EASTERLY LINE OF SAID SUBMERGED LAND, FOR A DISTANCE OF 81.53 FEET, TO THE EASTERLY PROJECTION OF THE CENTERLINE OF AN EXISTING CHANNEL; THENCE BEAR S 84°42'21" W, ALONG THE SAID PROJECTION OF THE CENTERLINE OF SAID EXISTING CHANNEL, FOR A DISTANCE OF 264.31 FEET; THENCE BEAR S 79°17'00" E, FOR A DISTANCE OF 61.82 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN AND THE NORTHERLY LINE OF PARCEL # 2 AS DESCRIBED ABOVE; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID EXISTING BOAT BASIN AND THE MEAN HIGH WATER LINE OF A CHANNEL ON THE FOLLOWING SEVEN COARSES:

- 1) S 43°28'29" E, FOR A DISTANCE OF 13.08 FEET;
- 2) THENCE BEAR S 59°15'41" E, FOR A DISTANCE OF 8.75 FEET;
- 3) THENCE BEAR S 62°40'28" E, FOR A DISTANCE OF 7.48 FEET;
- 4) THENCE BEAR S 86°35'14" E, FOR A DISTANCE OF 19.31 FEET;
- 5) THENCE BEAR N 89°02'52" E, FOR A DISTANCE OF 23.90 FEET;
- 6) THENCE BEAR S 47°02'53" E, FOR A DISTANCE OF 5.22 FEET;
- 7) THENCE BEAR S 30°55'07" E, FOR A DISTANCE OF 27.38 FEET, BACK TO THE POINT OF BEGINNING.

LESS THE ABOVE DESCRIBED PARCEL # 3 (ISLAND)

TOGETHER WITH AND SUBJECT TO:

A BOATING EASEMENT FOR INGRESS AND EGRESS, BEING TEN FOOT WIDE (10') EACH SIDE OF THE CENTERLINE OF A BOAT BASIN CHANNEL, SAID CENTERLINE LINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 30.72 FEET; THENCE BEAR N 12°22'12" E, FOR A DISTANCE OF 24.06 FEET; THENCE BEAR N 79°17'00" E, ALONG THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL # 1, FOR A DISTANCE OF 116.26', MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN; THENCE CONTINUE BEARING N 79°17'00" E, FOR A DISTANCE OF 61.82 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF AN EXISTING CHANNEL, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE EASEMENT HEREINAFTER DESCRIBED:

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FROM SAID POINT OF BEGINNING, BEAR N 84°42'21" E, ALONG SAID CENTERLINE AND THE EASTERLY PROJECTION THEREOF, FOR A DISTANCE OF 264.31 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 501, AND TO THE TERMINUS OF THIS CENTERLINE.

TRACT 4

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.16 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET, TO A POINT, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 222.39 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF PINE CHANNEL; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF PINE CHANNEL AND THE MEAN HIGH WATER LINE OF AN EXISTING CANAL, FOR THE FOLLOWING EIGHT COARSES:

- 1) THENCE BEAR S 09°55'04" E, FOR A DISTANCE OF 9.31 FEET;
- 2) THENCE BEAR S 58°56'32" W, FOR A DISTANCE OF 4.91 FEET;
- 3) THENCE BEAR S 12°13'40" E, FOR A DISTANCE OF 3.80 FEET;
- 4) THENCE BEAR S 78°18'21" W, FOR A DISTANCE OF 46.82 FEET;
- 5) THENCE BEAR S 12°20'56" E, FOR A DISTANCE OF 4.70 FEET;
- 6) THENCE BEAR S 79°30'55" W, FOR A DISTANCE OF 16.66 FEET;
- 7) THENCE BEAR S 77°20'44" W, FOR A DISTANCE OF 31.47 FEET;
- 8) THENCE BEAR S 11°28'34" W, FOR A DISTANCE OF 18.92 FEET, TO A POINT; THENCE BEAR S 77°34'26" W, FOR A DISTANCE OF 114.75 FEET, TO A POINT; THENCE BEAR N 12°22'12" W, FOR A DISTANCE OF 35.63 FEET, BACK TO THE POINT OF BEGINNING.

TOGETHER WITH (BAYBOTTOM)

A PARCEL OF SUBMERGED LAND (BAYBOTTOM), ADJACENT TO A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A

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DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.61 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 252.39 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF PINE CHANNEL, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF SUBMERGED LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, BEAR ALONG THE MEAN HIGH WATER LINE OF PINE CHANNEL AND THE MEAN HIGH WATER LINE OF AN EXISTING CANAL, FOR THE FOLLOWING EIGHT COARSES:

- 1) THENCE BEAR S 09°55'04" E, FOR A DISTANCE OF 9.31 FEET;
- 2) THENCE BEAR S 58°56'32" W, FOR A DISTANCE OF 4.91 FEET;
- 3) THENCE BEAR S 12°13'40" E, FOR A DISTANCE OF 3.80 FEET;
- 4) THENCE BEAR S 78°18'21" W, FOR A DISTANCE OF 46.82 FEET;
- 5) THENCE BEAR S 12°20'56" E, FOR A DISTANCE OF 4.70 FEET;
- 6) THENCE BEAR S 79°30'55" W, FOR A DISTANCE OF 16.66 FEET;
- 7) THENCE BEAR S 77°20'44" W, FOR A DISTANCE OF 31.47 FEET;
- 8) THENCE BEAR S 11°28'34" W, FOR A DISTANCE OF 18.92 FEET, TO A POINT; THENCE BEAR N 79°50'57" E, ALONG THE APPROXIMATE CENTERLINE OF AN EXISTING BOAT BASIN, FOR A DISTANCE OF 87.56 FEET, THENCE BEAR N 72°28'55" E, ALONG THE APPROXIMATE CENTERLINE OF SAID EXISTING BOAT BASIN, FOR A DISTANCE OF 77.47 FEET, THENCE BEAR N 84°45'00" E, FOR A DISTANCE OF 181.84 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 501; THENCE BEAR N 05°15'00" W, ALONG THE EASTERLY LINE OF SAID SUBMERGED LAND, FOR A DISTANCE OF 55.38 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SUBMERGED LAND AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR S 77°34'26" W, ALONG THE NORTHERLY LINE OF SAID SUBMERGED LAND AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, FOR A DISTANCE OF 244.31 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

#### TRACT 5

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.61 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 35.63 FEET; THENCE BEAR N 77°34'26" E, FOR A DISTANCE OF 114.75 FEET, MORE OR LESS, TO THE MEAN HIGH

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WATER LINE OF AN EXISTING CANAL (BOAT BASIN); THENCE BEAR S 20°40'28" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 13.72 FEET; THENCE BEAR S 09°17'06" E, FOR A DISTANCE OF 64.87 FEET, TO A POINT AT THE SOUTHEAST CORNER OF EASEMENT # 2 (AS DESCRIBED BELOW), SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING S 09°17'06" E, FOR A DISTANCE OF 31.14 FEET; THENCE BEAR S 78°24'00" W, FOR A DISTANCE OF 80.17 FEET, THENCE BEAR N 10°07'28" W, FOR A DISTANCE OF 34.38 FEET; THENCE BEAR N 80°42'54" E, FOR A DISTANCE OF 55.34 FEET, TO THE SOUTHWEST CORNER OF SAID EASEMENT # 2; THENCE CONTINUE BEARING N 80°42'54" E, FOR A DISTANCE OF 25.27 FEET, BACK TO THE POINT OF BEGINNING.

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Bk# 2859 Pg# 2316

**EXHIBIT "C"**

**Legal Description**

A part of U.S. Government Lot Number Six (6), Section 28, Township 66 South, Range 29 East, Monroe County, Florida, further described as follows:

All that part of U.S. Lot #6 which lies South of U.S. Highway Number One (1). The above property is located on Little Torch Key, Monroe County, Florida. There is excepted from this instrument all Gas, Oil and Mineral Rights.

AND

Deed No. 23191 (1158-44) Official Records Book 261, Page 501, described as:

A parcel of submerged land located Easterly of and Adjacent to Part of Government Lot 6, Section 28, Township 66 South, Range 29 East, Little Torch Key, Monroe County, Florida and more particularly described as follows:

From the Northeast Corner of that certain parcel of submerged land described in Trustees Internal Improvement Fund Contract No. 22675 (Northeast Corner of Jolly Roger Estates as Recorded in Plat Book 5 at Page 34, Monroe County Official Records) go North 05°15' West, a distance of 251.05 feet to a point in the Southerly line of said Government Lot 6 (Extended) which point is the Point of Beginning; thence continue North 05°15' West, a distance of 315 feet, more or less, to a point on the Southerly Right-of-Way Line of U.S. Highway No. 1; thence South 77°34' West along said Southerly Right-of-Way Line, a distance of 200 feet, more or less, to a point in the Easterly shoreline of said Government Lot 6; thence Southerly, Easterly, Southerly and Westerly along the meanders of said Easterly shoreline a distance of 530 feet, more or less, to a point of intersection with the Southerly line of said Government Lot 6; thence East along the Southerly line of said Government Lot 6 (Extended) a distance of 230 feet, more or less, back to the Point of Beginning; and lying and being in the County of Monroe, in the State of Florida.

Less

That portion of Pirates Road as shown on the Plat of Jolly Roger Estates, as Recorded in Plat Book 5 at Page 34, Monroe County Official Records lying within Government Lot 6, Section 28, Township 29 East, Little Torch Key, Monroe County, Florida.

NOTE: This being the remainder of the 50 foot strip conveyed to Little Torch Properties, Inc. of which the Easterly half was conveyed back to Bern and Betty Brothers in Official Records Book 382, Page 781 of the Public Records of Monroe County, Florida.

Less

Those lands as described in Official Records Book 1455, Page 184 of the Public Records of Monroe County, Florida.

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Doc# 2127482  
Bk# 2859 Pg# 2317

Less

Those lands as described in Official Records Book 1530, Page 2152 of the Public Records of Monroe County, Florida.

Less

Those lands as described in Official Records Book 1530, Page 2158 of the Public Records of Monroe County, Florida.

Less

Those lands as described in Official Records Book 1530, Page 2162 of the Public Records of Monroe County, Florida.

Less

Those lands as described in Official Records Book 1530, Page 2165 of the Public Records of Monroe County, Florida.

Together With:

An Ingress and Egress Easement for access to the remainder of said Government Lot 6, being more particularly described as follows:

Commencing at the Southwest Corner of said Government Lot 6, bear South 89 degrees, 58 minutes, 33 seconds East, along the Southerly line of said Government lot 6, for a distance of 305.73 feet, to the Southeast corner of a tract of land known as the 10 Foot Strip; thence bear North 12 degrees 22 minutes 12 seconds West along the Easterly line of the said 10 Foot Strip and along the Easterly line of those lands known as Tracts Nos. 1 and 2, for a distance of 190.61 feet to a point on the Southerly Right-of-Way line of U.S. Highway No. 1, said point to be known as the POINT OF BEGINNING of the Easement hereinafter described; thence bear North 77 degrees 34 minutes, 26 seconds along the said Southerly Right-of-Way line for a distance of 108.68 feet; thence bear South 57 degrees, 44 minutes 49 seconds East for a distance of 50.67 feet to the Mean High Water Line of an existing canal; thence bear South 20 degrees 40 minutes 28 seconds East for a distance of 13.72 feet to the edge of an existing wood dock; thence bear South 09 degrees 17 minutes 06 seconds East for a distance of 64.87 feet; thence bear South 80 degrees 42 minutes 54 seconds West for a distance of 25.27 feet; thence bear North 09 degrees 17 minutes 06 seconds West for a distance of 78.26 feet; thence bear North 69 degrees 55 minutes 32 seconds West for a distance of 36.20 feet; thence bear South 77 degrees 34 minutes 26 seconds West for a distance of 91.66 feet; thence bear North 12 degrees 22 minutes 12 seconds West for a distance of 15 feet, back to the Point of Beginning.

Together With and Subject To:

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Bk# 2859 Pg# 2318

A Boating Easement for ingress and egress, being Ten feet wide (10') each side of the centerline of a Boat Basin Channel, said centerline being more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Government Lot 6, bear South 89 degrees 58 minutes 33 seconds East on the Southerly line of said Government lot 6 for a distance of 305.73 feet to the Southeast corner of a Tract of Land known as the 10 Foot Strip; thence continue bearing South 89 degrees 58 minutes 33 seconds East, along said southerly line, for a distance of 30.72 feet; thence bear North 12 degrees 22 minutes 12 seconds East for a distance of 24.06 feet; thence bear North 79 degrees 17 minutes 00 seconds East along the Southerly line of the above described Parcel #1, for a distance of 116.26 feet, more or less, to the Mean High Water line of an existing Boat Basin; thence continue bearing North 79 degrees 17 minutes 00 Seconds East for a distance of 61.82 feet, more or less, to a point on the centerline of an existing channel, said point to be known as the POINT OF BEGINNING of the Easement hereinafter described; from said Point of Beginning bear North 84 degrees 42 minutes 21 seconds East along said centerline and the Easterly Projection thereof, for a distance of 264.31 feet, more or less to a point on the Easterly line of the submerged land as described in Official Records Book 261, Page 501, and TO THE TERMINUS of this centerline.

MONROE COUNTY  
OFFICIAL RECORDS

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This Instrument was Prepared By  
and is to be Returned to:

Doc# 2138478 10/02/2017 2:01PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

Aileen S. Davis  
Akerman LLP  
401 East Jackson Street, Suite 1700  
Tampa, Florida 33602

Doc# 2138478  
Bk# 2873 Pg# 623

**Notice to Recorder:** This instrument evidences a transfer of real property for consideration other than money. Therefore documentary stamp tax in the amount of \$26,600.00 is paid on a tax base of \$3,800,000.00, which represents the value of the real property described herein.

