

File #: 2022-172

Property Owner: Waterhouse Enterprises, Inc.

Applicant: Suzanne Waterhouse

Agent / Contact: Conrad Scherer, LLC /
Michael E. Dutko, Jr. Esq.

Type of Application: Right of Way Abandonment

Key: Big Pine Key

RE: 00272471-000100

Additional Information added to File 2022-172

Waterhouse Enterprises, Inc.
2504 NE 13th Court
Ft Lauderdale, FL 33304
954-275-6145



October 30, 2023

Via UPS

County of Monroe
Planning & Environmental Resources Department
Attn: Cheryl Cioffari, AICP
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Re: Waterhouse Enterprises, Inc.
29118 Mango Lane
Big Pine Key, Florida 33043

Dear Cheryl:

Enclosed please find an executed Agent Authorization Form requested by our law firm, Smith Hawks and Bart Smith.

He is authorized to engage in any and all communications on our behalf with respect to our property located in Big Pine Key.

Sincerely,
Waterhouse Enterprises, Inc.

A handwritten signature in blue ink, appearing to read "Suzanne V. Waterhouse".

Suzanne V. Waterhouse, CCIM, CAM
Vice President

cc: Bart Smith, Esq.
Michael Dutko, Esq.

AGENT AUTHORIZATION FORM

Date of Authorization: 10 / 30 / 2023
Month Day Year

I hereby authorize SMITH HAWKS, PL representing WATERHOUSE ENTERPRISES, INC. of Any/All Planning Department Applications
(Print Name of Agent) (Print Name of Property Owner(s) the Applicant(s)) (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)

1 AND 2 14 EDEN PINES COLONY 4TH ADD BIG PINE KEY
Lot Block Subdivision Key (Island)
00272471-000100 1344176
Real Estate (RE) / Parcel ID Number Alternate Key Number
29118 MANGO LANE, BIG PINE KEY, FLORIDA 33043 32
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Bart@SmithHawks.com; Jess@SmithHawks.com; Brandi@SmithHawks.com; Jacob@SmithHawks.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: [Signature] Date: 10.30.23

Printed Name of Property Owner: Suzanne V. Waterhouse, as Vice President of WATERHOUSE ENTERPRISES, INC.

STATE OF FLORIDA
COUNTY OF Broward

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization, on 30th day of October, 2023 by Suzanne V. Waterhouse, as Vice President of WATERHOUSE ENTERPRISES, INC. (PRINT NAME OF PERSON MAKING STATEMENT)

who is [X] personally known to me OR [] produced as identification.



(Type) OF ID PROVIDED)

[Signature]
SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
WATERHOUSE ENTERPRISES, INC.

Filing Information

Document Number P92000013889
FEI/EIN Number 65-0390437
Date Filed 12/23/1992
State FL
Status ACTIVE

Principal Address

2504 N.E. 13TH COURT
FORT LAUDERDALE, FL 33304

Changed: 02/18/1993

Mailing Address

2504 N.E. 13TH COURT
FORT LAUDERDALE, FL 33304

Changed: 02/18/1993

Registered Agent Name & Address

Waterhouse, Suzanne V
C/O Waterhouse Real Estate Investments
224 Commercial Blvd.
203
Lauderdale By The Sea, FL 33308

Name Changed: 03/06/2019

Address Changed: 03/06/2019

Officer/Director Detail

Name & Address

Title P

WATERHOUSE, TIMOTHY C
2504 N.E. 13TH COURT
FORT LAUDERDALE, FL 33304

Title VST

WATERHOUSE, SUZANNE V
2504 NE 13TH COURT
FORT LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
2021	02/11/2021

2022 03/13/2022
2023 02/10/2023

Document Images

02/10/2023 -- ANNUAL REPORT	View image in PDF format
03/13/2022 -- ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/09/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/07/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
07/02/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
02/21/2005 -- ANNUAL REPORT	View image in PDF format
01/30/2004 -- ANNUAL REPORT	View image in PDF format
07/03/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
02/27/2001 -- ANNUAL REPORT	View image in PDF format
05/02/2000 -- ANNUAL REPORT	View image in PDF format
04/27/1999 -- ANNUAL REPORT	View image in PDF format
01/30/1998 -- ANNUAL REPORT	View image in PDF format
07/16/1997 -- ANNUAL REPORT	View image in PDF format
07/12/1996 -- ANNUAL REPORT	View image in PDF format

