

**CITY OF MARATHON, FLORIDA
RESOLUTION 2015-005**

A RESOLUTION OF THE CITY OF MARATHON APPROVING THE REQUEST FOR A FINAL RE-PLAT, AS SUBMITTED BY RERR UNLIMITED, LLC, PURSUANT TO CHAPTER 102, ARTICLES 10 AND 12 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (CODE) ENTITLED "PLATTING," AND "SUBDIVISION REGULATIONS" RESPECTIVELY FOR A PORTION OF THE SOMBRERO PROPERTIES; THE RE-PLAT TO CONSIST OF EIGHTEEN (18) DUPLEX RESIDENTIAL LOTS AND FOURTEEN (14) SINGLE FAMILY RESIDENTIAL LOTS; ON PROPERTY WHICH IS DESCRIBED AS BEING A PLAT OF A PORTION OF PARCEL 5-A, PARCELS 5-B AND 5-C, & A PORTION OF 5-D, THE SOMBRERO PROPERTIES, MARATHON, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00355230-000000, 00355250-000000, 00355260-000000, & 00355270-000100; PROVIDING FOR THE RECORDATION OF A DECLARATION OF RESTRICTIVE COVENANTS ASSOCIATED WITH THE APPROVAL OF SAID FINAL RE-PLAT DOCUMENTS; AND PROVIDING FOR AUTHORIZING FINAL SIGNATURE AND RECORDATION OF ALL FINAL PLAT DOCUMENTS. NEAREST MILE MARKER 50.

WHEREAS, RERR Unlimited LLC, filed an Application on September 19, 2014 for approval to Re-Plat property located on a portion of Parcel 5-A, Parcels 5-B And 5-C, & A Portion Of 5-D, The Sombrero Properties, Marathon, Monroe County, Florida, Having Real Estate Numbers 00355230-000000, 00355250-000000, 00355260-000000, & 00355270-000100 pursuant to Chapter 177, Florida Statutes and Chapter 102, Articles 10, of the City of Marathon Land Development Regulations (LDRs); and

WHEREAS, the proposed re-plat of said properties shall consist of eighteen (18) duplex residential lots and fourteen (14) single family residential lots – thirty-two (32) lots total; and

WHEREAS, on the 22nd day of October, 2014 the Technical Review Committee met to review and provide comments on the proposed re-Plat; and

WHEREAS, on the 17th day of November, 2014 the Planning Commission reviewed the application and staff report concerning the proposed re-Plat, accepted public comment and based on the conditions outlined in the staff report, provided a recommendation of conditional approval for the proposed re-Plat; and

WHEREAS, in December the Applicant submitted revised documents for the proposed Re-plat which were responsive to both staff comments and Planning Commission conditions and which provided necessary environmental permitting for the site: and

WHEREAS, on the 13th day of January, 2015 the City Council (the “Council”) reviewed the Applicant’s proposal finding that the final Re-plat documents were compliant with the terms of Chapter 177, Florida Statutes and the Chapter 102, Articles 10 and 12 of the City LDR’s; and

WHEREAS, due process was afforded to the parties, the essential requirements of law were adhered to and competent and substantial evidence was presented, the Council voted to approve the Final Re-Plat; and

WHEREAS, the purpose of the Final Plat assures that RERR Unlimited, LLC has complied with all subdivision and plat filing requirements of Chapter 103, Articles 10 and 12 and Florida Statutes Chapter 177.

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

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

Section 2. The final plat, an unsigned copy of which is attached hereto as Exhibit “A”, is hereby approved for signature and recordation and otherwise has complied with or must meet all conditions of the re-Plat as follows:

1. Final plat includes language regarding owner-signed consent and acknowledgement for wastewater and stormwater assessment for future development of the properties.
2. The Applicant has provided conceptual points of wastewater connection for each lot.
3. The Applicant shall be required, in Coordination with the City, to have installed all necessary wastewater infrastructure to each property at the same time that the driveway improvements are made and that they shall be made within a reasonable time after the final plat approval
4. The Applicant has finalized dimensions of the proposed stormwater easements as part of the final plat approval.
5. Prior to final plat signature, the Applicant must provide a habitat break down for each proposed lot and its limits of open space / buildable area based upon the habitat existing on the property, required and suggested setbacks, buffer requirements, and stormwater easement areas.
6. To the extent practicable, the Applicant shall be required to protect, transplant or mitigate the proposed loss of any trees to be located within conceptual building areas in accordance with the standards established in Chapter 6, Articles 2, 3, 4, 8, 9, and 10 of the City of Marathon Land Development Regulations (LDRs). Such mitigation shall be replaced first, within the City’s Right-Of-Way between the bike path and the Applicant’s property and in the Project Boundary Buffer area required under Chapter 107, Article 8.
7. Plans for such protection, transplantation, and/or mitigation shall be submitted to the City for approval prior to the final plat approval. Such Plans shall take into account all safety issues raised and validated concerning ingress and egress across the bike path and onto Sombrero Beach Road. As approved such Plans shall be implemented within a reasonable period of time after the final plat approval.
8. All Invasive Exotics shall be removed from the site within a reasonable time after final plat approval

9. No more than thirty-two driveways have been shown and nor shall be allowed as part of this Final Re-Plat approval.
10. Pre-cast driveways (or other structures approved by the City) which bridge the City's drainage swale shall be designed in such a way that they will not limit the volume capacity of the swale.
11. Each driveway shall be installed within a reasonable time frame after final plat approval and shall be of consistent design along the entire length of the re-plated property (approximately 2,800 feet).
12. Driveways shall not destroy or disrupt the integrity of the existing City maintained bike path. If repaving of the bike path is found to be necessary, it shall be the Applicant's responsibility to re-pave the entire length along their frontage so as to create no interruptions in bike path pavement.
13. Clear site triangles and safety signage or other appropriate safety features shall be provided as part of driveway improvements leading to each property. As with the driveway improvements, these features shall be provided within a reasonable time after final plat approval.
14. The Applicant shall be required to install FKAA improvements to each property at the same time that the driveway improvements are made and that they shall be made within a reasonable time after the final plat approval.
15. Fire hydrants shall be installed at the Applicants expense every 500 feet.
16. A Declaration of Restrictive Covenant in favor of the City, Promulgating the Conditions of the Final Re-Plat as noted immediately above, shall be filed in the public record through the Monroe County Clerk of Courts assigned to the plat documents and resultant properties resulting from the approval of this Re-Plat. Said Restrictive Covenant and all term and conditions thereto, shall run with the land and title to all resultant re-plated properties.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 27th DAY OF JANUARY, 2015.

THE CITY OF MARATHON, FLORIDA



Mark Senmartin, Vice-Mayor

AYES: Zieg, Kelly, Keating, Senmartin
NOES: None
ABSENT: Bull
ABSTAIN: None

ATTEST:


Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE
CITY OF MARATHON, FLORIDA ONLY:**


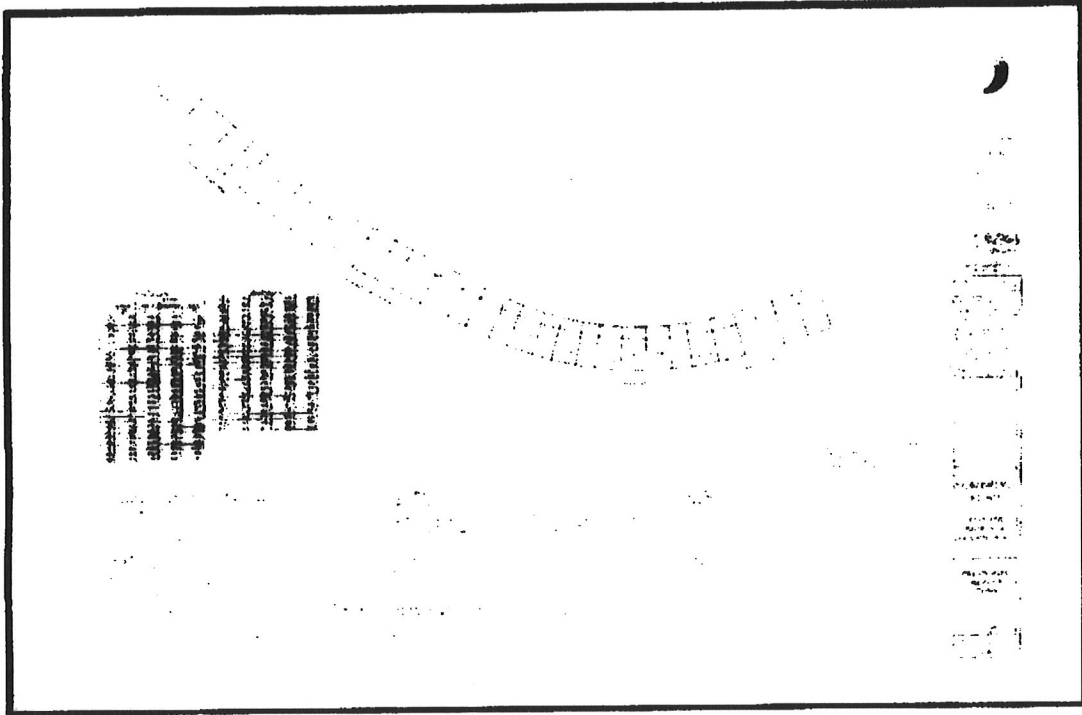

City Attorney

EXHIBIT A
Final Plat of Property
(Original Re-plat to be attached at final adoption & signature)