Tax ID Nos.: 00113590-000000  
00113570-000100  
00113570-000200  
00113570-000000  
00113620-000000

**CORRECTIVE WARRANTY DEED**

This CORRECTIVE WARRANTY DEED is made as of ~~SEPTEMBER 5~~, 2017, by and between **DOLPHIN MARINA ASSOCIATES, LTD.**, a Florida limited partnership, whose mailing address is c/o Dolphin Marina, 600 6<sup>th</sup> Street South, Kirkland, WA 98033, as to Exhibit "A"; **TORCH KEY PROPERTIES, LTD.**, a Florida limited partnership, whose mailing address is c/o Dolphin Marina, 600 6<sup>th</sup> Street South, Kirkland, WA 98033, as to Exhibit "B" and **PATRICK R. COLEE** and **DIANE COLEE**, as husband and wife, whose mailing address is c/o Dolphin Marina, 600 6<sup>th</sup> Street South, Kirkland, WA 98033, as to Exhibit "C", as Grantors, and **LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC**, a Delaware limited liability company, as Grantee, whose mailing address is c/o Dolphin Marina, 600 6<sup>th</sup> Street South, Kirkland, WA 98033. (All references to the parties herein shall include their successors and assigns.)

WITNESSETH: That Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee forever, the real property situated in Monroe County, Florida, legally described on Exhibits "A", "B", and "C" attached hereto and by this reference incorporated herein (collectively, "Property").

TOGETHER WITH all of Grantors' right, title and interest in and to: (a) all air, surface, mineral and subsurface interests and rights benefiting or otherwise relating to the Property; (b) all easements appurtenant to or otherwise benefiting the Property; and (c) any land lying in the back of any street, alley, road or avenue, whether in existence, abandoned, vacated or proposed, to the centerline thereof; with every privilege, right, title, interest, estate, reversion and remainder thereto belonging or in anyway thereunto appertaining.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantors do hereby covenant with the Grantee that the Property is free from all liens and encumbrances except: (a) conditions, restrictions, limitations, and easements of record, however this provision shall not reimpose any of the same; (b) zoning and other governmental regulations; and (c) taxes and assessments for 2017 and subsequent years.

THIS CORRECTIVE SPECIAL WARRANTY DEED CORRECTS THE SCRIVENER'S ERROR REGARDING ONE OF THE GRANTOR'S NAME IN THE WARRANTY DEED RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 2859 AT PAGE 2301.

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AND Grantors do hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomever.

Signed, Sealed, and Delivered in the Presence of:

**DOLPHIN MARINA ASSOCIATES, LTD.**, a Florida limited partnership,

[Signature]  
(Witness 1 - Signature)

By: **WESTGROUP PARTNERS, INC.**, a California corporation, General Partner

Josie K. Mall  
(Witness 1 - Printed Name)

[Signature]  
(Witness 2 - Signature)

By: [Signature]  
Patrick R. Colee,  
President

Chris Gautier  
(Witness 2 - Printed Name)

STATE OF WASHINGTON )  
COUNTY OF KING )

Doc# 2138478  
Bk# 2873 Pg# 624

The foregoing instrument was acknowledged before me on SEPTEMBER 5, 2017 by Patrick R. Colee, as President of **WESTGROUP PARTNERS, INC.**, a California corporation, on behalf of the corporation, as General Partner of **DOLPHIN MARINA ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the partnership,  who is personally known to me or  who has produced a driver's license as identification.



[Signature]  
(Signature)  
MELISSA GARRED  
(Type or Print Name)  
Notary Public  
My Commission Expires: 12/04/2019  
Commission No.: 182744

Signed, Sealed, and Delivered  
in the Presence of:

[Signature]  
 (Witness 1 - Signature)  
Josiah Bell  
 (Witness 1 - Printed Name)  
Chris D. Gaunter  
 (Witness 2 - Signature)  
Chris Gaunter  
 (Witness 2 - Printed Name)

**TORCH KEY PROPERTIES, LTD.,**  
a Florida limited partnership,

By: **WESTGROUP PARTNER, INC.,**  
a California corporation,  
General Partner

[Signature]  
 By: Patrick R. Colee,  
 President

STATE OF WASHINGTON )  
COUNTY OF KING )

The foregoing instrument was acknowledged before me on SEPTEMBER 5, 2017 by Patrick R. Colee, as President of **WESTGROUP PARTNER, INC.,** a California corporation, on behalf of the corporation, as General Partner of **TORCH KEY PROPERTIES, LTD.,** a Florida limited partnership, on behalf of the partnership,  who is personally known to me or \_\_\_ who has produced a driver's license as identification.



[Signature]  
 (Signature)  
MELISSA GARRED  
 (Type or Print Name)  
 Notary Public  
 My Commission Expires: 12/04/2019  
 Commission No.: 182444

Doc# 2138478  
Bk# 2873 Pg# 625

Signed, Sealed, and Delivered  
in the Presence of:

[Signature]  
(Witness 1 - Signature)

Isak. Hill  
(Witness 1 - Printed Name)

Chris D. ct  
(Witness 2 - Signature)

Chris Gautier  
(Witness 2 - Printed Name)

[Signature] (SEAL)  
PATRICK R. COLEE

[Signature] (SEAL)  
DIANE COLEE

Doc# 2138478  
Bk# 2873 Pg# 626

STATE OF WASHINGTON )  
COUNTY OF KING )

The foregoing instrument was acknowledged before me on SEPTEMBER 5,  
2017 by each of **PATRICK R. COLEE** and **DIANE COLEE**,  who are each personally  
known to me or \_\_\_\_\_ who have each produced a driver's license as identification.



[Signature]  
(Signature)  
MELISSA GARRED  
(Type or Print Name)  
Notary Public  
My Commission Expires: 12/04/2019  
Commission No.: 182444

**EXHIBIT "A"**Doc# 2138478  
Bk# 2873 Pg# 627**Legal Description**

The land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

**TRACT 1**

A TRACT OF LAND IN PART OF GOVERNMENT LOT 11, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 11, BEAR EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 11 FOR A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, BEAR SOUTH AT RIGHT ANGLE TO THE NORTH LINE OF GOVERNMENT LOT 11 A DISTANCE OF 250 FEET; THENCE BEAR EAST ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF GOVERNMENT LOT 11 A DISTANCE OF 250 FEET; THENCE NORTH AT RIGHT ANGLE TO THE SOUTHERN BOUNDARY LINE OF THIS PROPERTY A DISTANCE OF 250 FEET TO A POINT INTERSECTING THE NORTH LINE OF GOVERNMENT LOT 11; THENCE BEAR WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 11, 250 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING. SAID PROPERTY INTENDING TO BE THAT PROPERTY OBTAINED BY THE GRANTORS HEREIN AND PREVIOUSLY DESCRIBED AS:

THAT PORTION OF GOVERNMENT LOT 11, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BEING A PARCEL 250 FEET SQUARE HAVING AS ITS NORTH BOUNDARY LINE THE NORTH LINE OF SAID LOT AND HAVING AS ITS EAST LINE THE SHORELINE OF THE ATLANTIC OCEAN.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

SITUATED IN THE COUNTY OF MONROE, AND STATE OF FLORIDA, AND KNOWN AS BEING A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 6, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1, BEAR NORTH 77 DEGREES, 34 MINUTES, 26 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1, 272.16 FEET TO THE POINT OF BEGINNING OF THE 30 FOOT WIDE RIGHT-OF-WAY HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING BEAR SOUTH 12 DEGREES AND 24 MINUTES EAST 186.49 FEET TO THE SOUTHERLY LINE OF GOVERNMENT LOT 6; THENCE BEAR EAST ALONG THE SAID SOUTHERLY LINE OF GOVERNMENT LOT 6, 30.72 FEET; THENCE BEAR NORTH 12 DEGREES AND 24 MINUTES WEST 193.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1; THENCE BEAR SOUTH 77 DEGREES, 34 MINUTES, 26 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1, 30.00 FEET TO THE POINT OF BEGINNING.

Doc# 2138478  
Bk# 2873 Pg# 628

## TRACT 2

## PARCEL NO. 1

A TRACT OF LAND IN A PART OF GOVERNMENT LOT 6 AND A PART OF GOVERNMENT LOT 11, ALL IN SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 6 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 1, BEAR NORTH 77 DEGREES, 34 MINUTES, 26 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 1, 51.20 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, BEAR SOUTH ALONG THE EDGE OF A CANAL, 378.81 FEET TO WHERE SAID CANAL INTERSECTS WITH ANOTHER CANAL; THENCE BEAR EAST ALONG SAID CANAL, 130.40 FEET TO ANOTHER CANAL; THENCE BEAR NORTH ALONG SAID CANAL, 195.40 FEET TO THE NORTHWEST CORNER OF A CANAL; THENCE BEAR EAST ALONG THE NORTH SIDE OF A CANAL, 40.0 FEET TO THE NORTHEAST CORNER OF A CANAL; THENCE BEAR NORTH, 54.80 FEET; THENCE BEAR EAST, 83.30 FEET; THENCE BEAR NORTH 12 DEGREES AND 24 MINUTES WEST, 176.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE BEAR SOUTH 77 DEGREES, 34 MINUTES, 26 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 1 FOR A DISTANCE OF 220.96 FEET BACK TO THE POINT OF BEGINNING.

## PARCEL NO. 2

A TRACT OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 6, BEAR EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, 180.23 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, BEAR NORTH 80.00 FEET; THENCE BEAR EAST 107.97 FEET; THENCE BEAR SOUTH 12 DEGREES AND 24 MINUTES EAST 71.67 FEET; THENCE BEAR WEST 83.30 FEET; THENCE BEAR SOUTH 10.00 FEET; THENCE BEAR WEST 40 FEET BACK TO THE POINT OF BEGINNING.

## PARCEL NO. 3

A TRACT OF LAND IN A PART OF GOVERNMENT LOT 11, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 11, BEAR EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 11, 180.23 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING EAST 40.00 FEET; THENCE BEAR SOUTH 44.80 FEET;

THENCE BEAR WEST 40.00 FEET; THENCE BEAR NORTH 44.80 FEET, BACK TO THE POINT OF BEGINNING.

10 FOOT STRIP

A 10 FOOT STRIP OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 6, BEAR EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, 220.23 FEET TO THE POINT OF BEGINNING OF THE 10 FOOT STRIP OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, 85.5 FEET; THENCE BEAR NORTH 12 DEGREES AND 24 MINUTES WEST 10.24 FEET; THENCE BEAR WEST AND PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 6, 83.3 FEET; THENCE BEAR SOUTH 10 FEET BACK TO THE POINT OF BEGINNING.

TRACT 3

CANAL PARCEL

A PIECE OF LAND RUNNING FROM U.S. 1 RIGHT-OF-WAY STOPPING AT THE NORTHERN BOUNDARY, LOT 30, BLOCK 1, JOLLY ROGER ESTATES, BEING 25 FT. WIDE AND LYING ALONG THE EASTERLY LINE OF THE STATE ROAD ALSO KNOWN AS PIRATES ROAD, JOLLY ROGER ESTATES SUBDIVISION. THIS STRIP OF LAND IS APPROXIMATELY 383.15 FEET IN LENGTH AND APPROXIMATELY 25 FT. IN WIDTH. ITS SOUTHERN BOUNDARY IS THE NORTHERN LINE OF LOT 30, BLOCK 1 OF JOLLY ROGER ESTATES SUBDIVISION AND ITS NORTHERN BOUNDARY IS U.S. 1 RIGHT-OF-WAY. IT'S EASTERN BOUNDARY IS THE PROPERTY DESCRIBED ABOVE AS TRACT 2, PARCEL NO. 1 AND ITS WESTERN BOUNDARY IS THE STATE ROAD, ALSO KNOWN AS PIRATES ROAD.

Doc# 2138478  
Bk# 2873 Pg# 629

**EXHIBIT "B"****Legal Description**

Doc# 2138478  
Bk# 2873 Pg# 630

## TRACT 1

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP, SAID CORNER TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.61 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 35.63 FEET; THENCE BEAR N 77°34'26" E, FOR A DISTANCE OF 114.75 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING CANAL (BOAT BASIN); THENCE BEAR S 20°40'28" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 13.72 FEET; THENCE BEAR S 09°17'06" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 5.00 FEET, TO THE SOUTHWEST CORNER OF SAID EXISTING CANAL; THENCE CONTINUE BEARING S 09°17'06" E, FOR A DISTANCE OF 51.09 FEET; THENCE BEAR N 80°40'13" E, FOR A DISTANCE OF 90.34 FEET; THENCE BEAR S 03°08'12" E, FOR A DISTANCE OF 26.01 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID BASIN, FOR THE FOLLOWING ELEVEN COARSES:

- 1) THENCE BEAR S 87°36'53" W, FOR A DISTANCE OF 5.03 FEET;
- 2) THENCE BEAR S 03°25'56" E, FOR A DISTANCE OF 8.13 FEET;
- 3) THENCE BEAR S 86°34'04" W, FOR A DISTANCE OF 4.00 FEET;
- 4) THENCE BEAR N 03°25'56" W, FOR A DISTANCE OF 7.92 FEET;
- 5) THENCE BEAR S 79°34'39" W, FOR A DISTANCE OF 48.21 FEET;
- 6) THENCE BEAR N 10°25'21" W, FOR A DISTANCE OF 0.70 FEET;
- 7) THENCE BEAR S 72°53'49" W, FOR A DISTANCE OF 9.78 FEET;
- 8) THENCE BEAR S 58°17'56" W, FOR A DISTANCE OF 11.68 FEET;
- 9) THENCE BEAR S 20°39'28" W, FOR A DISTANCE OF 13.68 FEET;
- 10) THENCE BEAR S 10°44'39" E, FOR A DISTANCE OF 19.97 FEET;
- 11) THENCE BEAR S 27°49'36" E, FOR A DISTANCE OF 8.78 FEET;

THENCE BEAR S 79°17'00" W, FOR A DISTANCE OF 116.26 FEET, TO A POINT; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 24.06 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6; THENCE BEAR N 89°58'33" W, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6; FOR A DISTANCE OF 30.72 FEET, BACK TO THE POINT OF BEGINNING.