CONRAD & SCHERER

TRIAL LAWYERS

Michael E. Dutko, Jr
(954) 847-3367 Direct Line
MDutko@conradscherer.com
633 South Federal Highway
Fort Lauderdale, FL 33301

August 22, 2022

Via U.S. First Class Mail

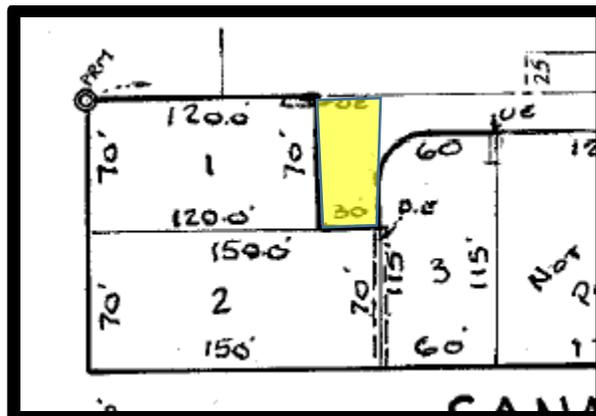
Olympia Newton
Budget/Contract Administrator
Monroe County Engineering Services
300 Magnolia St.
Key Largo, FL 33037

**Re: Application for Right-of-Way Abandonment
29118 Mango Lane, Big Pine Key, Florida 33043**

Dear Ms. Newton:

The law firm of Conrad & Scherer, LLP represents Waterhouse Enterprises, Inc. (“Waterhouse”), owner of the real property located at 29118 Mango Lane, Big Pine Key, Florida 33043 (“Property”), subject of the above-referenced application for right-of-way abandonment submitted concurrently with this correspondence. By way of the application, Waterhouse seeks to abandon a roughly 30 ft. by 70 ft. stretch of publicly dedicated right-of-way, which is unimproved and intersects with Mango Lane.

The legal description of the Property is as follows: Lots 1 and 2, Block 15, Eden Pines Colony, 4th Addition, Plat Book 6, Page 79, Monroe County, Florida. That legal description is important as it relates to the subject right-of-way and as further depicted in the referenced plat, pertinent portion below:



In the above depiction, the subject right-of-way is shaded in yellow. The right-of-way borders 70 feet of Lot 1, 30 feet of Lot 2, and roughly 35 feet of Lot 3. As is abundantly clear from the above

depiction, the subject right-of-way provides 100% of the access to both Lots 1 and 2, which was clearly the purpose of the dedication. Lot 3 derives no access from the right-of-way but rather is accessed from Mango Lane itself.

Waterhouse seeks the subject abandonment to improve access and the entryway to the Property. There is currently no entry driveway to Lot 1 or Lot 2, nor is there room with the right-of-way to construct an appropriate entry driveway. Due to the unique configuration of the Property and its relation to the similarly unique configuration of the right-of-way, Waterhouse requires an abandonment of the entirety of the right-of-way area to safely and properly access the Property.

While there has been discussion of a reversion along the centerline of the right-of-way, with half of the abandoned right-of-way reverting to the owner of Lot 3, such an allocation is not legally required and would in fact substantially interfere with Waterhouse's use of the Property. Section 177.085(1), Florida Statutes, is the relevant law on the issue and provides as follows:

When any owner of land subdivides the land and dedicates streets, other roadways, alleys or similar strips on the map or plat, and the dedication contains a provision that the reversionary interest in the street, roadway, alley or similar strip is reserved unto the dedicator or his or her heirs, successors, assigns, or legal representative, or similar language, and thereafter conveys abutting lots or tracks, **the conveyance shall carry the reversionary interest in the abutting street to the** centerline or other **appropriate boundary**, unless the owner clearly provides otherwise in the conveyance. (Emphasis added)

It is clear from the statute's express wording that the law does not **require** that an abandoned right-of-way be divided along the centerline for reversionary purposes. In fact, the statute presupposes that there may be other appropriate ways to divide the abandoned right-of-way, if any division is required at all.