Doc# 2038913
Bk# 2752 P# 1653

X



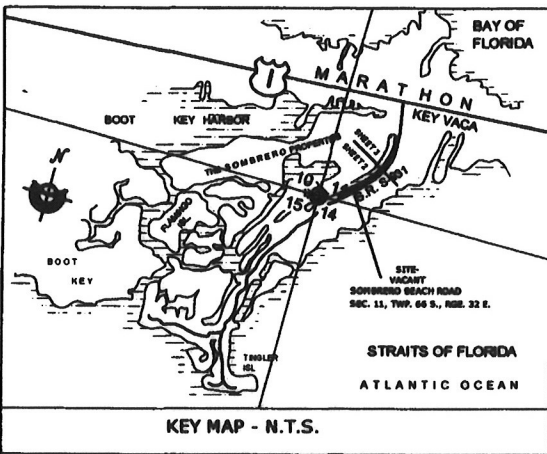
STATE OF FLORIDA
COUNTY OF MONROE

This Copy is a True Copy of the
Original on File in this Office. Witness
my hand and Official Seal.

This 23rd day of July

A.D., 20 15
AMY HEAVILIN
Clerk Circuit Court

By Victoria C. Sanchez D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT RERR UNLIMITED LLC, A DELAWARE LIMITED LIABILITY COMPANY, MARATHON, ON BOOT KEY, MONROE COUNTY, FLORIDA, HAS CAUSED TO BE MADE THE ABOVE

PLAT THAT THE EXPRESS PURPOSE OF THIS PLAT INCLUDES, BUT NOT LIMITED TO: REPLAT THE FOLLOWING DESCRIBED PROPERTY IN ORDER TO CREATE MORE SUITABLE SITES FOR

LEGAL DESCRIPTION:

A TRACT OF PARTIALLY SUBMERGED LAND WITHIN SECTION 11, TOWNSHIP 66 SOUTH, RANGE 32 EAST, PORTION OF THOSE LANDS CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES OF MARATHON, RECORDS BOOK 435, PAGE 501 OF MONROE COUNTY PUBLIC RECORDS AND FURTHER KNOWN AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 5, PAGE 101, OF MONROE COUNTY PUBLIC RECORDS

COMMENCING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-931 AT THE SOUTH END THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 101 OF MONROE COUNTY FLORIDA PUBLIC RECORDS, TO THE WESTERLY RIGHT-OF-WAY LINE OF ROAD S-931, 281.15 FEET TO A POINT OF CURVATURE THEREON; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE DEFLECTING TO THE RIGHT, 289.74 FEET, HAVING A RADIUS OF 1482.69 FEET, THE CHORD BEARING NORTH 38°29'24" EAST, 137.68 FEET TO A POINT OF TANGENCY THEREON; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE BEARING NORTH 40°53'30" EAST, 439.00 FEET TO A POINT OF TANGENCY THEREON; THENCE CONTINUE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON THE ARC OF A CURVE HAVING A RADIUS OF 1482.69 FEET WHICH BEARS NORTH 34°34'45" EAST 268.87 FEET TO A POINT OF TANGENCY THEREON;

THENCE CONTINUE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE BEARING NORTH 28°16'00" EAST 530.00 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID NORTHWESTERLY CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ROAD S-931, AS SHOWN BY DEED RECORDED IN OFFICIAL RECORDS BOOK 435, PAGE 501, OF MONROE COUNTY PUBLIC RECORDS

THENCE NORTHEASTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE CONVEYED TO DAMSEY, AS SHOWN BY DEED RECORDED IN OFFICIAL RECORDS BOOK 435, PAGE 501, OF MONROE COUNTY PUBLIC RECORDS, A CHORD OF WHICH BEARS NORTH 38°29'24" EAST, 137.68 FEET TO A POINT OF TANGENCY THEREON;

THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE BEARING NORTH 40°53'30" EAST, 439.00 FEET TO A POINT OF TANGENCY THEREON;

THENCE CONTINUE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON THE ARC OF A CURVE HAVING A RADIUS OF 1482.69 FEET WHICH BEARS NORTH 34°34'45" EAST 268.87 FEET TO A POINT OF TANGENCY THEREON;

THENCE CONTINUE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE BEARING NORTH 28°16'00" EAST 530.00 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID NORTHWESTERLY CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ROAD S-931, AS SHOWN BY DEED RECORDED IN OFFICIAL RECORDS BOOK 435, PAGE 501, OF MONROE COUNTY PUBLIC RECORDS

THENCE CONTINUE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DAMSEY'S LAND, AS SHOWN BY DEED RECORDED IN OFFICIAL RECORDS BOOK 435, PAGE 501, OF MONROE COUNTY PUBLIC RECORDS, A CHORD OF WHICH BEARS NORTH 05°36'00" EAST, 942.37 FEET;

THENCE CONTINUE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE BEARING NORTH 17°04'00" WEST, 309.41 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-931 AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN INTENDED TO BE DEDICATED;

THENCE BEAR NORTH 72°56'00" EAST ALONG THE NORTHERLY LINE OF SAID DAMSEY'S LAND, AS SHOWN BY DEED RECORDED IN OFFICIAL RECORDS BOOK 435, PAGE 501, OF MONROE COUNTY PUBLIC RECORDS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-931 AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN INTENDED TO BE DEDICATED;

THENCE BEAR SOUTH 17°04'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 309.41 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-931 AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN INTENDED TO BE DEDICATED;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 1482.69 FEET WHICH BEARS SOUTH 05°36'00" WEST, 1065.69 FEET TO A POINT OF TANGENCY THEREON;

THENCE CONTINUE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE BEARING SOUTH 28°16'00" WEST, 530.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-931 AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN INTENDED TO BE DEDICATED;

ANGLERS AT

A REPLAT OF A PORTION OF LOTS 5-A, 5-B, 5-C
"THE SOMBRERO PROPERTIES"
LOCATED IN SECTION 11, TOWNSHIP 11N, RANGE 17E,
CITY OF MARATHON, BOOT KEY, MONROE COUNTY,
FLORIDA
JULY, 2007

Deed# 2038913
Bkn# 2752 Pgn# 1655

PLAT COMPANY, OWNER OF THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF MARATHON, FLORIDA, REPLATED BY THIS PLAT ENTITLED "ANGLERS AT SOMBRERO".

FOR CONSTRUCTION.

BEING A PORTION OF THE LAND CONVEYED TO LLOYD DAMSEY, M.D., P.A. EMPLOYEES RETIREMENT PLAN BY DEED RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1993 OF MONROE COUNTY, FLORIDA, AS BEING A PORTION OF PARCELS 5-A, 5-B, 5-C AND 5-D OF "SOMBRERO PROPERTIES" AS DESCRIBED AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NORTHWEST CORNER OF PARCEL 5-D OF "SOMBRERO PROPERTIES" AS SHOWN BY PLAT ENTITLED "ANGLERS AT SOMBRERO" BEARING NORTH 24°53'30" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-931 ON THE ARC OF A CURVE, WHICH BEARS NORTH 30°29'24" EAST 289.28 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1993 OF MONROE COUNTY, FLORIDA, AS DESCRIBED;

160.00 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 435, PAGE 501;

137.72 FEET, HAVING A RADIUS OF 1382.69 FEET, THE CHORD OF WHICH BEARS NORTH 30°29'24" EAST 289.28 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1993 OF MONROE COUNTY, FLORIDA, AS DESCRIBED;

TO A POINT OF CURVATURE THEREON;

DEFLECTING TO THE LEFT, 269.42 FEET, HAVING A RADIUS OF 1222.69 FEET, THE CHORD OF WHICH BEARS NORTH 30°29'24" EAST 289.28 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1993 OF MONROE COUNTY, FLORIDA, AS DESCRIBED;

TO A POINT OF CURVATURE THEREON;

DEFLECTING TO THE LEFT, 967.41 FEET, HAVING A RADIUS OF 1222.69 FEET, THE CHORD OF WHICH BEARS NORTH 30°29'24" EAST 289.28 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1993 OF MONROE COUNTY, FLORIDA, AS DESCRIBED;

160.00 FEET TO THE NORTHWEST CORNER OF DAMSEY'S LAND CONVEYED IN OFFICIAL RECORDS BOOK 435, PAGE 501;

160.00 FEET TO THE NORTHEAST CORNER OF SAID DAMSEY'S LAND, SAID POINT BEING ON THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 435, PAGE 501;

TO A POINT OF CURVATURE THEREON;

DEFLECTING TO THE RIGHT. 1094.01 FEET, HAVING A RADIUS OF 1382.69 FEET, THE CHORD OF WHICH BEARS NORTH 30°29'24" EAST 289.28 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1993 OF MONROE COUNTY, FLORIDA, AS DESCRIBED;

WEST 530.03 FEET TO A POINT OF CURVATURE THEREON;

DEFLECTING TO THE RIGHT, 304.67 FEET, HAVING A RADIUS OF 1382.69 FEET, THE CHORD OF WHICH BEARS NORTH 30°29'24" EAST 289.28 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO LLOYD DAMSEY AND JOAN DAMSEY, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 1993 OF MONROE COUNTY, FLORIDA, AS DESCRIBED;

SOMBRERO

AND 5-D AS SHOWN ON THE PLAT OF
(PLAT BOOK 5, PAGE 101)
66 SOUTH, RANGE 32 EAST
MONROE COUNTY, FLORIDA
5

Doc# 2038913
BKN 2752 Pgn 1656

CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER, CONSENT:
BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, THE HOLDER OF THAT
AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2037792, OF THE PUBLIC RECORDS
CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE
THIS 23 DAY OF JULY, 2015.

BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION

BY: Carl Roeder PRINT NAME: Carl Roe

ATTEST: Peter Paris
SECRETARY

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Carl Ro
BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATIONS, TO ME KNOWN TO BE
DEDICATION, AND THE EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTE THE SAME, AS S

WITNESS MY HAND AND OFFICIAL SEAL AT Hillsborough COUNTY, FLORIDA, THIS 23 DAY OF

Mary Lee Bly
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF MONROE

WE, Title Resources Group Co., A TITLE INSURANCE CORPORATION DULY LICENSED
THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO REF
TAXES PAID; THAT THE PROPERTY CONTAINS NO ENCUMBRANCES WHICH AFFECT THE SUBDIVISION

BY: Michael E. Godat DATE: 7/23/15
TITLE EXAMINER Michael E. Godat, J.P.

APPROVAL OF CITY OF MARATHON PLANNING COMMISSION:

IT IS HEREBY CERTIFIED THAT THE CITY OF MARATHON PLANNING COMMISSION OFFICIALLY APPROV
2015.4.

BY: [Signature]
CHAIRMAN

APPROVAL OF MARATHON CITY COUNCIL:

IT IS HEREBY CERTIFIED THAT THE CITY OF MARATHON CITY COUNCIL OFFICIALLY APPROVED THIS P
RESOLUTION NO. 2015-05 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK C
SAID DATE.

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DEDICATION:

CERTAIN MORTGAGE OF REAL ESTATE AND SECURITY AGREEMENT DATED 7/14/15
OF Monroe COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND

EXECUTED BY ITS Senior Vice President AND ATTESTED BY ITS SECRETARY,

r AS ITS: Senior vice President

der, Senior vice President AND Peter Paris, SECRETARY OF
THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO
THE OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

LY, 2015

IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO
UNLIMITED LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT HAVE CURRENT
THE PROPERTY.

THIS PLAT OF "ANGLERS AT SOMBRERO" ON THE 17th DAY OF November

OF "ANGLERS AT SOMBRERO" ON THE 27 DAY OF January, 2015, BY
THE CIRCUIT COURT OF MONROE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS FROM

FEET, THE CHORD OF WHICH BEARS SOUTH 38°29'24" WEST 124.27 FEET BACK TO THE POINT OF BEGINNING. CONTAINING WHICH IS SUBMERGED BY THE WATERS OF AN EXISTING CANAL.

THE ABOVE BEING FORMERLY KNOWN AS SUNRISE STRIP SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MONROE COUNTY, FLORIDA.

OWNERS ACKNOWLEDGMENT:

IN WITNESS WHEREOF, THE SAID RERR UNLIMITED LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESIDENT MICHAEL D. ARANDA, MANAGING MEMBER, THIS _____ DAY OF _____, 2015.

BY: [Signature]
MICHAEL D. ARANDA, MANAGING MEMBER

[Signature]
WITNESS FOR ARANDA

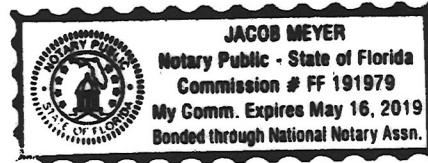
NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Michael Aranda, MANAGING MEMBER OF RERR UNLIMITED LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN OR HAVE PRODUCED Drivers License AND OWNERS ACKNOWLEDGMENT, AND WHO DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTE THE SAME, AS SUCH OFFICERS.

WITNESS MY HAND AND OFFICIAL SEAL AT Lee COUNTY, FLORIDA, THIS 23 DAY OF JULY, 2015

[Signature]
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: May 16, 2019



SURVEYOR'S NOTES:

1. THE MEAN HIGH WATER ELEVATION, 1.26' NGVD 1929/-0.16 NAVD 1988, AS SHOWN HEREON WAS ESTABLISHED BY EXTENSIVE ENVIRONMENTAL PROTECTION MEAN HIGH WATER SURVEY PROCEDURAL APPROVAL DATED 07/21/2014, APPROVED FOR FILING ON A BEARING BASIS FOR THIS PLAT IS BASED ON THE CENTERLINE OF SOMBRERO BEACH ROAD/ STATE ROAD S-931 AS SHOWN ON OFFICIAL RECORDS BOOK 5, PAGE 101 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
2. THIS PROPERTY WAS FORMERLY DESCRIBED IN THE PLAT OF SUNRISE STRIP SUBDIVISION, RECORDED IN OFFICIAL RECORDS MONROE COUNTY, FLORIDA. SAID PLAT WAS VACATED BY SETTLEMENT AGREEMENT BETWEEN THE DEPARTMENT OF COMMUNITY DEVELOPMENT ADOPTED BY RESOLUTION NO. 290-1996 BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ON JULY 17, 1996.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTE.
4. SQUARE FOOTAGES AND ACREAGE'S ARE ±.
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND AND SHALL NOT BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL PLATS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. UTILITY EASEMENTS ARE FOR EXISTING GUY ANCHORS ONLY.

Doc# 2038913
Bk# 2752 P# 1658

TO THE LEFT, 27.50 FEET, HAVING A RADIUS OF 1702.07
0.02 ACRES, MORE OR LESS, 2.63 ACRES, MORE OR LESS, OF

PLAT BOOK 7, PAGE 64 OF THE PUBLIC RECORDS OF MONROE

S TO BE SIGNED FOR AND ON ITS BEHALF BY MICHAEL D.

WITNESS FOR ARANDA

MEMBER OF RERR UNLIMITED LLC, A DELAWARE LIMITED
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING
FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY.

Doc# 2038913
Bk# 2752 Pg# 1659

THE ELEVATION PROVIDED BY FLORIDA DEPARTMENT OF
08/19/2014, MEAN HIGH WATER SURVEY FILE NUMBER: 5557.
THE PLAT OF 'THE SOMBRERO PROPERTIES', AS RECORDED IN

AL RECORDS BOOK 7, PAGE 64 OF THE PUBLIC RECORDS OF
Y AFFAIRS AND KENNETH CIANCHETE, CASE NO. 94-4253, AND

DS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES
VAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS

APPROVAL BY CITY OF MARATHON OFFICIALS:

APPROVED:

BY: _____

BY: _____

APPROVAL OF THE CLERK OF THE CIRCUIT COURT

THIS PLAT WAS APPROVED BY RESOLUTION OF THE CITY COUNCIL
RECORD THIS 28th DAY, OF July, 2015, AT 4:05 AM,
COUNTY, FLORIDA.

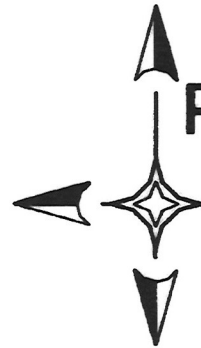
AMY L. HEAVLIN, CPA, CLERK OF COURT

REVIEW AND APPROVAL OF THE CITY SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR COM
EMPLOYED BY THE CITY OF MARATHON.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY; THAT THE ATTACHED PLAT ENTITLED "ANGL
REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER
REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES,
SAID CHAPTER 177.