Doc# 2138478  
Bk# 2873 Pg# 631

TOGETHER WITH

PARCEL NO. 1 (BAYBOTTOM, DOCK, AND SEAWALL)

A PARCEL OF SUBMERGED LAND (BAYBOTTOM), WOOD DOCK, AND CONCRETE SEAWALL ADJACENT TO A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.61 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 35.63 FEET; THENCE BEAR N 77°34'26" E, FOR A DISTANCE OF 114.75 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF AN EXISTING CANAL (BOAT BASIN), SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING; THENCE BEAR S 20°40'28" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 13.72 FEET; THENCE BEAR S 09°17'06" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 5.00 FEET, TO THE SOUTHWEST CORNER OF SAID EXISTING CANAL; THENCE BEAR ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, ON THE FOLLOWING TWELVE COARSES:

- 1) THENCE BEAR N 80°33'11" E, FOR A DISTANCE OF 28.75 FEET;
- 2) THENCE BEAR N 87°20'17" E, FOR A DISTANCE OF 19.03 FEET;
- 3) THENCE BEAR N 81°54'27" E, FOR A DISTANCE OF 9.83 FEET;
- 4) THENCE BEAR S 87°56'28" E, FOR A DISTANCE OF 8.71 FEET;
- 5) THENCE BEAR N 82°30'01" E, FOR A DISTANCE OF 9.57 FEET;
- 6) THENCE BEAR N 87°17'38" E, FOR A DISTANCE OF 10.23 FEET;
- 7) THENCE BEAR S 07°47'23" E, FOR A DISTANCE OF 8.80 FEET;
- 8) THENCE BEAR N 86°58'11" E, FOR A DISTANCE OF 15.47 FEET;
- 9) THENCE BEAR N 75°57'20" E, FOR A DISTANCE OF 9.62 FEET;
- 10) THENCE BEAR N 03°28'01" W, FOR A DISTANCE OF 7.65 FEET;
- 11) THENCE BEAR N 34°09'41" E, FOR A DISTANCE OF 2.90 FEET;
- 12) THENCE BEAR N 13°54'09" E, FOR A DISTANCE OF 3.55 FEET, TO THE BACK OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR ALONG THE BACK OF SAID SEAWALL ON THE FOLLOWING EIGHT COARSES:

- 1) N 60°39'33" E, FOR A DISTANCE OF 23.50 FEET;
- 2) THENCE BEAR N 63°53'22" E, FOR A DISTANCE OF 18.86 FEET;
- 3) THENCE BEAR N 70°31'38" E, FOR A DISTANCE OF 7.41 FEET;
- 4) THENCE BEAR N 85°09'55" E, FOR A DISTANCE OF 7.52 FEET;
- 5) THENCE BEAR S 88°08'56" E, FOR A DISTANCE OF 7.60 FEET;
- 6) THENCE BEAR S 78°36'20" E, FOR A DISTANCE OF 7.72 FEET;
- 7) THENCE BEAR S 70°58'01" E, FOR A DISTANCE OF 7.61 FEET;
- 8) THENCE BEAR S 57°36'22" E, FOR A DISTANCE OF 7.21 FEET;

Doc# 2138478  
Bk# 2873 Pg# 632

THENCE BEAR N 84°45'00" E, FOR A DISTANCE OF 144.85 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 501; THENCE BEAR N 05°15'00" W, ALONG THE EASTERLY LINE OF SAID SUBMERGED LAND, FOR A DISTANCE OF 28.91 FEET, MORE OR LESS, TO A POINT WHICH IS 55.38 FEET FROM THE NORTHEAST CORNER OF SAID SUBMERGED LAND; THENCE BEAR S 84°45'00" W, FOR A DISTANCE OF 181.84 FEET; THENCE BEAR S 72°28'55" W, ALONG THE APPROXIMATE CENTERLINE OF AN EXISTING CANAL (BOAT BASIN), FOR A DISTANCE OF 77.47 FEET; THENCE BEAR S 79°50'57" W, ALONG THE APPROXIMATE CENTERLINE OF SAID EXISTING CANAL (BOAT BASIN), FOR A DISTANCE OF 87.56 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL NO. 2

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 30.72 FEET TO A POINT, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 193.32 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF A CHANNEL; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID CHANNEL AND THE MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN ON THE FOLLOWING SEVEN COARSES:

- 1) N 30°55'07" W, FOR A DISTANCE OF 27.38 FEET;
- 2) THENCE BEAR N 47°02'53" W, FOR A DISTANCE OF 5.22 FEET;
- 3) THENCE BEAR S 89°02'52" W, FOR A DISTANCE OF 23.90 FEET;
- 4) THENCE BEAR N 86°35'14" W, FOR A DISTANCE OF 19.31 FEET;
- 5) THENCE BEAR N 62°40'28" W, FOR A DISTANCE OF 7.48 FEET;
- 6) THENCE BEAR N 59°15'41" W, FOR A DISTANCE OF 8.75 FEET;
- 7) THENCE BEAR N 43°28'29" W, FOR A DISTANCE OF 13.08 FEET;

THENCE BEAR S 79°17'00" W, FOR A DISTANCE OF 116.26 FEET, MORE OR LESS TO A POINT WHICH IS 30 FEET (MEASURED AT RIGHT ANGLES) FROM THE EASTERLY LINE OF THE SAID 10 FOOT STRIP; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 24.06 FEET, TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, AND BACK TO THE POINT OF BEGINNING.

PARCEL NO. 3 (ISLAND)

A PARCEL OF LAND (ISLAND) LOCATED EASTERLY OF AND ADJACENT TO A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE

Doc# 2138478  
Bk# 2873 Pg# 633

TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 224.04 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF A CHANNEL; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID CHANNEL, N 30°55'07" W, FOR A DISTANCE OF 27.38 FEET; THENCE BEAR N 47°02'53" W, ALONG THE MEAN HIGH WATER LINE OF SAID CHANNEL, FOR A DISTANCE OF 5.22 FEET; THENCE BEAR N 86°51'51" E, ALONG THE EDGE OF AN EXISTING BOAT BASIN, FOR A DISTANCE OF 34.35 FEET, TO A POINT AT THE INTERSECTION OF SAID BOAT BASIN WITH THE MEAN HIGH WATER LINE OF AN EXISTING ISLAND, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID EXISTING BOAT BASIN AND SAID ISLAND, AND THE MEAN HIGH WATER LINE OF "PINE CHANNEL" ON THE FOLLOWING EIGHT COARSES:

- 1) N 77°16'58" E, FOR A DISTANCE OF 39.02 FEET;
- 2) THENCE BEAR N 13°26'10" W, FOR A DISTANCE OF 5.01 FEET;
- 3) THENCE BEAR N 79°11'16" E, FOR A DISTANCE OF 20.95 FEET;
- 4) THENCE BEAR S 55°21'38" E, FOR A DISTANCE OF 26.69 FEET;
- 5) THENCE BEAR S 52°00'24" W, FOR A DISTANCE OF 11.07 FEET;
- 6) THENCE BEAR S 80°32'43" W, FOR A DISTANCE OF 19.45 FEET;
- 7) THENCE BEAR S 85°19'50" W, FOR A DISTANCE OF 32.25 FEET;
- 8) THENCE BEAR N 61°45'11" W, FOR A DISTANCE OF 22.00 FEET, BACK TO THE POINT OF BEGINNING.

TRACT 2 (BAYBOTTOM)

A PARCEL OF SUBMERGED LAND (BAYBOTTOM) ADJACENT TO A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 224.04 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF A CHANNEL, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF SUBMERGED LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 247.14 FEET, MORE OR LESS, TO A POINT AT THE SOUTHEAST CORNER OF THE SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 501; THENCE BEAR N 05°15'00" W, ALONG THE

EASTERLY LINE OF SAID SUBMERGED LAND, FOR A DISTANCE OF 81.53 FEET, TO THE EASTERLY PROJECTION OF THE CENTERLINE OF AN EXISTING CHANNEL; THENCE BEAR S 84°42'21" W, ALONG THE SAID PROJECTION OF THE CENTERLINE OF SAID EXISTING CHANNEL, FOR A DISTANCE OF 264.31 FEET; THENCE BEAR S 79°17'00" E, FOR A DISTANCE OF 61.82 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN AND THE NORTHERLY LINE OF PARCEL # 2 AS DESCRIBED ABOVE; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF SAID EXISTING BOAT BASIN AND THE MEAN HIGH WATER LINE OF A CHANNEL ON THE FOLLOWING SEVEN COARSES:

- 1) S 43°28'29" E, FOR A DISTANCE OF 13.08 FEET;
- 2) THENCE BEAR S 59°15'41" E, FOR A DISTANCE OF 8.75 FEET;
- 3) THENCE BEAR S 62°40'28" E, FOR A DISTANCE OF 7.48 FEET;
- 4) THENCE BEAR S 86°35'14" E, FOR A DISTANCE OF 19.31 FEET;
- 5) THENCE BEAR N 89°02'52" E, FOR A DISTANCE OF 23.90 FEET;
- 6) THENCE BEAR S 47°02'53" E, FOR A DISTANCE OF 5.22 FEET;
- 7) THENCE BEAR S 30°55'07" E, FOR A DISTANCE OF 27.38 FEET, BACK TO THE POINT OF BEGINNING.

LESS THE ABOVE DESCRIBED PARCEL # 3 (ISLAND)

Doc# 2138478  
Bk# 2873 Pg# 634

TOGETHER WITH AND SUBJECT TO:

A BOATING EASEMENT FOR INGRESS AND EGRESS, BEING TEN FOOT WIDE (10') EACH SIDE OF THE CENTERLINE OF A BOAT BASIN CHANNEL, SAID CENTERLINE LINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE CONTINUE BEARING S 89°58'33" E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 30.72 FEET; THENCE BEAR N 12°22'12" E, FOR A DISTANCE OF 24.06 FEET; THENCE BEAR N 79°17'00" E, ALONG THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL # 1, FOR A DISTANCE OF 116.26', MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN; THENCE CONTINUE BEARING N 79°17'00" E, FOR A DISTANCE OF 61.82 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF AN EXISTING CHANNEL, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE EASEMENT HEREINAFTER DESCRIBED:

FROM SAID POINT OF BEGINNING, BEAR N 84°42'21" E, ALONG SAID CENTERLINE AND THE EASTERLY PROJECTION THEREOF, FOR A DISTANCE OF 264.31 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 501, AND TO THE TERMINUS OF THIS CENTERLINE.

TRACT 4

Doc# 2138478  
Bk# 2873 Pg# 635

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.16 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET, TO A POINT, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 222.39 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF PINE CHANNEL; THENCE BEAR ALONG THE MEAN HIGH WATER LINE OF PINE CHANNEL AND THE MEAN HIGH WATER LINE OF AN EXISTING CANAL, FOR THE FOLLOWING EIGHT COARSES:

- 1) THENCE BEAR S 09°55'04" E, FOR A DISTANCE OF 9.31 FEET;
- 2) THENCE BEAR S 58°56'32" W, FOR A DISTANCE OF 4.91 FEET;
- 3) THENCE BEAR S 12°13'40" E, FOR A DISTANCE OF 3.80 FEET;
- 4) THENCE BEAR S 78°18'21" W, FOR A DISTANCE OF 46.82 FEET;
- 5) THENCE BEAR S 12°20'56" E, FOR A DISTANCE OF 4.70 FEET;
- 6) THENCE BEAR S 79°30'55" W, FOR A DISTANCE OF 16.66 FEET;
- 7) THENCE BEAR S 77°20'44" W, FOR A DISTANCE OF 31.47 FEET;
- 8) THENCE BEAR S 11°28'34" W, FOR A DISTANCE OF 18.92 FEET, TO A POINT; THENCE BEAR S 77°34'26" W, FOR A DISTANCE OF 114.75 FEET, TO A POINT; THENCE BEAR N 12°22'12" W, FOR A DISTANCE OF 35.63 FEET, BACK TO THE POINT OF BEGINNING.

TOGETHER WITH (BAYBOTTOM)

A PARCEL OF SUBMERGED LAND (BAYBOTTOM), ADJACENT TO A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.61 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 252.39 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF PINE CHANNEL, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF SUBMERGED LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING,

Doc# 2138478  
Bk# 2873 Pg# 636

BEAR ALONG THE MEAN HIGH WATER LINE OF PINE CHANNEL AND THE MEAN HIGH WATER LINE OF AN EXISTING CANAL, FOR THE FOLLOWING EIGHT COARSES:

- 1) THENCE BEAR S 09°55'04" E, FOR A DISTANCE OF 9.31 FEET;
- 2) THENCE BEAR S 58°56'32" W, FOR A DISTANCE OF 4.91 FEET;
- 3) THENCE BEAR S 12°13'40" E, FOR A DISTANCE OF 3.80 FEET;
- 4) THENCE BEAR S 78°18'21" W, FOR A DISTANCE OF 46.82 FEET;
- 5) THENCE BEAR S 12°20'56" E, FOR A DISTANCE OF 4.70 FEET;
- 6) THENCE BEAR S 79°30'55" W, FOR A DISTANCE OF 16.66 FEET;
- 7) THENCE BEAR S 77°20'44" W, FOR A DISTANCE OF 31.47 FEET;
- 8) THENCE BEAR S 11°28'34" W, FOR A DISTANCE OF 18.92 FEET, TO A POINT; THENCE BEAR N 79°50'57" E, ALONG THE APPROXIMATE CENTERLINE OF AN EXISTING BOAT BASIN, FOR A DISTANCE OF 87.56 FEET, THENCE BEAR N 72°28'55" E, ALONG THE APPROXIMATE CENTERLINE OF SAID EXISTING BOAT BASIN, FOR A DISTANCE OF 77.47 FEET, THENCE BEAR N 84°45'00" E, FOR A DISTANCE OF 181.84 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 501; THENCE BEAR N 05°15'00" W, ALONG THE EASTERLY LINE OF SAID SUBMERGED LAND, FOR A DISTANCE OF 55.38 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SUBMERGED LAND AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR S 77°34'26" W, ALONG THE NORTHERLY LINE OF SAID SUBMERGED LAND AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, FOR A DISTANCE OF 244.31 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

#### TRACT 5

A PARCEL OF LAND IN A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, ON LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEAR S 89°58'33"E, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 305.73 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE 10 FOOT STRIP; THENCE BEAR N 12°22'12" W, ALONG THE EASTERLY LINE OF THE SAID 10 FOOT STRIP AND ALONG THE EASTERLY LINE OF THOSE LANDS KNOWN AS TRACT NO.'S 1 AND 2, FOR A DISTANCE OF 190.61 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE BEAR N 77°34'26" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET; THENCE BEAR S 12°22'12" E, FOR A DISTANCE OF 35.63 FEET; THENCE BEAR N 77°34'26" E, FOR A DISTANCE OF 114.75 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF AN EXISTING CANAL (BOAT BASIN); THENCE BEAR S 20°40'28" E, ALONG SAID MEAN HIGH WATER LINE OF SAID EXISTING CANAL, FOR A DISTANCE OF 13.72 FEET; THENCE BEAR S 09°17'06" E, FOR A DISTANCE OF 64.87 FEET, TO A POINT AT THE SOUTHEAST CORNER OF EASEMENT # 2 (AS DESCRIBED BELOW), SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING S 09°17'06" E, FOR A DISTANCE OF 31.14 FEET; THENCE BEAR S 78°24'00" W, FOR A DISTANCE OF 80.17 FEET, THENCE BEAR N 10°07'28" W, FOR A DISTANCE OF 34.38 FEET; THENCE BEAR N 80°42'54" E, FOR A DISTANCE OF 55.34 FEET, TO THE SOUTHWEST CORNER OF SAID EASEMENT # 2;

THENCE CONTINUE BEARING N 80°42'54" E, FOR A DISTANCE OF 25.27 FEET, BACK TO THE POINT OF BEGINNING.