This is not a typical abandonment request with two separate properties equally abutting a right-of-way that both of those properties use for access, such that the right-of-way could appropriately revert back to both properties at the centerline. There is no centerline here. Furthermore, the entire right-of-way area serves as the access point for the Property – in fact, it would be impossible to access the Property without it. Such is not the case for Lot 3, which is accessed directly from Mango Lane. Finally, the difference in area abutting the right-of-way is stark: the Property abuts the right-of-way on two sides with approximately 100 feet of total frontage; Lot 3 abuts the right-of-way on one side with approximately 35 feet of total frontage. Simply put, Lot 3 could not use the right-of-way, and Lots 1 and 2 (the Property) **need** the right-of-way for access. Accordingly, a 100% abandonment for the benefit of the Property is appropriate here.

This request is further supported by the case of *Emerald Equities, Inc. v. Hutton*, 357 So. 2d 1071 (Fla. 2d DCA 1978) (holding that “the fee in the abandoned roadway reverts to the



abutting estates in the same proportion that these estates were reduced in order to create the roadway.”). Though this case admittedly considers other areas of Florida law, the holding makes clear that there are certain circumstances in which a 100% reversion would be appropriate. In reviewing the relevant plat here, the right-of-way was cut from, and intended to provide the sole method of access to, the Property.

We look forward to working with the County in its consideration of this request. To that end, please feel free to contact me with any questions or concerns.

Very truly yours,

/s/ Michael E. Dutko, Jr.
Michael E. Dutko, Jr.
For the Firm



Buchanan
Ingersoll · Rooney



Michael E. Dutko, Jr.
954 335 1576
Michael.Dutko@bipc.com

401 East Las Olas Boulevard
Suite 2250
Fort Lauderdale, FL 33301
T.954-703-3908
F 954 527 9915

October 14, 2022

Via Overnight Delivery

Ilze Aguila
Planning Commission Supervisor
Marathon Government Center
2798 Overseas Highway
Marathon, Florida 33050

Re: Waterhouse Enterprises, Inc. / Application for Right-of-Way Abandonment

Dear Ms. Aguila:

As you know, the undersigned represents Waterhouse Enterprises, Inc. regarding its application for right-of-way abandonment for the property located adjacent to 29118 Mango Lane, Big Pine Key, Florida 33043. Per your request, enclosed is the originally executed version of the updated Agent Authorization Form, previously submitted via e-mail on October 12, 2022.

Please feel free to contact me with any questions or concerns.

Sincerely,

BUCHANAN INGERSOLL & ROONEY PC

By: /s/ Michael E Dutko, Jr.
Michael E. Dutko, Jr.

AGENT AUTHORIZATION FORM



Date of Authorization: 10 / 5 / 22
Month Day Year

I hereby authorize Michael E. Dutko, Jr. be listed as authorized agent
(Print Name of Agent)

representing Waterhouse Enterprises, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Right-of-Way Abandonment
(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)
(as shown on separate survey)

Lot Block Subdivision Key (Island)

Real Estate (RE) / Parcel ID Number Alternate Key Number

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

401 E. Las Olas Blvd., Suite 2250, Ft. Lauderdale, FL 33301

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

954-703-3908

michael.dutko@bipc.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: Suzanne V Waterhouse

STATE OF Florida COUNTY OF Broward

Sworn to and subscribed before me this 5th day of October, 2022, by means of [X] physical presence or [] online notarization,

by Suzanne V Waterhouse, who is personally known to me OR produced
(Print Name of Person Making Statement)

(Type of ID Produced) as identification.

Signature of Notary Public
My commission expires:

ORI Maranon
Print, Type or Stamp Commissioned Name of Notary Public



End of Additional File 2022-172

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Right-of-Way Abandonment Application

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.

Right-of-Way Abandonment Application Fee: \$1,890.00

In addition to the application fee, the following fees also apply:
Advertising Costs: \$245.00

Date of Application: 7 / 12 / 22
Month Day Year

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

Waterhouse Enterprises, Inc.

Suzanne V Waterhouse

Applicant (Name of Person, Business or Organization)

Name of Person Submitting Application

2504 NE 13th Court Fort Lauderdale, FL 33304

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

954-533-0668

954-275-6145

swaterhouse@svwrealty.com

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner / Applicant: (Business/Estate/Joint-ownership must include documents showing who has legal authorization to sign.)

Waterhouse Enterprises, Inc.