REECE & ASSOCIATI

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

FAX (305) 872 - 5622

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 AND 3

INV # 15020012 KK


___ CITY ENGINEER

___ CITY FIRE MARSHALL


Doc# 2038913
Bk# 2752 Pg# 1660

CITY OF MARATHON, FLORIDA, ON THE 27th DAY OF January, 2015, AND WAS FILED FOR AND RECORDED ON PAGE 83 OF PLAT BOOK 7 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MONROE

COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS A PROFESSIONAL SURVEYOR AND MAPPER

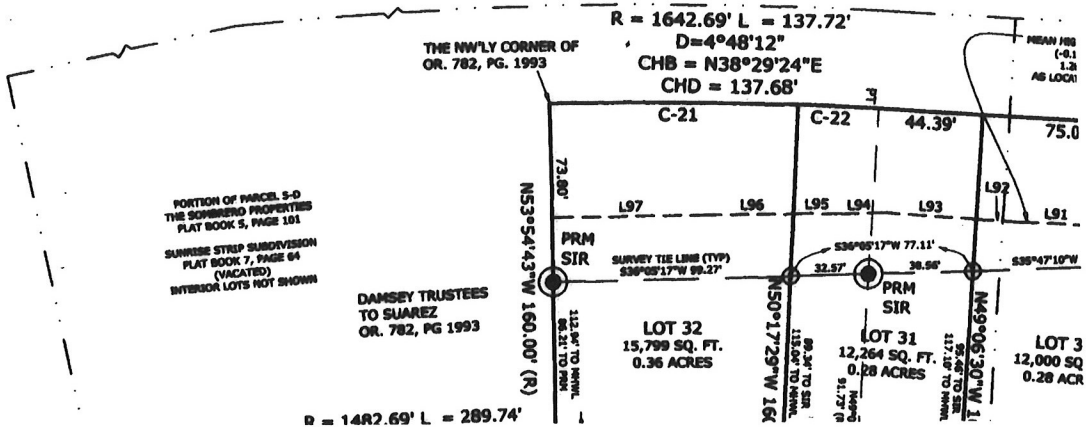
BY:  7/14/2015
JOHN PAUL GRIMES, III, P.S.M. 4906 DATE

AS AT SOMBRERO", AS SHOWN ON THIS AND ACCOMPANYING SHEETS NUMBERED 1 THROUGH 3 OF 3 IS A TRUE AND CORRECT DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN ON SAID PLAT COMPLIES WITH THE APPLICABLE AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SUBSECTION 177.091(7) OF

BY:  7-2-2015
ROBERT E. REECE, P.S.M. DATE
FLORIDA REGISTERED SURVEYOR NO. LS 5632
REECE & ASSOCIATES
CERTIFICATE OF AUTHORIZATION NO. LB 7846
127 INDUSTRIAL ROAD, SUITE B, BIG PINE KEY, FLORIDA 33043

PLAT BOOK 7 PAGE 83

| MEAN HIGH WATER LINE TABLE | | | | |
|----------------------------|-------------|----------|----------|-------------|
| LINE NO. | BEARING | DISTANCE | LINE NO. | BEARING |
| L34 | S17°44'57"W | 24.68 | L66 | S29°23'01"W |
| L35 | S17°44'57"W | 35.67 | L67 | S29°09'22"W |
| L36 | S22°09'16"W | 40.01 | L68 | S29°09'22"W |
| L37 | S22°43'38"W | 13.29 | L69 | S35°14'43"W |
| L38 | S22°43'38"W | 16.71 | L70 | S27°19'56"W |
| L39 | S19°10'56"W | 25.06 | L71 | S32°51'43"W |
| L40 | S28°18'03"W | 16.06 | L72 | S32°51'43"W |
| L41 | S23°37'05"W | 10.95 | L73 | S34°55'54"W |
| L42 | S23°37'05"W | 19.13 | L74 | S35°29'18"W |
| L43 | S25°27'02"W | 38.04 | L75 | S35°29'18"W |
| L44 | S27°29'19"W | 34.00 | L76 | S38°05'43"W |
| L45 | S28°09'45"W | 9.75 | L77 | S40°17'19"W |
| L46 | S28°09'45"W | 24.25 | L78 | S40°17'19"W |
| L47 | S28°29'58"W | 34.00 | L79 | S42°06'10"W |
| L48 | S25°09'51"W | 16.78 | L80 | S40°22'45"W |
| L49 | S25°09'51"W | 4.25 | L81 | S40°22'45"W |
| L50 | S27°23'19"W | 22.21 | L82 | S40°05'10"W |
| L51 | S30°01'34"W | 32.92 | L83 | S42°44'19"W |
| L52 | S28°09'44"W | 21.00 | L84 | S42°44'19"W |
| L53 | S25°58'32"W | 17.65 | L85 | S37°35'11"W |
| L54 | S25°58'32"W | 22.40 | L86 | S37°35'11"W |
| L55 | S29°53'07"W | 38.00 | L87 | S41°53'23"W |
| L56 | S29°16'47"W | 36.08 | L88 | S43°32'01"W |
| L57 | S23°12'08"W | 16.11 | L89 | S37°16'44"W |
| L58 | S23°12'08"W | 7.01 | L90 | S37°16'44"W |
| L59 | S30°23'14"W | 38.98 | L91 | S40°30'54"W |
| L60 | S29°06'00"W | 16.19 | L92 | S41°26'08"W |
| L61 | S29°49'58"W | 12.88 | L93 | S41°26'08"W |
| L62 | S29°49'58"W | 38.13 | L94 | S36°16'05"W |
| L63 | S27°26'05"W | 39.07 | L95 | S37°11'08"W |
| L64 | S25°28'55"W | 16.34 | L96 | S37°11'08"W |
| L65 | S25°28'55"W | 7.77 | L97 | S36°27'21"W |

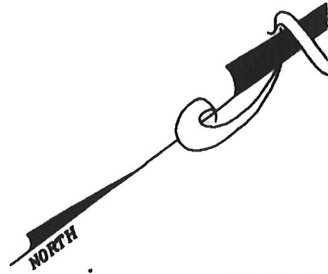


ANGLERS AT

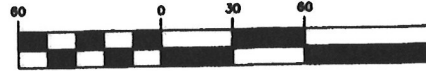
A REPLAT OF A PORTION OF LOTS 5-A, 5-B,
 "THE SOMBRERO PROPERTIES"
 LOCATED IN SECTION 11, TOWNSHIP 11N
 CITY OF MARATHON, BOOT KEY
 JULY, 2014

Doc# 2038913
 Bk# 2752 Pg# 1662

| |
|--------|
| STANCE |
| 51.02 |
| 33.55 |
| 1.47 |
| 20.06 |
| 30.06 |
| 17.18 |
| 5.19 |
| 50.60 |
| 33.60 |
| 18.42 |
| 30.00 |
| 20.27 |
| 19.79 |
| 33.53 |
| 21.68 |
| 5.42 |
| 60.17 |
| 28.27 |
| 41.76 |
| 33.32 |
| 8.98 |
| 51.60 |
| 30.28 |
| 3.21 |
| 26.80 |
| 30.10 |
| 18.15 |
| 39.19 |
| 18.41 |
| 19.87 |
| 34.00 |
| 66.91 |



GRAPHIC SCALE

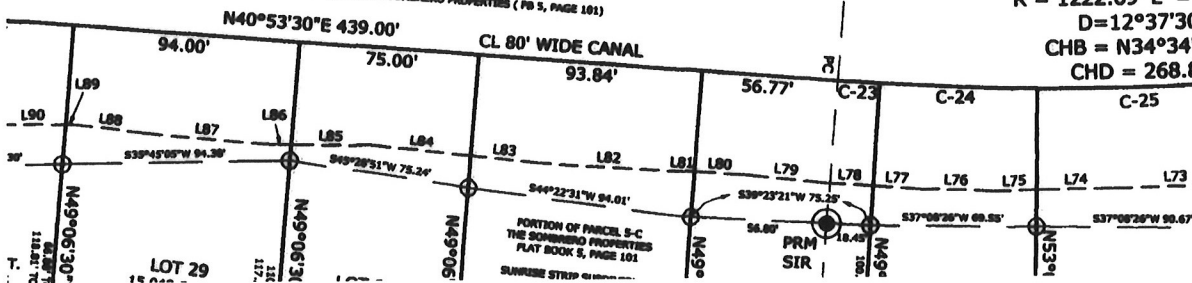


(IN FEET)
 1 inch = 60

WATER ELEVATION
 NAVD 1988)
 WVD 1529
 ON 07/11/2014

REMAINDER PARCEL 5-C THE SOMBRERO PROPERTIES (PG 5, PAGE 101)

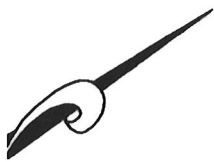
R = 1222.69' L =
 D = 12°37'30"
 CHB = N34°34'
 CHD = 268.8



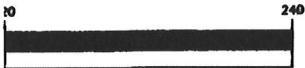
SOMBRERO

5-C, AND 5-D AS SHOWN ON THE PLAT OF
 5" (PLAT BOOK 5, PAGE 101)
 TWP 66 SOUTH, RANGE 32 EAST
 MONROE COUNTY, FLORIDA
 015