Doc# 2138478  
Bk# 2873 Pg# 637

**EXHIBIT "C"**Doc# 2138478  
Bk# 2873 Pg# 638**Legal Description**

A part of U.S. Government Lot Number Six (6), Section 28, Township 66 South, Range 29 East, Monroe County, Florida, further described as follows:

All that part of U.S. Lot #6 which lies South of U.S. Highway Number One (1). The above property is located on Little Torch Key, Monroe County, Florida. There is excepted from this instrument all Gas, Oil and Mineral Rights.

AND

Deed No. 23191 (1158-44) Official Records Book 261, Page 501, described as:

A parcel of submerged land located Easterly of and Adjacent to Part of Government Lot 6, Section 28, Township 66 South, Range 29 East, Little Torch Key, Monroe County, Florida and more particularly described as follows:

From the Northeast Corner of that certain parcel of submerged land described in Trustees Internal Improvement Fund Contract No. 22675 (Northeast Corner of Jolly Roger Estates as Recorded in Plat Book 5 at Page 34, Monroe County Official Records) go North 05°15' West, a distance of 251.05 feet to a point in the Southerly line of said Government Lot 6 (Extended) which point is the Point of Beginning; thence continue North 05°15' West, a distance of 315 feet, more or less, to a point on the Southerly Right—of—Way Line of U.S. Highway No. 1; thence South 77°34' West along said Southerly Right—of—Way Line, a distance of 200 feet, more or less, to a point in the Easterly shoreline of said Government Lot 6; thence Southerly, Easterly, Southerly and Westerly along the meanders of said Easterly shoreline a distance of 530 feet, more or less, to a point of intersection with the Southerly line of said Government Lot 6; thence East along the Southerly line of said Government Lot 6 (Extended) a distance of 230 feet, more or less, back to the Point of Beginning; and lying and being in the County of Monroe, in the State of Florida.

Less

That portion of Pirates Road as shown on the Plat of Jolly Roger Estates, as Recorded in Plat Book 5 at Page 34, Monroe County Official Records lying within Government Lot 6, Section 28, Township 29 East, Little Torch Key, Monroe County, Florida.

NOTE: This being the remainder of the 50 foot strip conveyed to Little Torch Properties, Inc. of which the Easterly half was conveyed back to Bern and Betty Brothers in Official Records Book 382, Page 781 of the Public Records of Monroe County, Florida.

Less

Those lands as described in Official Records Book 1455, Page 184 of the Public Records of Monroe County, Florida.

Doc# 2138478  
Bk# 2873 Pg# 639

Less

Those lands as described in Official Records Book 1530, Page 2152 of the Public Records of Monroe County, Florida.

Less

Those lands as described in Official Records Book 1530, Page 2158 of the Public Records of Monroe County, Florida.

Less

Those lands as described in Official Records Book 1530, Page 2162 of the Public Records of Monroe County, Florida.

Less

Those lands as described in Official Records Book 1530, Page 2165 of the Public Records of Monroe County, Florida.

Together With:

An Ingress and Egress Easement for access to the remainder of said Government Lot 6, being more particularly described as follows:

Commencing at the Southwest Corner of said Government Lot 6, bear South 89 degrees, 58 minutes, 33 seconds East, along the Southerly line of said Government lot 6, for a distance of 305.73 feet, to the Southeast corner of a tract of land known as the 10 Foot Strip; thence bear North 12 degrees 22 minutes 12 seconds West along the Easterly line of the said 10 Foot Strip and along the Easterly line of those lands known as Tracts Nos. 1 and 2, for a distance of 190.61 feet to a point on the Southerly Right-of-Way line of U.S. Highway No. 1, said point to be known as the POINT OF BEGINNING of the Easement hereinafter described; thence bear North 77 degrees 34 minutes, 26 seconds along the said Southerly Right-of-Way line for a distance of 108.68 feet; thence bear South 57 degrees, 44 minutes 49 seconds East for a distance of 50.67 feet to the Mean High Water Line of an exiting canal; thence bear South 20 degrees 40 minutes 28 seconds East for a distance of 13.72 feet to the edge of an existing wood dock; thence bear South 09 degrees 17 minutes 06 seconds East for a distance of 64.87 feet; thence bear South 80 degrees 42 minutes 54 seconds West for a distance of 25.27 feet; thence bear North 09 degrees 17 minutes 06 seconds West for a distance of 78.26 feet; thence bear North 69 degrees 55 minutes 32 seconds West for a distance of 36.20 feet; thence bear South 77 degrees 34 minutes 26 seconds West for a distance of 91.66 feet; thence bear North 12 degrees 22 minutes 12 seconds West for a distance of 15 feet, back to the Point of Beginning.

Together With and Subject To:

A Boating Easement for ingress and egress, being Ten feet wide (10') each side of the centerline of a Boat Basin Channel, said centerline being more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Government Lot 6, bear South 89 degrees 58 minutes 33 seconds East on the Southerly line of said Government lot 6 for a distance of 305.73 feet to the Southeast corner of a Tract of Land known as the 10 Foot Strip; thence continue bearing South 89 degrees 58 minutes 33 seconds East, along said southerly line, for a distance of 30.72 feet; thence bear North 12 degrees 22 minutes 12 seconds East for a distance of 24.06 feet; thence bear North 79 degrees 17 minutes 00 seconds East along the Southerly line of the above described Parcel #1, for a distance of 116.26 feet, more or less, to the Mean High Water line of an existing Boat Basin; thence continue bearing North 79 degrees 17 minutes 00 Seconds East for a distance of 61.82 feet, more or less, to a point on the centerline of an existing channel, said point to be known as the POINT OF BEGINNING of the Easement hereinafter described; from said Point of Beginning bear North 84 degrees 42 minutes 21 seconds East along said centerline and the Easterly Projection thereof, for a distance of 264.31 feet, more or less to a point on the Easterly line of the submerged land as described in Official Records Book 261, Page 501, and TO THE TERMINUS of this centerline.

Doc# 2138478  
Bk# 2873 Pg# 640

Doc# 2209884 03/07/2019 11:27AM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

03/07/2019 11:27AM  
DEED DOC STAMP CL: Mari \$948.50

**27-SPD.04 06/99 (Valuable consideration without mineral rights)**

This instrument prepared by,  
or under the direction of,  
Alicia Trujillo, Esq.  
State of Florida  
Department of Transportation  
Address: 1000 NW 111<sup>th</sup> Avenue  
Miami, Florida 33172

Item/Segment No.: 2502531  
Sec/Job No. : 90020-2516  
SR No. : 5/ Overseas Hwy  
Managing District : Six  
Parcel Nos. : 540 and 541

Doc# 2209884  
Bk# 2952 Pg# 1150

**QUITCLAIM DEED**

THIS INDENTURE, Made this 6<sup>th</sup> day of March, 2019, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Grantor, whose address is 1000 NW 111<sup>th</sup> Avenue, Miami, Florida 33172, and LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC., a Foreign Limited Liability Company, Grantee, whose address is 600 6th Street S. Kirkland, WA 98033.

**WITNESSETH**

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Grantor, by action of the District Secretary, District Six Florida Department of Transportation on September 10, 2018, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Grantee.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, and assigns, forever, all the right, title and interest in all that certain land situated in Monroe County, Florida, viz:

See Exhibit A attached hereto and made a part hereof (the "Premises")

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Grantee.

THIS CONVEYANCE IS made subject to access control requirements, any unpaid taxes, assessments, liens, reservations, utilities or easements of any kind which may be in place, or encumbrances of any nature whatsoever which the Grantee hereunder and herein assumes.

**Doc# 2209884**  
**Bk# 2952 Pg# 1151**

Item/Segment No.: 2502531  
Sec/Job No. : 90020-2516  
SR No. : 5/ Overseas Hwy  
Managing District : Six  
Parcel Nos. : 540 and 541

RESERVING UNTO THE GRANTOR and its successors, an undivided three-fourths interest in, and title in and to, an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same on all lands wherein the Grantor holds the requisite interest.

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Doc# 2209884  
Bk# 2952 Pg# 1152

Item/Segment No.: 2502531  
Sec/Job No. : 90020-2516  
SR No. : 5/ Overseas Hwy  
Managing District : Six  
Parcel Nos. : 540 and 541

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and the State of Florida Department of Transportation by its District Secretary, District Six and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

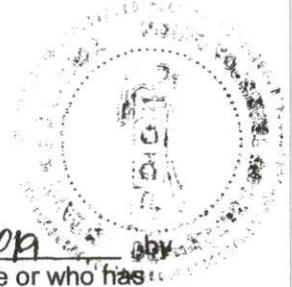
By: [Signature]  
(print name) James Wolfe, P.E.  
District Six Secretary

Witness: [Signature]  
(print name) Andre' M. Bouclé

Witness: [Signature]  
(print name) Stephanie Gonzalez

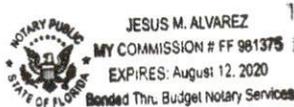
ATTEST: [Signature]  
(print name) CRISTINA CUESTA

(Affix Department Seal)



STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 6<sup>th</sup> of March, 2019 by James Wolfe, P.E., District Secretary for District Six, who is personally known to me or who has produced N/A as identification.



[Signature]  
(type/print name) Jesus Alvarez

Notary Public in and for the County and State last aforesaid.

(Affix Notary Seal) My Commission Expires: 8-12-2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
PARCEL NO. 540**

SECTION 28, TOWNSHIP 66  
SOUTH, RANGE 29 EAST  
LITTLE TORCH KEY, MONROE  
COUNTY, FLORIDA  
MILE MARKER NUMBER 28.5

A tract of land in Section 28, Township 66 South, Range 29 East, on Little Torch Key, Monroe County, Florida and being more particularly described as follows:

COMMENCE at the Intersection of the centerline U.S. Highway No.1 (State Road 5) and the northerly projection of the Easterly Right-of-Way line of Pirates Road as shown on the Plat of JOLLY ROGER ESTATES, recorded in Plat Book 5 at Page 34 of the Public Records of Monroe County, Florida; Thence South 00°27'12" East along the Right-of-Way line of said Pirates Road and its projection, for 204.78 feet to a point on the Southerly Right-of-Way line of U.S. Highway No. 1 (State Road 5);

Thence North 77°09'18" East along said Southerly Right-of-Way line of U.S. Highway No.1 (State Road 5), for 246.12 feet to the POINT OF BEGINNING;

Thence North 12°50'42" West, for 50.00 feet to a point;

**Doc# 2209884  
Bk# 2952 Pg# 1153**

Thence North 04°09'06" East, for 26.03 feet to a point;

Thence North 78°56'07" East, for 200.00 feet to a point;

Thence South 14°11'36" East, for 54.96 feet to a point;

Thence South 77°31'18" East, for 32.11 feet to a point on the Southerly Right-of-Way line of U.S. Highway No. 1 (State Road 5);

Thence South 77°09'18" West along said Southerly Right-of-Way line of U.S. Highway No.1 (State Road 5), for 237.83 feet to the POINT OF BEGINNING;

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in Monroe County, Florida. Said lands contain 15,077 square feet or 0.34 acres, more or less.

**SURVEYOR'S NOTES:**

1. THIS SKETCH DOES NOT REPRESENT A SURVEY.
2. BEARING BASE: THE CENTERLINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AT N77°09'18"E.
3. ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
5. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
6. 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.

DATED: 11/22/2015

NOT WHOLE OR COMPLETE  
WITHOUT SHEET 2 OF 2

REECE & ASSOCIATES, LB7846  
127 Industrial Road, Suite B (PO BOX 432123)  
Big Pine Key, Florida 33043  
Office (305) 872-1348  
Fax (305) 872-5622

Florida Department of Transportation District Six  
Item/Seg. No.: N/A  
Sect/Job No.: 90020  
S.R. No.: 5, Overseas Highway  
County: Monroe  
Parcel No.: 540

NOT VALID WITHOUT THE  
SIGNATURE AND THE  
ORIGINAL RAISED  
SEAL OF A FLORIDA  
SURVEYOR AND MAPPER

ROBERT E. REECE, PSM 5632

SHEET 1 OF 2

### EXHIBIT "A"

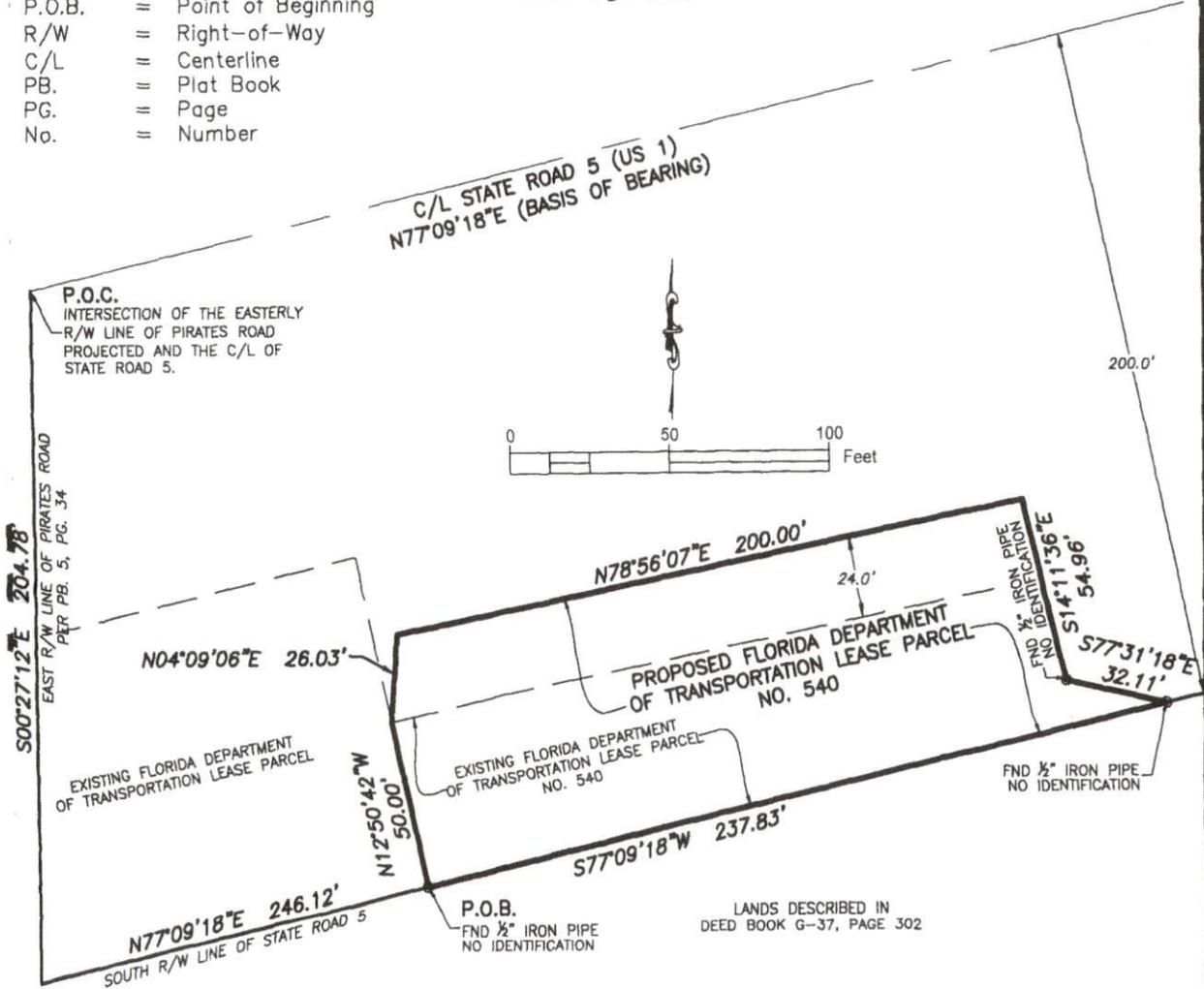
### SKETCH OF LEGAL DESCRIPTION PARCEL NO. 540

SECTION 28, TOWNSHIP 66  
SOUTH, RANGE 29 EAST  
LITTLE TORCH KEY, MONROE  
COUNTY, FLORIDA  
MILE MARKER NUMBER 28.5

**LEGEND:**

- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- R/W = Right-of-Way
- C/L = Centerline
- PB. = Plat Book
- PG. = Page
- No. = Number

Doc# 2209884  
Bk# 2952 Pg# 1154



DATED: 11/22/2015

NOT WHOLE OR COMPLETE  
WITHOUT SHEET 1 OF 2

REECE & ASSOCIATES, LB7846  
127 Industrial Road, Suite B (PO BOX 432123)  
Big Pine Key, Florida 33043  
Office (305) 872-1348  
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Florida Department of Transportation District Six  
Item/Seg. No.: N/A  
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S.R. No.: 5, Overseas Highway  
County: Monroe  
Parcel No.: 540

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SEAL OF A FLORIDA  
SURVEYOR AND MAPPER

ROBERT E. REECE, PSM 5632

SHEET 2 OF 2

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARCEL NO. 541**

SECTION 28, TOWNSHIP 66  
SOUTH, RANGE 29 EAST  
LITTLE TORCH KEY, MONROE  
COUNTY, FLORIDA  
MILE MARKER NUMBER 28.5

Doc# 2209884  
Bk# 2932 P# 1155

A tract of land in Section 28, Township 66 South, Range 29 East, on Little Torch Key, Monroe County, Florida and being more particularly described as follows:

COMMENCE at the Intersection of the centerline U.S. Highway No.1 (State Road 5) and the northerly projection of the Easterly Right-of-Way line of Pirates Road as shown on the Plat of JOLLY ROGER ESTATES, recorded in Plat Book 5 at Page 34 of the Public Records of Monroe County, Florida; Thence South 00°27'12" East along the Right-of-Way line of said Pirates Road and its projection, for 204.78 feet to a point on the Southerly Right-of-Way line of U.S. Highway No. 1 (State Road 5);

Thence North 77°09'18" East along said Southerly Right-of-Way line of U.S. Highway No.1 (State Road 5), for 89.83 feet to the POINT OF BEGINNING;

Thence North 12°50'56" West, for 35.27 feet to a point on a line parallel with and 35.27 feet Northerly of the Southerly Right-of-Way line of U.S. Highway No. 1 (State Road 5);

Thence North 77°09'18" East along said parallel line, for 91.81 feet to a point;

Thence South 12°50'56" East, for 35.27 feet to a point on the Southerly Right-of-Way line of U.S. Highway No. 1 (State Road 5);

Thence South 77°09'18" West along said Southerly Right-of-Way line of U.S. Highway No.1 (State Road 5), for 91.81 feet to the POINT OF BEGINNING;

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in Monroe County, Florida.

Said lands contain 3,238 square feet or 0.07 acres, more or less.

**SURVEYOR'S NOTES:**

1. THIS SKETCH DOES NOT REPRESENT A SURVEY.
2. BEARING BASE: THE CENTERLINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AT N77°09'18"E.
3. ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
5. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
6. 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.

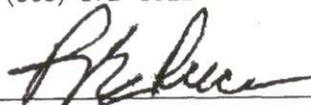
DATED: 11/22/2015

NOT WHOLE OR COMPLETE  
WITHOUT SHEET 2 OF 2

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Florida Department of Transportation District Six  
Item/Seq. No.: N/A  
Sect/Job No.: 90020  
S.R. No.: 5, Overseas Highway  
County: Monroe  
Parcel No.: 541

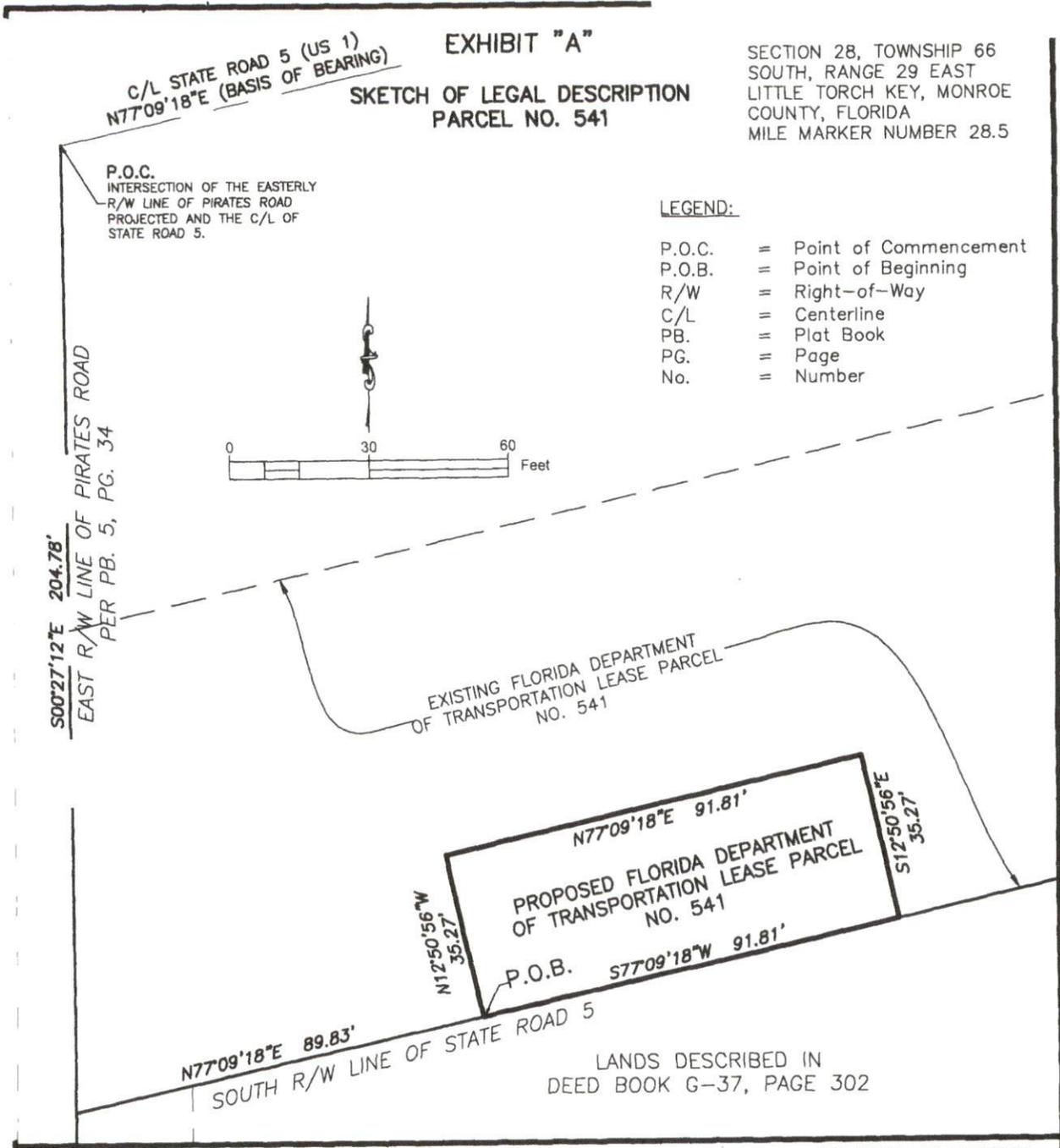
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SURVEYOR AND MAPPER



ROBERT E. REECE, PSM 5632

SHEET 1 OF 2

Doc# 2209884  
Bk# 2952 Pg# 1156



DATED: 11/22/2015

NOT WHOLE OR COMPLETE  
WITHOUT SHEET 1 OF 2

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SURVEYOR AND MAPPER

Florida Department of Transportation District Six  
Item/Seg. No.: N/A  
Sect/Job No.: 90020  
S.R. No.: 5, Overseas Highway  
County: Monroe  
Parcel No.: 541

SHEET 2 OF 2

## Property Record Cards



**Disclaimer**

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

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

**Summary**

Parcel ID 00113570-000100  
 Account# 8868898  
 Property ID 8868898  
 Millage Group 100H  
 Location 28550 OVERSEAS Hwy, LITTLE TORCH KEY  
 Address  
 Legal Description 28 66 29 PT LT 6 AND PT LT 11 AND 10FT STRIP OF LAND S OF H/W AND ISLAND AND PT BAY BTM ELY LT 6 LITTLE TORCH KEY G37-302/03 OR192-400/01 OR210-8 OR261-501(II DEED 23191) OR275-408 OR382-781 OR388-813/16 OR390-851E OR407-148/49 OR407-150/51 OR407-151/53 OR548-206D/C OR631-508 OR643-686 OR643-687/90AFF OR658-270E OR678-15/16 OR678-170 R740-713/14E OR828-1499D/C OR828-1502/03 OR828-1504/05 OR828-1506/07 OR828-1508 OR828-1509/10 OR840-92/93 OR993-741/44 OR1164-2047/48 OR1311-352/55 OR1311-356/358 OR1375-1640/43C OR1455-184/87 OR1479-2406/07 OR1482-1276/77 OR1482-1278/79 OR1482-1280E OR1530-2152/56 OR1530-2157/AFF OR1530-2158/61 OR1530-2162/64 OR1530-2165/68 OR1751-1835/36 OR1992-1411 OR2005-1294 OR2005-1295/97 OR2402-764/66 OR2410-336/37 OR2859-2301/18 OR2873-623/40C OR2893-274/76 OR2952-1150  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10050  
 Property Class AIRPORT, MARINAS, BUS TERM (2000)  
 Subdivision  
 Sec/Twp/Rng 28/66/29  
 Affordable No  
 Housing



**Owner**

LITTLE PALM DOLPHIN RESORT DEVELOPMENT LLC  
 C/O DOLPHIN MARINA  
 600 6TH S ST  
 Kirkland WA 98033

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$448,793	\$0	\$0	\$169,465
+ Market Misc Value	\$419,337	\$0	\$0	\$30,747
+ Market Land Value	\$2,494,378	\$750,134	\$475,732	\$392,097
= Just Market Value	\$3,362,508	\$750,134	\$475,732	\$592,309
= Total Assessed Value	\$2,929,989	\$523,305	\$475,732	\$591,262
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,362,508	\$750,134	\$475,732	\$592,309

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(2000)	190,335.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	1.10	Acreage	0	0
(9500)	1.18	Acreage	0	0

**Commercial Buildings**

**Style** SERV SHOPS ETC / 25C  
**Gross Sq Ft** 669  
**Finished Sq Ft** 481  
**Perimeter** 200  
**Stories** 1  
**Interior Walls**  
**Exterior Walls** MIN WOOD SIDING  
**Quality** 200 ()  
**Roof Type** GABLE/HIP  
**Roof Material** METAL  
**Exterior Wall1** MIN WOOD SIDING  
**Exterior Wall2**  
**Foundation** CONCRETE SLAB  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 0  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1963  
**Year Remodeled** 0  
**Effective Year Built** 1995  
**Condition** AVERAGE

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	156	0	50
FLA	FLOOR LIV AREA	481	481	126
OOU	OP PR UNFIN UL	32	0	24
<b>TOTAL</b>		<b>669</b>	<b>481</b>	<b>200</b>