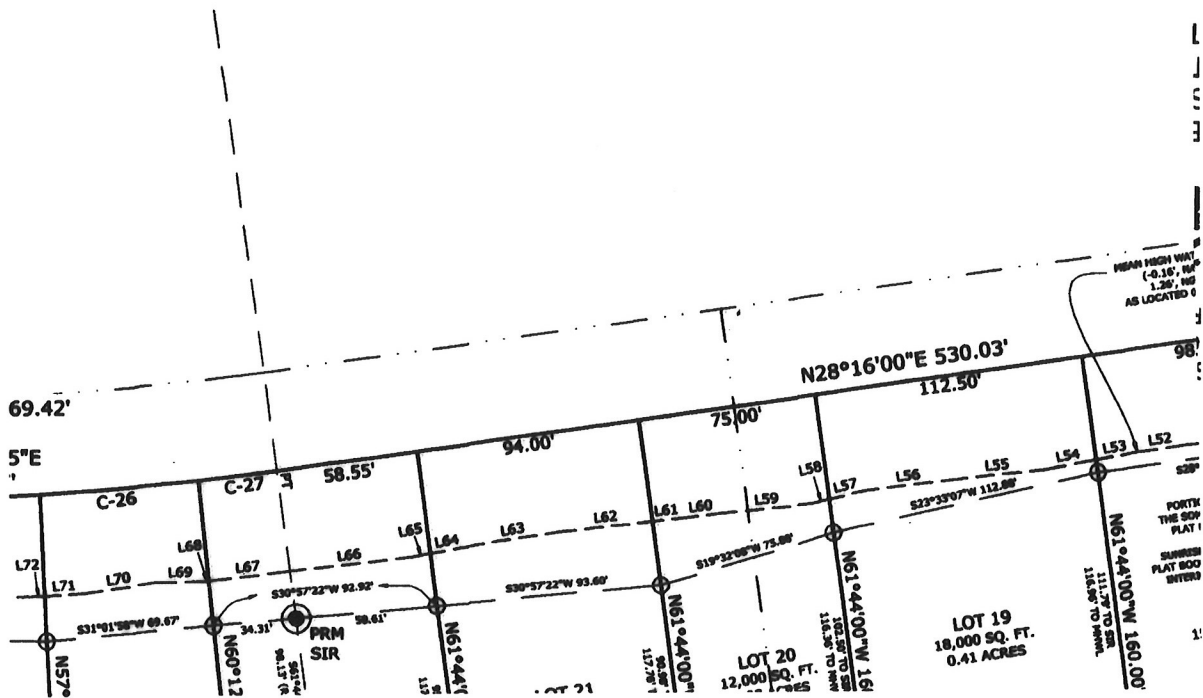
Doc# 2038913
 Bk# 2752 Pg# 1663



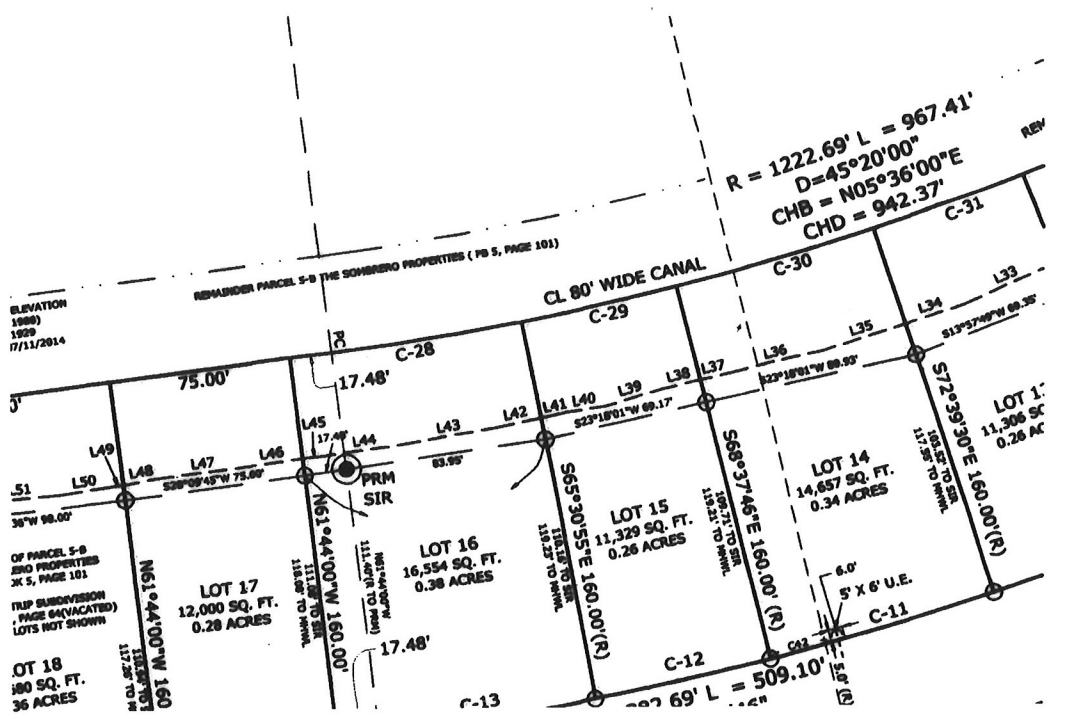
ALE



1.



| CURVE TABLE | | | | |
|-------------|---------------|---------------|---------------|----------------|
| CURVE | LENGTH (FEET) | RADIUS (FEET) | CHORD BEARING | CHORD DISTANCE |
| C-11 | 97.23 | 1382.69 | N19°21'22"E | 97.21' |
| C-12 | 75.15 | 1382.69 | N22°55'40"E | 75.14' |
| C-13 | 91.27 | 1382.69 | N26°22'33"E | 91.25' |
| C-14 | 36.93 | 1382.69 | N29°01'54"E | 36.92' |
| C-15 | 75.05 | 1382.69 | N31°21'06"E | 75.04' |
| C-16 | 97.74 | 1382.69 | N34°55'54"E | 97.72' |
| C-17 | 75.05 | 1382.69 | N38°30'42"E | 75.04' |
| C-18 | 19.91 | 1382.69 | N40°28'45"E | 19.91' |
| C-19 | 30.61 | 1482.69 | S40°18'01"W | 30.61' |
| C-20 | 93.70 | 1482.69 | S37°53'54"W | 93.68' |
| C-21 | 103.81 | 1642.69 | S37°53'54"W | 103.79' |
| C-22 | 33.91 | 1642.69 | S40°18'01"W | 33.91' |
| C-23 | 17.60 | 1222.69 | N40°28'45"E | 17.60' |
| C-24 | 66.37 | 1222.69 | N38°30'36"E | 66.36' |
| C-25 | 86.43 | 1222.69 | N34°55'54"E | 86.41' |
| C-26 | 66.37 | 1222.69 | N31°21'06"E | 66.36' |
| C-27 | 32.65 | 1222.69 | N29°01'54"E | 32.65' |
| C-28 | 80.70 | 1222.69 | N26°22'33"E | 80.69' |
| C-29 | 66.46 | 1222.69 | N22°55'40"E | 66.45' |
| C-30 | 85.98 | 1222.69 | N19°21'22"E | 85.96' |
| C-31 | 66.32 | 1222.69 | N15°47'15"E | 66.31' |
| C-41 | 37.72 | 1382.69 | N32°07'31"E | 37.72' |
| C-42 | 26.49 | 1382.69 | N20°49'19"E | 26.49' |



Doc# 2038913
Bk# 2752 P# 1665

METES & BOUNDS PART OF GOV'T. LOT 3
IMPROVED: CBS BUILDING

D=4°48'12"
CHB = S38°29'24"W
CHD = 120.07'

PCP

S40°53'30"W 439.00'
CL SOMBRERO BEACH ROAD / STATE
(100' R/W)

NOT A PART OF THIS PLAT

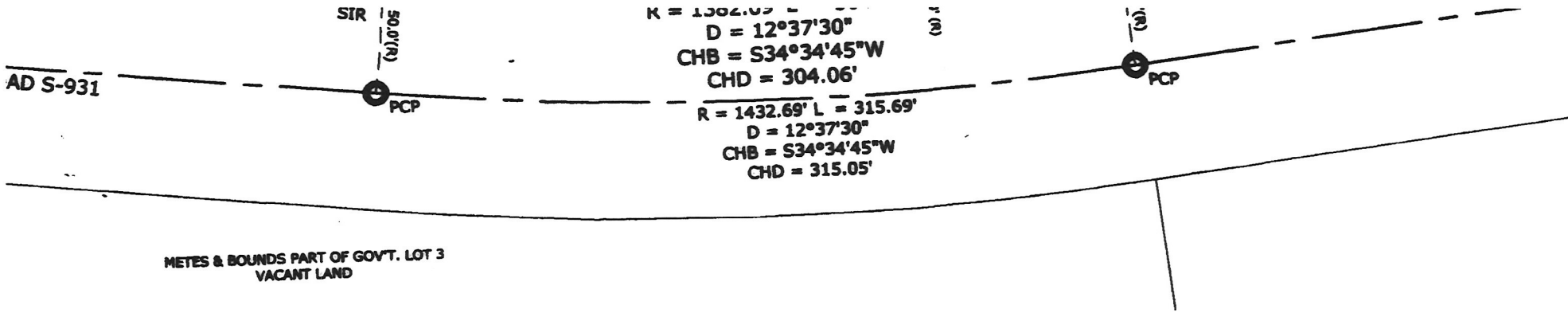
EL'Y ROWL OF
SOMBRERO BEACH ROAD

LEGEND:

- = FOUND CONCRETE MONUMENT, PRM
- ⊙ = SET 1/2" IRON ROD & CAP, STAMPED PRM LB 7846
- = SET 1/2" IRON ROD & CAP, STAMPED LB 7846
- ⊙ = SET NAIL & DISC, PCP LB 7846
- ⊕ = GUY ANCHOR

- C = CALCULATED
- CL = CENTERLINE
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- FCM = FOUND CONCRETE MONUMENT
- D = CENTRAL ANGLE
- EL = ELEVATION
- GOV'T. = GOVERNMENT
- F = FOUND
- IP = IRON PIPE
- IR = IRON ROD
- L = ARC LENGTH
- M = MEASURED
- MHWL = MEAN HIGH WATER LINE
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

- NTS = NOT TO SCALE
- OR = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA
- P = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVE
- PCP = PERMANENT CONTROL POINT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIUS/RADIAL
- ROWL = RIGHT OF WAY LINE
- R/W = RIGHT OF WAY
- SN&D = SET NAIL & DISK, LB 7846
- SIR = SET 1/2" IRON ROD, LB 7846
- SQ. FT. = SQUARE FEET
- U.E. = UTILITY EASEMENT

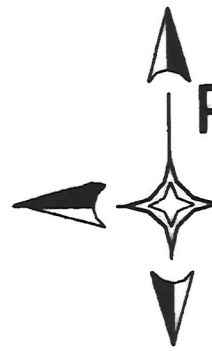


METES & BOUNDS PART OF GOVT. LOT 3
VACANT LAND

Doc# 2038913
Bk# 2752 Pg# 1666

SURVEYORS CERTIFICATE

I HEREBY CERTIFY; THAT THE ATTACHED PLAT ENTITLED "ANGLE
CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED
APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA
177.091(7) OF SAID CHAPTER 177.



REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

FAX (305) 872 - 5622

SHEET 2 OF 3
NOT VALID WITHOUT SHEETS 1 AND 3

INV # 15020902 KK

METES & BOUNDS PART OF GOVT. LOT 3
VACANT LAND

Doc# 2038913
Bk# 2752 P# 1667

CH LINE A

"SOMBRERO", AS SHOWN ON THIS AND ACCOMPANYING SHEETS NUMBERED 1 THROUGH 3 OF 3 IS A TRUE AND
CORRECT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN ON SAID PLAT COMPLIES WITH THE
REQUIREMENTS OF THE STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SUBSECTION

BY:



ROBERT E. REECE, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 5632
REECE & ASSOCIATES
CERTIFICATE OF AUTHORIZATION NO. LB 7846
127 INDUSTRIAL ROAD, SUITE B, BIG PINE KEY, FLORIDA 33043

7-2-2015

DATE

PLAT BOOK 7 PAGE 83

ANGLERS

Doc# 2038913
Bkn 2752 Pgn 1668

A REPLAT OF A PORTION OF
"THE SOMBRE
LOCATED IN SECT
CITY OF MARATI

| MEAN HIGH WATER LINE TABLE | | |
|----------------------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | S20°37'34"E | 59.15 |
| L2 | S11°33'11"E | 32.07 |
| L3 | S11°33'11"E | 17.97 |
| L4 | S24°43'45"E | 52.95 |
| L5 | S16°49'30"E | 21.67 |
| L6 | S16°49'30"E | 26.39 |
| L7 | S19°15'44"E | 40.78 |
| L8 | S18°02'02"E | 7.86 |
| L9 | S18°02'02"E | 57.98 |
| L10 | S12°20'02"E | 15.09 |
| L11 | S12°20'02"E | 34.91 |
| L12 | S14°33'42"E | 53.66 |
| L13 | S14°33'42"E | 12.40 |
| L14 | S12°20'58"E | 44.00 |
| L15 | S07°00'08"E | 23.10 |
| L16 | S04°23'12"E | 10.95 |
| L17 | S04°23'12"E | 13.22 |
| L18 | S07°37'43"E | 39.63 |
| L19 | S03°45'56"E | 15.83 |
| L20 | S03°45'56"E | 34.19 |
| L21 | S02°30'20"E | 50.00 |
| L22 | S00°18'12"W | 4.53 |
| L23 | S00°18'12"W | 12.48 |
| L24 | S01°56'26"E | 36.93 |
| L25 | S06°38'02"W | 39.80 |
| L26 | S06°38'02"W | 4.22 |
| L27 | S01°31'19"E | 23.14 |
| L28 | S09°42'38"W | 25.10 |
| L29 | S02°20'20"W | 22.02 |
| L30 | S11°13'44"W | 14.21 |
| L31 | S11°13'44"W | 68.53 |
| L32 | S11°13'44"W | 87.10 |
| L33 | S11°13'44"W | 44.02 |
| L34 | S17°44'57"W | 24.68 |
| L35 | S17°44'57"W | 35.67 |
| L36 | S22°09'16"W | 40.01 |
| L37 | S22°43'38"W | 13.29 |
| L38 | S22°43'38"W | 16.71 |
| L39 | S19°10'56"W | 25.06 |
| L40 | S28°18'03"W | 16.06 |
| L41 | S23°37'05"W | 10.95 |

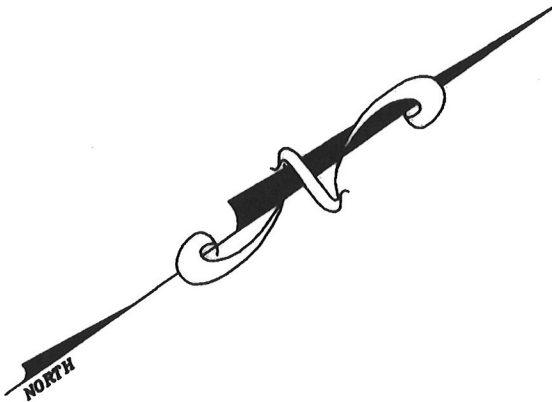


| CURVE TABLE | | | | |
|-------------|---------------|---------------|---------------|----------------|
| CURVE | LENGTH (FEET) | RADIUS (FEET) | CHORD BEARING | CHORD DISTANCE |
| C-1 | 23.55 | 1382.60 | N16°24'43"W | 23.55 |

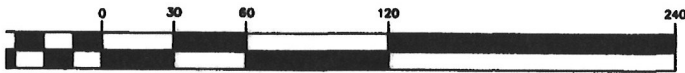
AT SOMBRER

LOTS 5-A, 5-B, 5-C, AND 5-D AS SHOWN ON THE PLAT OF
"RO PROPERTIES" (PLAT BOOK 5, PAGE 101)
SECTION 11, TOWNSHIP 66 SOUTH, RANGE 32 EAST
RANGE 11, BOOT KEY, MONROE COUNTY, FLORIDA
JULY, 2015