**Style** OFFICE BLD-1 STORY / 17C  
**Gross Sq Ft** 7,703  
**Finished Sq Ft** 3,056  
**Perimeter** 1,078  
**Stories** 1  
**Interior Walls**  
**Exterior Walls** C.B.S.  
**Quality** 300 ()  
**Roof Type** FLAT OR SHED  
**Roof Material** TAR & GRAVEL  
**Exterior Wall1** C.B.S.  
**Exterior Wall2**  
**Foundation** CONCR FTR  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 0  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1968  
**Year Remodeled** 0  
**Effective Year Built** 2000  
**Condition** AVERAGE

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	3,456	0	410
OPX	EXC OPEN PORCH	580	0	126
FLA	FLOOR LIV AREA	3,056	3,056	330
CLP	LOAD PLATFM	84	0	40
OPU	OP PR UNFIN LL	95	0	68
OPF	OP PRCH FIN LL	32	0	24
SBF	UTIL FIN BLK	400	0	80
<b>TOTAL</b>		<b>7,703</b>	<b>3,056</b>	<b>1,078</b>

Style	RETAIL MIN INT / 11E
Gross Sq Ft	1,530
Finished Sq Ft	1,240
Perimeter	278
Stories	1
Interior Walls	DRYWALL
Exterior Walls	CUSTOM
Quality	350 ()
Roof Type	GABLE/HIP
Roof Material	WOOD SHINGLE
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	WD CONC PADS
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	CERM/CLAY TILE with 0% SFT/HD WD
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2019
Year Remodeled	0
Effective Year Built	2020
Condition	EXCELLENT

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	208	0	68
FLA	FLOOR LIV AREA	1,240	1,240	156
OPU	OP PR UNFIN LL	50	0	30
SBF	UTIL FIN BLK	32	0	24
<b>TOTAL</b>		<b>1,530</b>	<b>1,240</b>	<b>278</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1967	1968	1	345 SF	2
CONC DAVITS	1975	1976	1	1 UT	1
UTILITY BLDG	1975	1976	1	100 SF	2
CONCRETE DOCK	1975	1976	1	1000 SF	4
SEAWALL	1975	1976	1	1275 SF	4
CONC PATIO	1975	1976	1	140 SF	2
CONCRETE DOCK	1975	1976	1	2175 SF	4
SEAWALL	1975	1976	1	345 SF	2
CONC PATIO	1975	1976	1	36 SF	1
BOAT RAMP	1975	1976	1	432 SF	2
WOOD DOCKS	1975	1976	1	585 SF	4
SEAWALL	1975	1976	1	720 SF	4
RW2	1985	1986	1	102 SF	4
FENCES	1985	1986	1	270 SF	3
FENCES	1985	1986	1	300 SF	2
FENCES	1985	1986	1	490 SF	2
CONC DAVITS	1987	1988	1	1 UT	1
FENCES	1987	1988	1	1015 SF	2
WOOD DECK	1987	1988	1	440 SF	3
TIKI	1989	1990	1	100 SF	2
WOOD DECK	1989	1990	1	1250 SF	1
TIKI	1989	1990	1	240 SF	2
WALL AIR COND	1989	1990	1	5 UT	2
SEAWALL	1989	1990	1	700 SF	1
TIKI	1989	1990	1	80 SF	5
FENCES	1994	1995	1	336 SF	2
CONCRETE DOCK	2006	2007	1	752 SF	3
SEAWALL	2006	2007	1	752 SF	4
CONC PATIO	2008	2009	1	352 SF	2
WOOD DOCKS	2019	2020	1	1500 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/6/2019	\$135,500	Quit Claim Deed	2209884	2952	1150	31 - Unqualified	Improved
9/5/2017	\$0	Warranty Deed	2138478	2873	623	11 - Unqualified	Improved
6/4/2017	\$3,800,000	Warranty Deed	2127482	2859	2301	30 - Unqualified	Improved
8/3/1998	\$852,500	Warranty Deed		1530	2152	U - Unqualified	Improved
5/1/1994	\$325,000	Warranty Deed		1311	0352	Q - Qualified	Improved

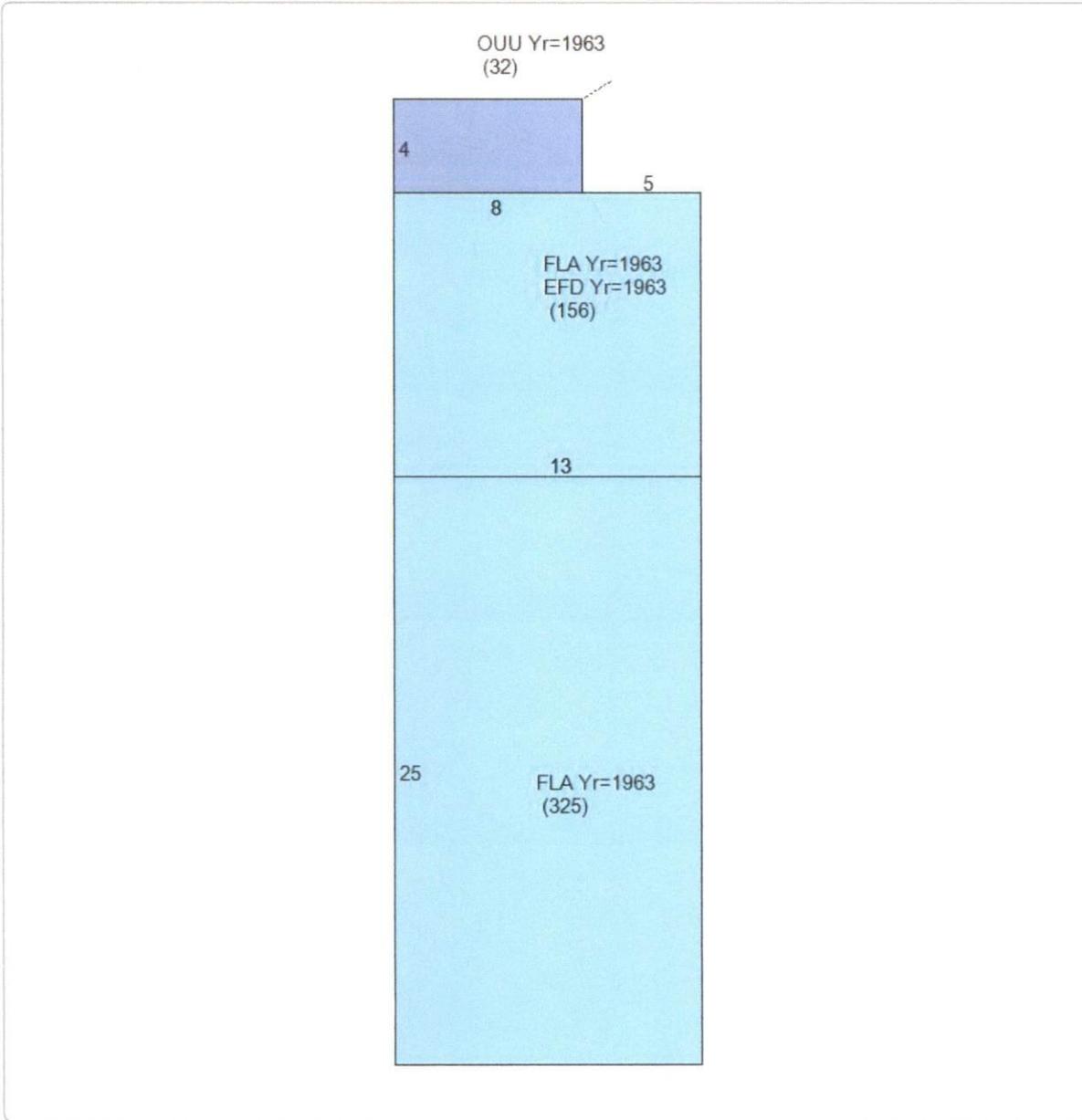
**Permits**

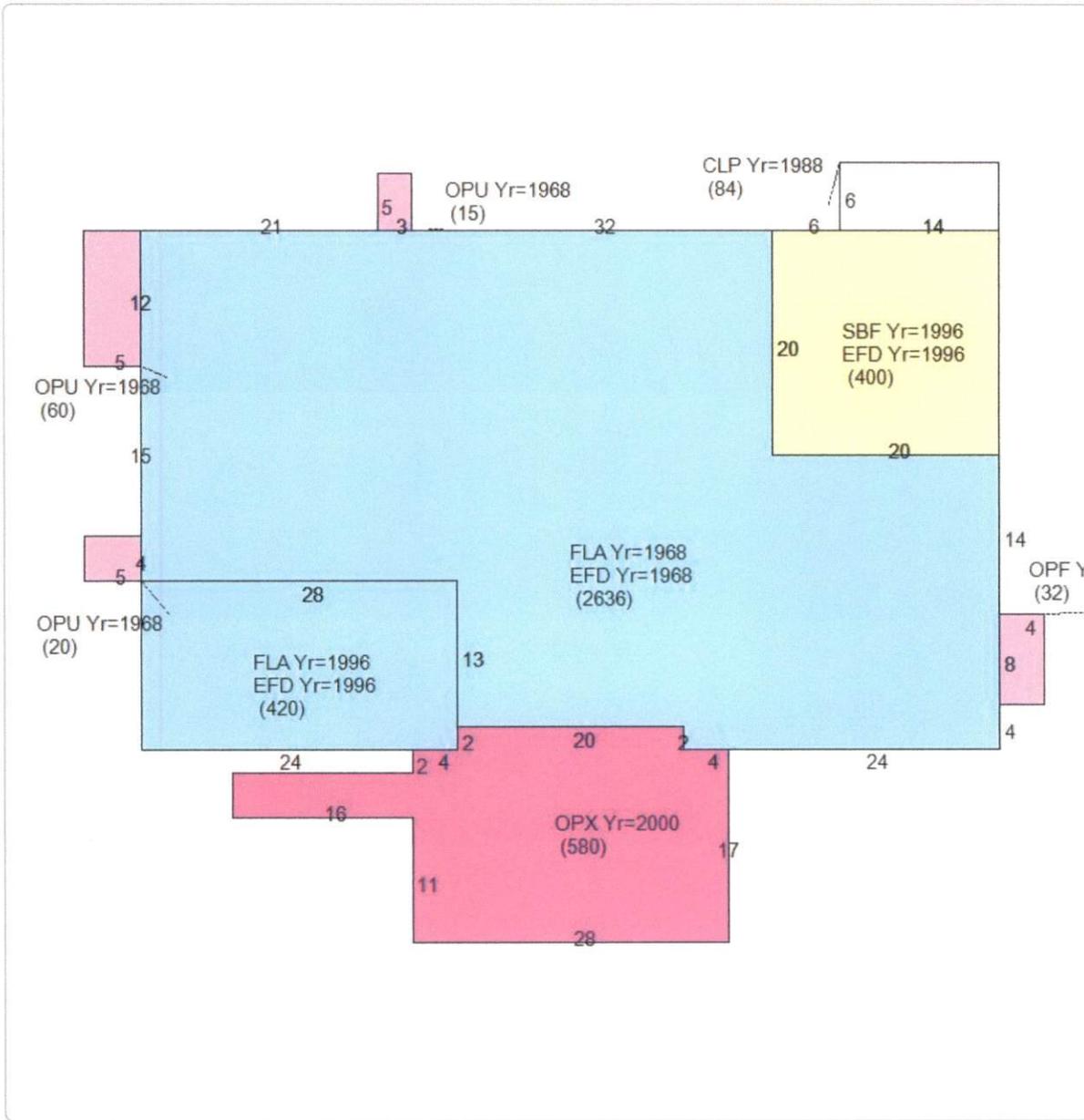
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20100154	5/4/2020		\$7,500	Commercial	
19103502	11/7/2019	1/21/2020	\$2,400	Commercial	INSTALL TEMPORARY POWER POLE
18105445	8/20/2019	5/27/2020	\$300,000	Commercial	1,306 SF RECEPTION BLDG WITH THATCH ROOFING
19101557	6/18/2019		\$11,490	Commercial	(1) TEMPORARY CONSTRUCTION/SALES TRAILER
19100673	5/1/2019		\$14,350	Commercial	APPROVAL TO DEMOLISH 180 S.F. OF UNDERGROUND DOUBLE WALL TANK AND BACK FILL TO EXISTING GRADE, AS PER APPROVED PLAN.
18104514	9/17/2018	6/3/2020	\$184,064	Commercial	DEMO EXISTING DOCK & PILINGS, REPLACE WOOD PILES & WOOD DOCK WITH NEW, INSTALL TRULINE SEAWALL IN FRONT OF BOAT SLIP, BACK FILL BOAT SLIP
18104515	9/17/2018	6/3/2020	\$369,520	Commercial	INSTALL 200 LF TRULINE SEAWALL CONCRETE CAP, REPLACE EXISTING WOOD PILINGS AND WOOD DECKING, BENTS, STRINGERS & DECKING WITH NEW MATERIAL (REPAIR 2,341 SF OF DOCK)
18104516	9/17/2018	6/3/2020	\$250,000	Residential	CONSTRUCT A 226 LF TRULINE SEAWALL WITH CONCRETE CAP
18103989	7/20/2018	8/2/2018	\$2,300	Commercial	SET 30 FT TEMP. POLE, INSTALL 200 AMP NEMA 3R METER COMBO, INSTALL GFI RECEPTACLES, INSTALL 4 POLE MOUNTED LED FLOOD LIGHTS
18102435	6/4/2018		\$41,000	Residential	DEMO STRUCTURES DUE TO EXTENSIVE DAMAGE RESULTING FROM HURR. IRMA
18102438	6/4/2018		\$123,000	Commercial	DEMO STRUCTURES WITH EXTENSIVE DAMAGE RESULTING FROM HURR. IRMA
1143341	3/26/2015	12/15/2015	\$27,000	Commercial	ROOF-OFFICE/GIFTSHOP
14101522	4/9/2014	12/31/2014	\$3,265	Commercial	REPLACE 2.5 TON A/C UNIT
11102482	5/20/2011		\$8,000		SFR & SHED DEMO
11101106	3/30/2011	5/17/2011	\$0	Commercial	REPLACE 225 AMP 1 PHASE WITH CONSOLIDATED CT METERING
09103240	8/20/2009	12/30/2009	\$2,000	Commercial	REPAIR DOCK
07104049	3/10/2008	12/17/2008	\$8,500		Wood Dk R&R w/pilings
07100626	3/23/2007	11/7/2007	\$60,000		Repair dock/same footprint (permit was pulled on AK1143375, but DK is on this parcel).
07100545	2/2/2007	11/7/2007	\$250		Demo portion of dock.
04101085	3/31/2004	12/30/2004	\$1,700		DEMO
03104789	12/1/2003	8/17/2006	\$90,000	Commercial	DOCK/SEAWALL
99/3129	12/29/1999		\$95	Commercial	ROOFING
99100832	12/3/1999	11/19/1999	\$8,000	Commercial	REPLACE 90 SF SIGN - 29 FT HIGH
99102239	9/16/1999	11/19/1999	\$1,500	Commercial	RE-ROOF BLDG #3
98102485	12/23/1998	11/19/1999	\$80,000	Commercial	ROOFING - MISC BLDG REPAIRS (HURR. REPAIRS)
95-1052	8/1/1995	11/1/1995	\$200	Commercial	FENCE
A-12618	12/1/1984	12/1/1985	\$700	Commercial	FIRE DAMAGE REMAINS
A-12619	12/1/1984	4/1/1985	\$60,480	Commercial	REPAIR WATCHMANS QUARTERS

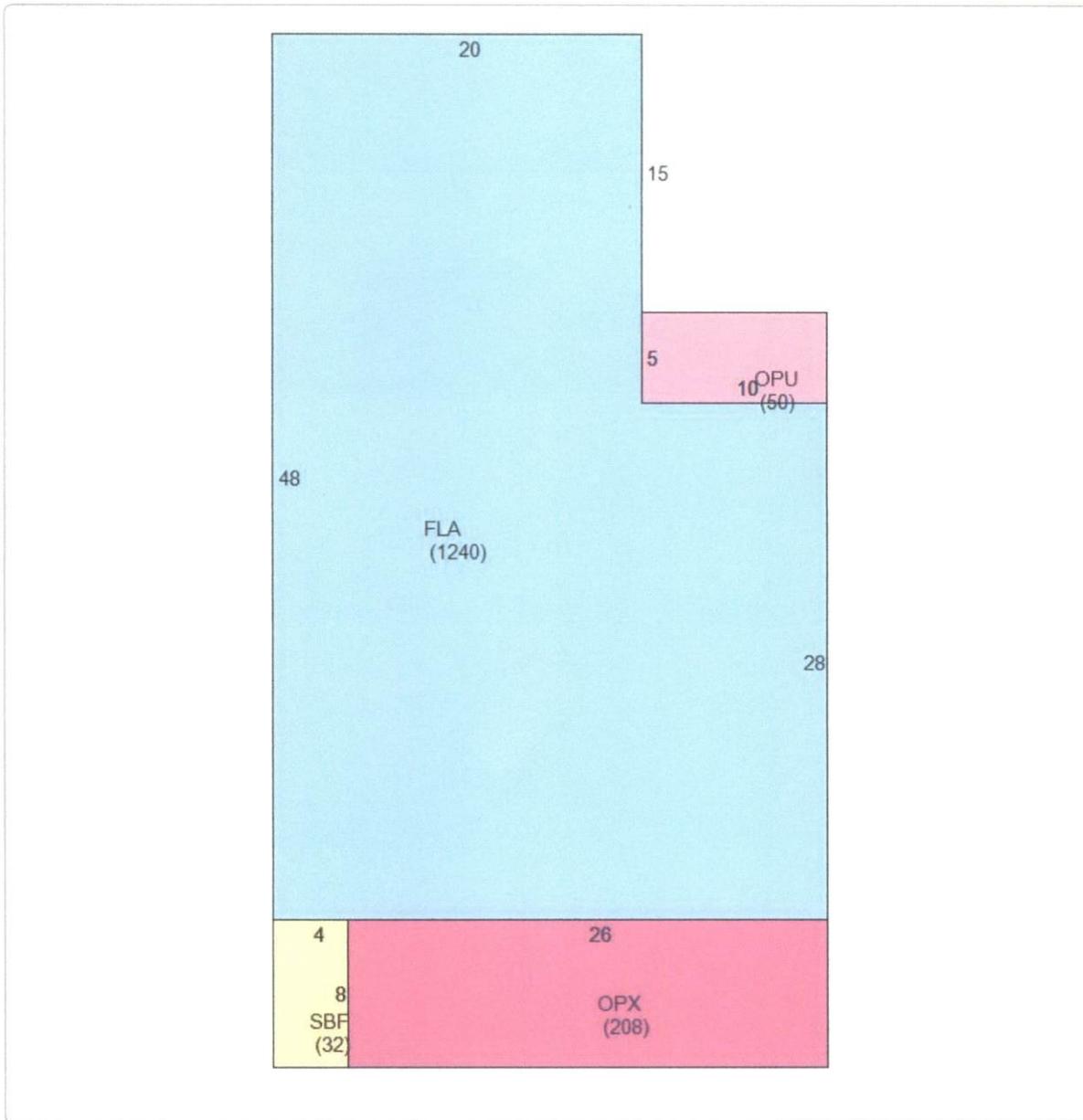
**View Tax Info**

[View Taxes for this Parcel](#)

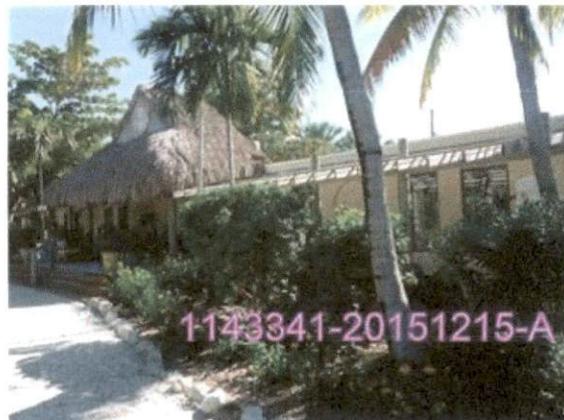
**Sketches (click to enlarge)**

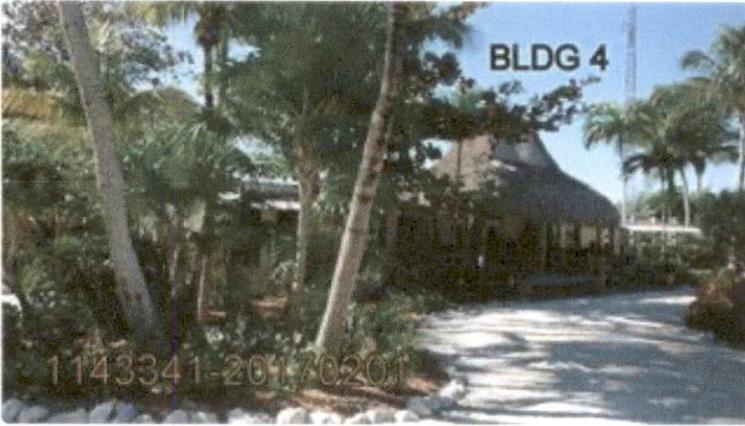






Photos





Map



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2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.