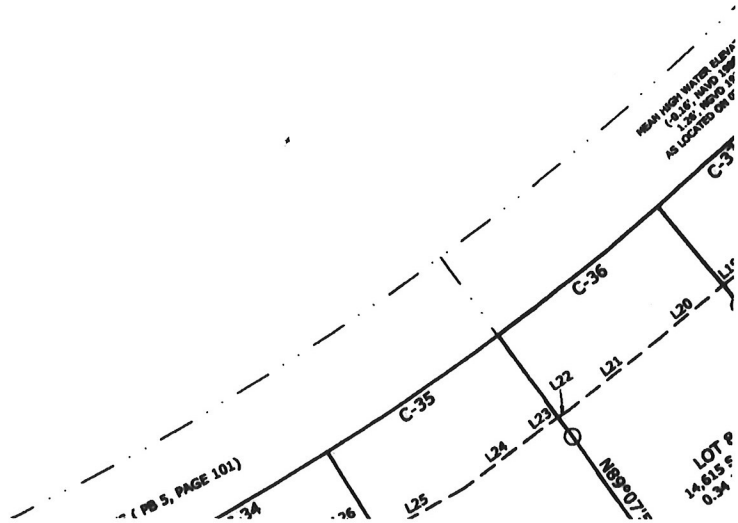
Doc# 2038913
Bkn 2752 Pgm 1669

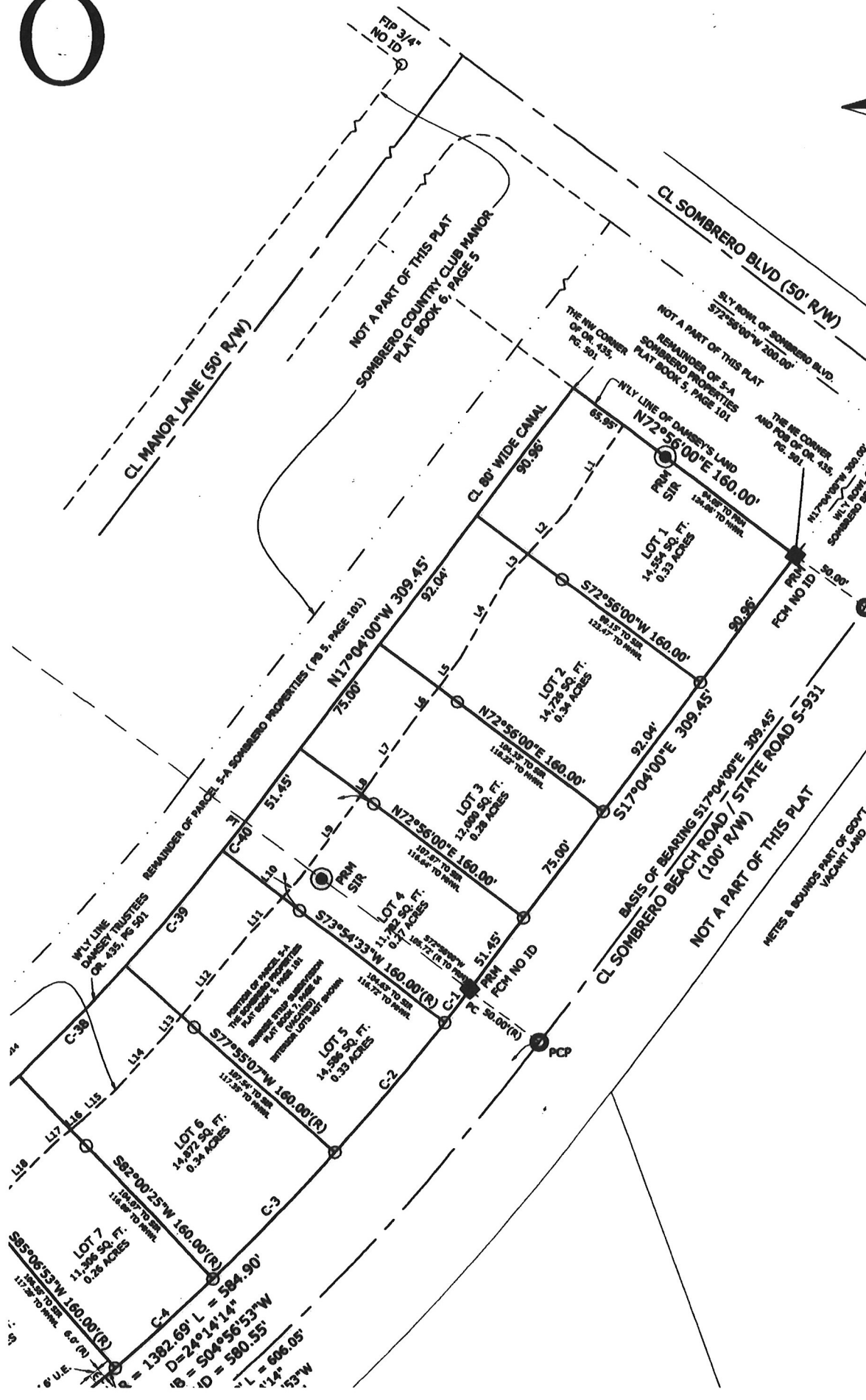


GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.







REECE & ASSOCIATES

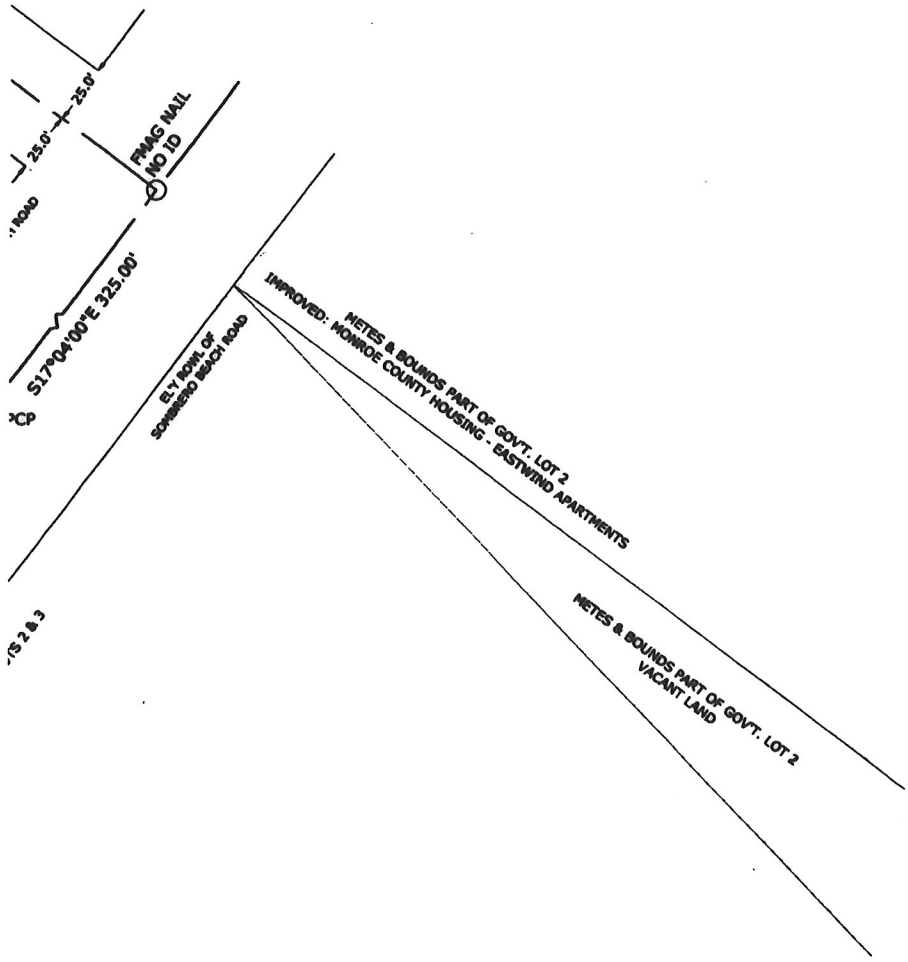
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