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## Radius Reports

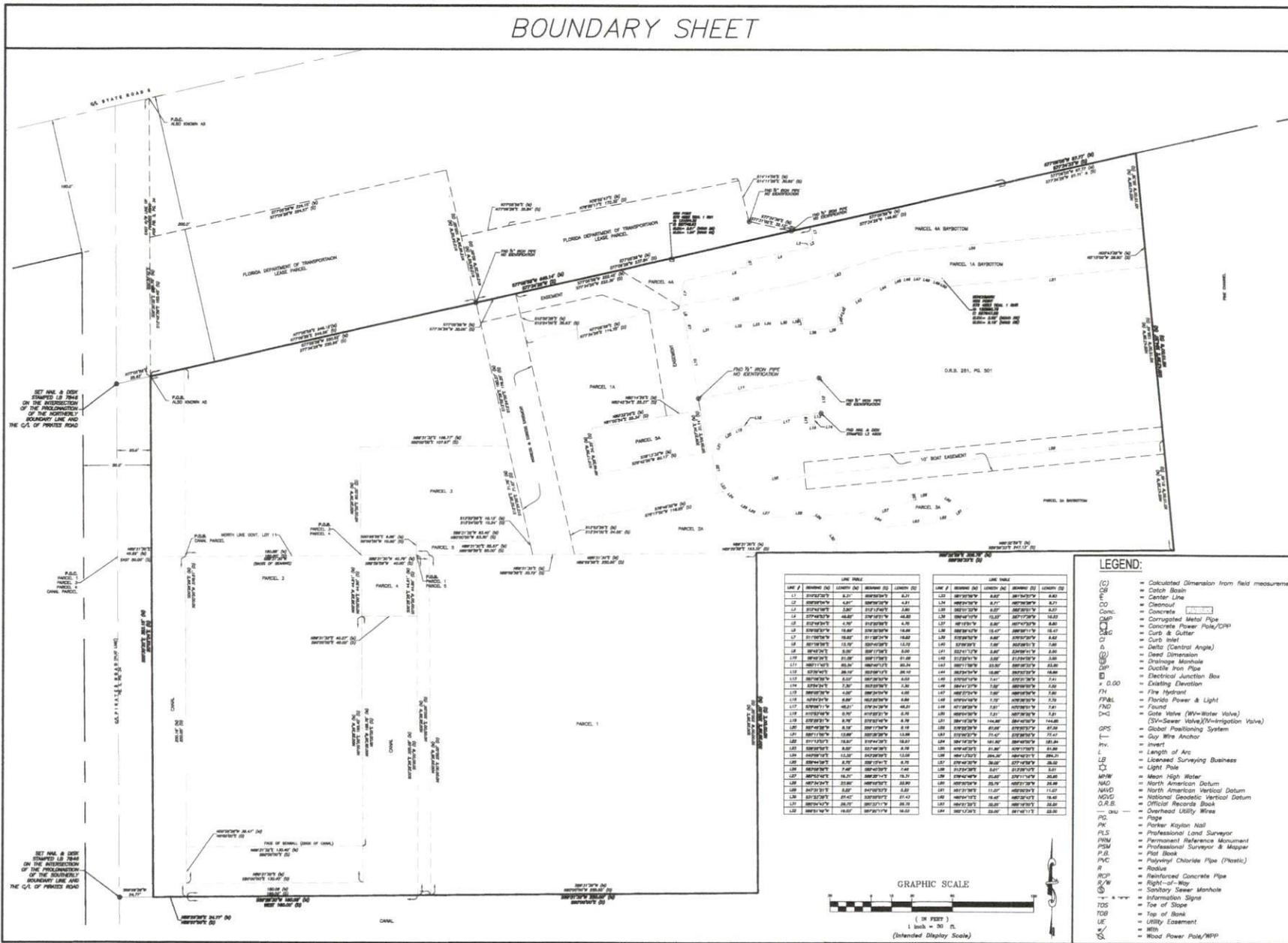


ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip
00113820-000000	NATURE CONSERVANCY THE	2500 Maitland Center Pkwy			Maitland, FL 32751
00113640-000000	NATURE CONSERVANCY THE	2500 Maitland Center Pkwy			Maitland, FL 32751
00218735-000100	MCKASTY JR JOSEPH A	150 La Fitte Rd			Little Torch Key, FL 33042
00214970-000000	CLP LITTLE TORCH LLC	1801 AUSTRALIAN Ave			West Palm Beach, FL 33409
00215380-000000	OIEN CHRISTINE A	243 Pirates Rd			Summerland Key, FL 33042
00113830-000000	MONROE COUNTY	1100 Simonton St			Key West, FL 33040
00216070-000000	SCHROEDER DORSEY A	133 Blackbeard Rd			Little Torch Key, FL 33042
00215430-000000	TEAHAN CHRISTINA	181 Pirates Rd			Little Torch Key, FL 33042
00215410-000000	LEWIS LINDA A	213 Pirates Rd			Little Torch Key, FL 33042
00216040-000000	HALLDORSON SYLVIA S REV LIVING TRUST 2/2/2005	163 Blackbeard Rd			Summerland Key, FL 33042
00218720-000000	FARRETTA ANTHONY P	135 La Fitte Rd			Summerland Key, FL 33042
00215450-000000	JOHNSON DEBORAH J REV TRST 1/17/03	1255 N 15th St			Summerland Key, FL 33042
00215680-000000	CARPENTER LESLIE A	244 Blackbeard Rd			Immokalee, FL 34142
00215420-000000	LEWIS LINDA A	213 Pirates Rd			Summerland Key, FL 33042
00218735-000200	GRISCOM ROSEMARY	PO Box 1942			Holmes Beach, FL 34218
00113601-000000	BOT TIF	C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee, FL 32399
00215720-000000	ALEXANDER KRISTY	192 Blackbeard Rd			Summerland Key, FL 33042
00216020-000000	BARBANERA REALTY TRUST 1/22/2020	C/O GABRIEL JONATHAN S TRUSTEE	PO Box 682		Northborough, MA 01532
00218710-000000	DAWSON CAROL A	145 La Fitte Rd			Little Torch Key, FL 33042
00218660-000000	SPINA DAVID W	195 La Fitte Rd			Little Torch Key, FL 33042
00216110-000000	OLSON VICTOR W	28531 Dirk Rd			Little Torch Key, FL 33042
00215710-000000	NYBLAD GABRIEL JOHN	214 Blackbeard Rd			Summerland Key, FL 33042
00215760-000000	JEFFREY ALEXIS CAMERON IRWIN	55 Loft Dr			Martinsville, NJ 08836
00216030-000000	TRIMBUR ROBERT C	183 Blackbeard Rd			Little Torch Key, FL 33042
00216010-000000	VUMBICO MARC	907 Dutchess			Poughkeepsie, NY 12603
00216100-000000	DECOU BARBARA P	2540 Christian Dr			Chaska, MN 55318
00218680-000000	JOIA LLC	8950 SW 74th Ct			Miami, FL 33156
00215400-000000	LEWIS LINDA A	213 Pirates Rd			Summerland Key, FL 33042
00215750-000000	SVETC EUGENE F	C/O CONSUMER SUPPORT SERVICES	PO Box 140029		Anchorage, AK 99514
00215980-000000	HUMPHREYS TAD J	4013 W Tacon St			Tampa, FL 33629
00113650-000000	MONROE COUNTY	1100 Simonton St			Key West, FL 33040
00216090-000000	BARRY CHARLOTTE D	28562 Dirk Rd			Summerland Key, FL 33042
00215690-000000	QUERCI ROSE M	234 Blackbeard Rd			Little Torch Key, FL 33042
00215770-000000	EASTERN DEVELOPERS INC	72 Miller Place Middle Island Rd			Mount Sinai, NY 11766
00215700-000000	FREEMAN RYAN	4800 Farr Rd			Fruitport, MI 49415
00216050-000000	TUTTLE MARGARET R	153 Blackbeard Rd			Summerland Key, FL 33042
00216080-000000	BARTOSH JAMES H	10924 Hunters Woods Ln			Irwin, PA 15642
00218690-000000	BROWN DAVID L	165 La Fitte Rd			Little Torch Key, FL 33042
00218650-000000	BUDNICK BECKY L	217 La Fitte Rd			Summerland Key, FL 33042
00214960-000000	CLP JHVA OVERSEAS HWY LLC	1801 S Australian Ave			West Palm Beach, FL 33409
00214960-000100	CLP 53 BARRY LLC	C/O COPPERLINE PARTNERS	1801 S AUSTRALIAN AVE		West Palm Beach, FL 33409
00113570-000100	LITTLE PALM DOLPHIN RESORT DEVELOPMENT LLC	C/O DOLPHIN MARINA	600 6TH SST		Kirkland, WA 98033
00216060-000000	BARROWS ARMANDO A	27336 Tobago Ln			Ramrod Key, FL 33042
00218700-000000	ROBERTS LINDA JEANNE	155 La Fitte Rd			Summerland Key, FL 33042
00215471-000000	LITTLE TORCH PROPERTIES INC	C/O PARDO JOSEPH RECEIVER	416 W San Marino Dr		Miami Beach, FL 33139
00215460-000000	PEERY-PREVATT PATTY L	PO Box 431956			Big Pine Key, FL 33043
00215990-000000	CHITTENDEN III WILLIAM	PO Box 420949			Summerland Key, FL 33042
00215730-000000	ROMEO WILLIAM A	5318 Virginia Ave SE			Charleston, WV 25304
00215740-000000	JONES FAMILY TRUST 5/24/2017	C/O CHARLES C JONES TRUSTEE	700 WALTER DRIVE		New Lenox, IL 60451
00216130-000000	PACHA DEIRDRE S	224 Orange Ridge Cir			Longwood, FL 32779
00218670-000000	COTELO HOLDINGS FAMILY LIMITED PARTNERSHIP	1878 Dino Blvd			Toms River, NJ 08755
00216000-000000	BLOCKER BARBARA	110 12th St			Immokalee, FL 34142
00215440-000000	JOHNSON DEBORAH J REV TRST 1/17/03	1255 N 15th St			Immokalee, FL 34142
00215390-000000	HAYDEN KAREN KEMP	702 LAKESHORE Dr			Immokalee, FL 34142
00216120-000000	CATALDI RICHARD J	661 W Shore Rd			Warwick, RI 02889

Survey

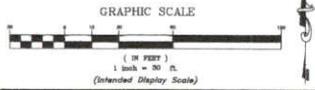


# BOUNDARY SHEET



LINE #	Bearing (D)	Length (D)	Bearing (D)	Length (D)	LINE #	Bearing (D)	Length (D)	Bearing (D)	Length (D)
1.1	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.1	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.2	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.2	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.3	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.3	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.4	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.4	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.5	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.5	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.6	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.6	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.7	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.7	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.8	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.8	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.9	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.9	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.10	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.10	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.11	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.11	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.12	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.12	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.13	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.13	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.14	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.14	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.15	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.15	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.16	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.16	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.17	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.17	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.18	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.18	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.19	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.19	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.20	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.20	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.21	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.21	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.22	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.22	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.23	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.23	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.24	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.24	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.25	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.25	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.26	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.26	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.27	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.27	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.28	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.28	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.29	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.29	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.30	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.30	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.31	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.31	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.32	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.32	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.33	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.33	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.34	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.34	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.35	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.35	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.36	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.36	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.37	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.37	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.38	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.38	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.39	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.39	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.40	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.40	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.41	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.41	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.42	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.42	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.43	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.43	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.44	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.44	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.45	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.45	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.46	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.46	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.47	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.47	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.48	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.48	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.49	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.49	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00
1.50	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00	1.50	S 89° 15' 00" W	10.00	S 89° 15' 00" W	10.00

- LEGEND:**
- (C) = Calculated Dimension from field measurements
  - CB = Center Line
  - CL = Center Line
  - Conc. = Concrete
  - CP = Corrugated Metal Pipe
  - CPW = Concrete Power Poly/CPW
  - C&G = Curb & Gutter
  - CI = Curb Inlet
  - CA = Delta (Central Angle)
  - CD = Dead Dimension
  - DM = Drainage Manhole
  - DI = Ductile Iron Pipe
  - EB = Electrical Junction Box
  - EX = Existing Elevation
  - FM = Fire Hydrant
  - FL = Flexible Power & Light
  - FOUND = Found
  - GW = Gate Valve (W-Water Valve)
  - SSV = Sewer Valve (S-Sewer Valve)
  - GPS = Global Positioning System
  - GW = Guy Wire Anchor
  - Inv. = Invert
  - LA = Length of Arc
  - LS = Licensed Surveying Business
  - LP = Light Pole
  - MHW = Mean High Water
  - NAD = North American Datum
  - NVD = National Geodetic Vertical Datum
  - ORBS = Official Records Book
  - OW = Overhead Utility Wires
  - PK = Parker Keyton Nail
  - PLS = Professional Land Surveyor
  - PRM = Permanent Reference Monument
  - PSM = Professional Surveyor & Mapper
  - P.B. = Plot Book
  - PVC = Polyvinyl Chloride Pipe (Plastic)
  - R = Radius
  - RCP = Reinforced Concrete Pipe
  - ROW = Right-of-Way
  - SSM = Sanitary Sewer Manhole
  - IS = Information Signs
  - TOS = Top of Slope
  - TOB = Top of Bank
  - UE = Utility Easement
  - W = With
  - WPP = Wood Power Pole/WPP



REYES & ASSOCIATES, INC.  
PROFESSIONAL SURVEYOR AND MAPPER  
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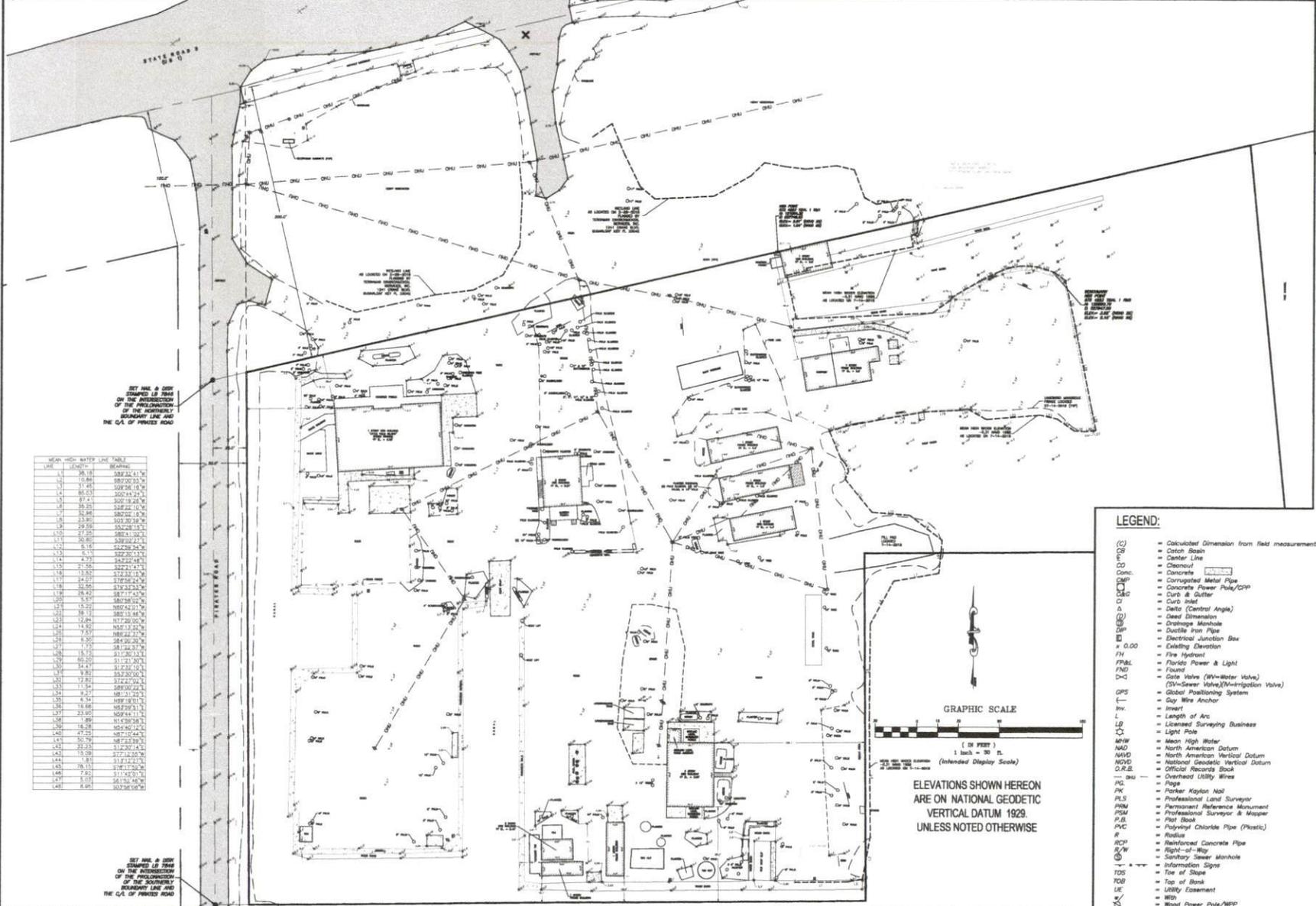
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DATE: 7/13/2015

SHEET 2 OF 3

DOLPHIN MARINA  
28520 OVERSEAS HWY.  
LITTLE ROCK AR, 72142

# TOPOGRAPHIC SHEET

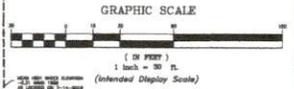


MEAN HIGH WATER TABLE

LINE	STATION	MEAN
10	25.18	589.22.417%
11	10.84	589.20.357%
12	17.41	589.26.187%
13	85.03	589.44.247%
14	81.4	589.28.287%
15	35.35	589.22.107%
16	35.94	589.21.37%
17	23.91	589.30.387%
18	23.91	589.24.137%
19	23.91	589.24.137%
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97	23.91	589.24.137%
98	23.91	589.24.137%
99	23.91	589.24.137%
100	23.91	589.24.137%

SEE ME & SIGN  
ON THE INTERSECTION  
OF THE PROLONGATION  
OF THE NORTHERLY  
BOUNDARY LINE AND  
THE C/L OF PRIVATE ROAD

SEE ME & SIGN  
ON THE INTERSECTION  
OF THE PROLONGATION  
OF THE SOUTHERLY  
BOUNDARY LINE AND  
THE C/L OF PRIVATE ROAD



ELEVATIONS SHOWN HEREON  
ARE ON NATIONAL GEODETIC  
VERTICAL DATUM 1929.  
UNLESS NOTED OTHERWISE

- LEGEND:**
- = Calculated Dimension from field measurements
  - = Catch Basin
  - = Center Line
  - = Channel
  - = Concrete
  - = Corrugated Metal Pipe
  - = Concrete Power Pole/CPP
  - = Curb & Gutter
  - = Curb Inlet
  - = Delta (Central Angle)
  - = Dead Dimension
  - = Drainage Manhole
  - = Ductile Iron Pipe
  - = Electrical Junction Box
  - = Existing Elevation
  - = Fire Hydrant
  - = Florida Power & Light
  - = Found
  - = Gate Valve (W-Water Valve)
  - = (D-Sewer Valve)(W-irrigation Valve)
  - = GPS
  - = Guy Wire Anchor
  - = Invert
  - = Length of Arc
  - = Licensed Surveying Business
  - = Light Pole
  - = Mean High Water
  - = North American Datum
  - = North American Vertical Datum
  - = National Geodetic Vertical Datum
  - = Official Records Book
  - = Overhead Utility Wires
  - = Page
  - = Parker Keyton Nail
  - = Professional Land Surveyor
  - = Permanent Reference Monument
  - = Professional Surveyor & Mapper
  - = Flat Stake
  - = Polyvinyl Chloride Pipe (PVC)
  - = Radius
  - = Reinforced Concrete Pipe
  - = Right-of-Way
  - = Sanitary Sewer Manhole
  - = Information Signs
  - = Tie of Staps
  - = Top of Bank
  - = Utility Easement
  - = With
  - = Wood Power Pole/NPP

REECE & ASSOCIATES, INC.  
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137 INDUSTRIAL ROAD, SUITE 8, BOCA RATON, FL 33434  
TEL: (561) 997-3800  
FAX: (561) 997-3802

**DOLPHIN MARINA**  
28520 OVERSEAS HWY.  
LITTLE TORCH KEY FL 33042

DATE: 7/13/2015  
SHEET: 3 OF 3

REVISIONS:

NO.	DATE	DESCRIPTION
1	7/13/2015	ISSUE FOR PERMIT
2	7/13/2015	ISSUE FOR PERMIT
3	7/13/2015	ISSUE FOR PERMIT
4	7/13/2015	ISSUE FOR PERMIT
5	7/13/2015	ISSUE FOR PERMIT
6	7/13/2015	ISSUE FOR PERMIT
7	7/13/2015	ISSUE FOR PERMIT
8	7/13/2015	ISSUE FOR PERMIT
9	7/13/2015	ISSUE FOR PERMIT
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100	7/13/2015	ISSUE FOR PERMIT

## Site Photos