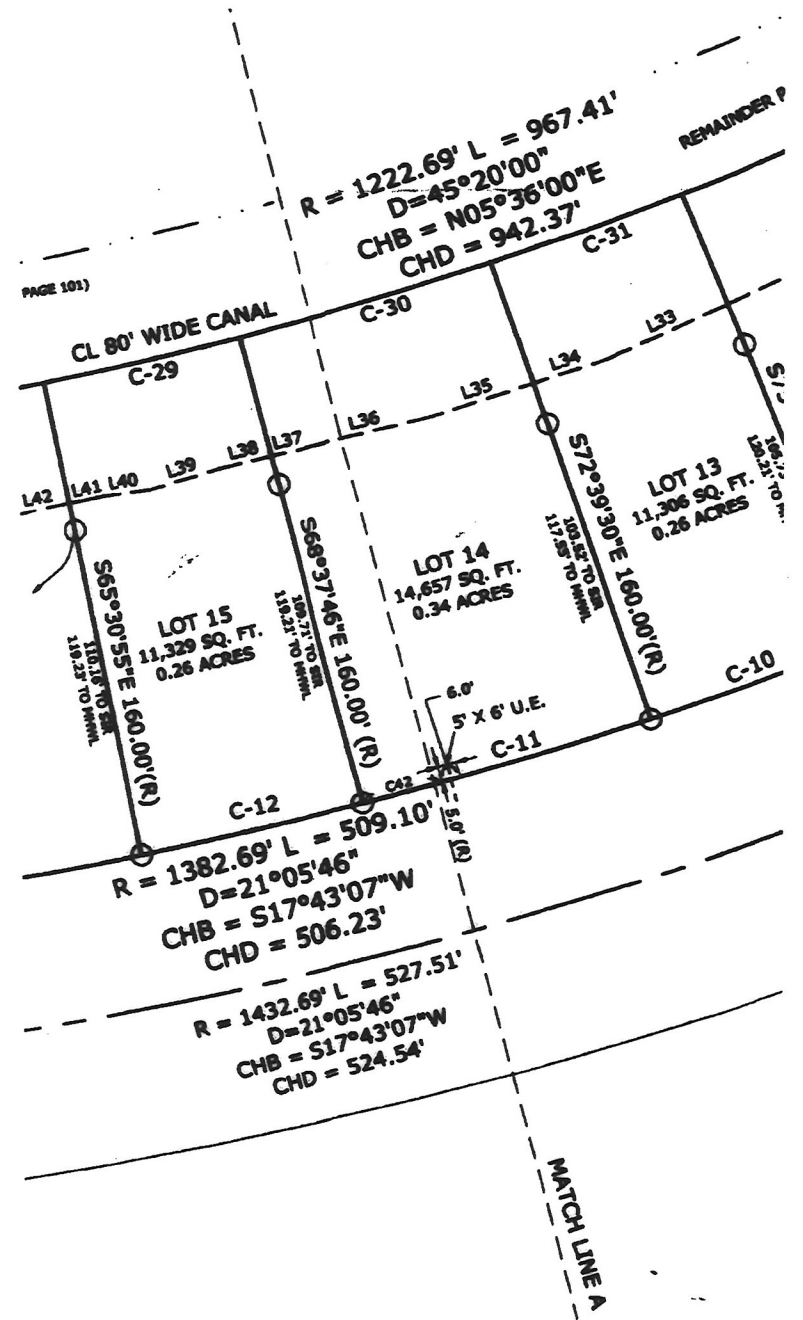
FAX (305) 872 - 5622

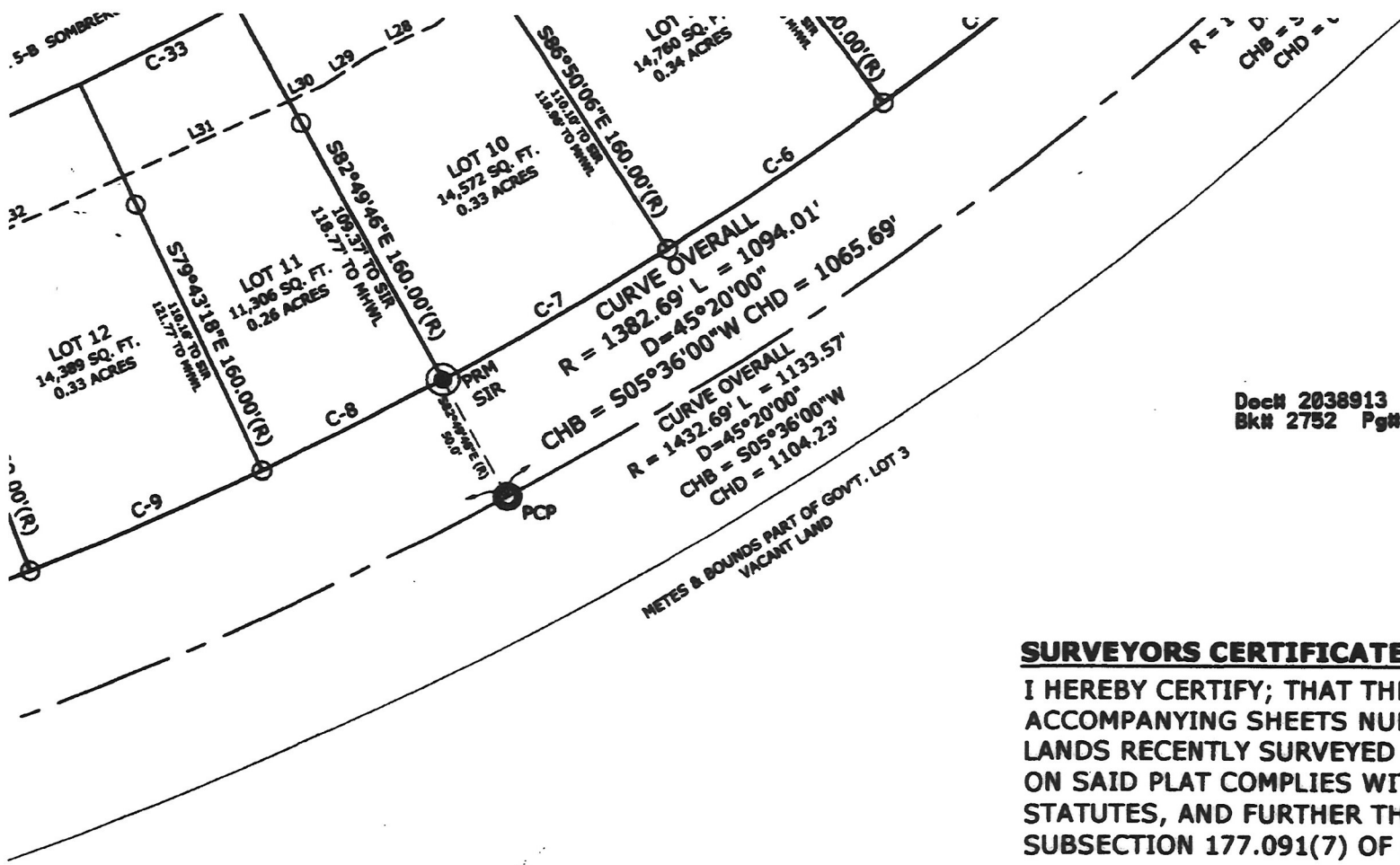
Doc# 2038913
BKN 2752 Pgn 1671



Doc# 2038913
 Bk# 2752 P# 1671 A

| C-# | 98.66 | 1382.69 | N10°02'14"W | 98.64' |
|------|-------|---------|-------------|--------|
| C-3 | 98.66 | 1382.69 | N10°02'14"W | 98.64' |
| C-4 | 75.00 | 1382.69 | N06°26'21"W | 74.99' |
| C-5 | 96.95 | 1382.69 | N02°52'35"W | 96.93' |
| C-6 | 97.32 | 1382.69 | N01°08'55"E | 97.30' |
| C-7 | 96.66 | 1382.69 | N05°10'04"E | 96.65' |
| C-8 | 75.00 | 1382.69 | N08°43'28"E | 74.99' |
| C-9 | 95.45 | 1382.69 | N12°15'22"E | 95.43' |
| C-10 | 75.00 | 1382.69 | N15°47'15"E | 74.99' |
| C-11 | 97.23 | 1382.69 | N19°21'22"E | 97.21' |
| C-12 | 75.00 | 1382.69 | N22°55'51"E | 74.99' |
| C-29 | 66.46 | 1222.69 | N22°55'40"E | 66.45' |
| C-30 | 85.98 | 1222.69 | N19°21'22"E | 85.96' |
| C-31 | 66.32 | 1222.69 | N15°47'15"E | 66.31' |
| C-32 | 84.41 | 1222.69 | N12°15'22"E | 84.39' |
| C-33 | 66.32 | 1222.69 | N08°43'28"E | 66.31' |
| C-34 | 85.48 | 1222.69 | N05°10'04"E | 85.46' |
| C-35 | 86.06 | 1222.69 | N01°08'55"E | 86.04' |
| C-36 | 85.73 | 1222.69 | N02°52'35"W | 85.72' |
| C-37 | 66.32 | 1222.69 | N06°26'21"W | 66.31' |
| C-38 | 87.24 | 1222.69 | N10°02'14"W | 87.22' |
| C-39 | 85.56 | 1222.69 | N14°05'10"W | 85.55' |
| C-40 | 20.82 | 1222.69 | N16°34'43"W | 20.82' |
| C-42 | 26.49 | 1382.69 | N20°49'19"E | 26.49' |
| C-43 | 7.68 | 1382.69 | N04°43'34"W | 7.68' |





Doc# 2038913
 Bk# 2752 Pg# 1671 B

SURVEYORS CERTIFICATE

I HEREBY CERTIFY; THAT THE ATTACHED PLAT ENTITLED ACCOMPANYING SHEETS NUMBERED 1 THROUGH 3 OF 3 LANDS RECENTLY SURVEYED UNDER MY DIRECTION AND ON SAID PLAT COMPLIES WITH THE APPLICABLE REQUIR STATUTES, AND FURTHER THAT THE PERMANENT REFERI SUBSECTION 177.091(7) OF SAID CHAPTER 177.

BY: 

ROBERT E. REECE, P.S.M.
 FLORIDA REGISTERED SURVEYOR NO. LS 5
 REECE & ASSOCIATES
 CERTIFICATE OF AUTHORIZATION NO. LB 7
 127 INDUSTRIAL ROAD, SUITE B, BIG PINE

SHEET 3 OF 3
 NOT VALID WITHOUT SHEETS 1 AND 2

INV #15020902 | KK

C

LEGEND:

- = FOUND CONCRETE MONUMENT, PRM
- ⊙ = SET 1/2" IRON ROD & CAP, STAMPED PRM LB 7846
- = SET 1/2" IRON ROD & CAP, STAMPED LB 7846
- ⦿ = SET NAIL & DISC, PCP LB 7846
- ⊖ = GUY ANCHOR

ANGLERS AT SOMBRERO", AS SHOWN ON THIS AND
; A TRUE AND CORRECT REPRESENTATION OF THE
JPERSION AND THAT THE SURVEY DATA SHOWN
MENTS OF CHAPTER 177, PART 1, FLORIDA
CE MONUMENTS WERE SET IN ACCORDANCE WITH

- C = CALCULATED
- CL = CENTERLINE
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- FCM = FOUND CONCRETE MONUMENT
- D = CENTRAL ANGLE
- EL = ELEVATION
- GOV'T. = GOVERNMENT
- F = FOUND
- IP = IRON PIPE
- IR = IRON ROD
- L = ARC LENGTH
- M = MEASURED
- MHWL = MEAN HIGH WATER LINE
- NAVD = NORTH AMERICAN VERTICAL
DATUM (1988)
- NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)

- NTS = NOT TO SCALE
- OR = OFFICIAL RECORDS OF MONROE
COUNTY, FLORIDA
- P = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVE
- PCP = PERMANENT CONTROL POINT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIUS/RADIAL
- ROWL = RIGHT OF WAY LINE
- R/W = RIGHT OF WAY
- SN&D = SET NAIL & DISK, LB 7846
- SIR = SET 1/2" IRON ROD, LB 7846
- SQ. FT. = SQUARE FEET
- U.E. = UTILITY EASEMENT

7-2-2015

DATE

12

16
EY, FLORIDA 33043

MONROE COUNTY
OFFICIAL RECORDS