Suzanne V Waterhouse

Name of Person, Business or Organization

Contact Name

same as above

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

same as above

Work Phone

Home Phone

Cell Phone

Email Address

Description of right-of-way to be abandoned:

30 x 70 right of way located at the entrance to 29118 Mango Lane, Big Pine Key, FL 33043

APPLICATION

Applicant seeks the abandonment for the following reasons:

Designing a front entrance and fencing the property

Legal Description of Property: (If in metes and bounds, attach legal description on separate sheet.)

14 1 and 2 Eden Pines Colony 4th Add Big Pine Key
Block Lot Subdivision Key
00272471-00010

Real Estate (RE) Number Alternate Key Number
29118 Mango Lane Big Pine Key, FL 33043 30
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Total land area of the right-of-way to be abandoned: 30 x 70

Present use of the right-of-way to be abandoned: vacant land

Proposed use of the right-of-way to be abandoned: vacant land

Granting a right-of-way abandonment is based on specific criteria within Section 19-1 of the Monroe County Code (copy of the code is attached to this application). Please read the Code carefully in order to provide appropriate justification for granting the right-of-way abandonment.

1. Demonstrate the right-of-way is no longer required for public use and that the abandonment will not adversely affect public safety or have a negative impact on County streets or public or private utility facilities: The vacant land is not used by the public. It borders our entrance and we would like to incorporate our portion into new plans for a grander entrance and fence the property.

- 2. Does the right-of-way provide public access to land on open water?
3. Does right-of-way end on a body of open water?
4. Will the abandonment hinder public access to the water?
5. Are all adjacent property owners in agreement with this petition?
6. Is the right-of-way abandonment located at the end of a street?
7. Is the right-of-way abandonment part of a current turnaround area?
8. Is a turnaround required?
9. Is the right-of-way paved, open to traffic?
10. Are there any structures within the required setbacks?
11. If so, what is the structure and when was it built?
12. Is the abandonment requested by a public or governmental agency?
13. If so, what public purpose will the abandonment serve?

APPLICATION

14. An end of a road right-of-way abandonment requires adequate turning radius for public safety vehicles.

Please refer to the Proof of Coordination (page 8)

- a. Have you coordinated with Monroe County Engineering Services? Yes No
- b. Have you coordinated with the Monroe County Fire Marshal? Yes No
- c. Have you coordinated with the Monroe County Sheriff's Office? Yes No

If a turnaround is required, a Turnaround Agreement will be required

15. Abandonment applications must include written statements (dated within 90 days prior to the application submission date) from all public and private utilities servicing the property (including cable, electric, sewer, telephone, and water) stating any objections or required conditions to the proposed abandonment.

- a. Do you have comment letter from Keys Energy or Electric Co Op? Yes No
- b. Do you have comment letter from Florida Keys Aqueduct Authority? Yes No
- c. Do you have comment letter from Comcast? Yes No
- d. Do you have comment letter from AT&T? Yes No
- e. Do you have comment letters from any other utilities? (i.e., KW Resort Utility) Yes No
- f. Are easements or utility relocations required by any of the utilities? Yes No

If utilities are relocated, a Utility Agreement will be required.

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.)

- Complete right-of-way abandonment application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Legal description of the portion of the right-of-way to be abandoned in metes and bounds
- Proof of ownership of the Applicant's property(s) (i.e., Warranty Deed)
- Notarized Agent Authorization Letter if using an agent to act on Applicant's behalf. An authorization is needed from all owners of the subject property.
- Current Property Record Card(s) from the Monroe County Property Appraiser for the Applicant's property
- Location map (i.e., copy of strip map, aerial photograph)
- Photograph(s) of the right-of-way to be abandoned
- Copy of Recorded Plat that dedicated Right-of-Way to the County
- Title Certification for the right-of-way (prepared not more than 90 days prior to application submission specifying language from the plat that dedicated the right-of-way and the County's interest in the right-of-way).
- Signed and Sealed Survey of right-of-way to be abandoned and all adjoining properties, prepared by a Florida registered surveyor – 2 sets (Survey should be dated within 180 days prior to the date of application submission).
 - o The survey shall depict the precise location and dimensions of the area to be vacated and text from the recorded plat that dedicated the right-of-way.
 - o The survey shall also depict all parcels of land within 200 feet of the subject right-of-way and all public and private easements, public utility facilities and private franchise facilities located in or upon said right-of-way as well as the dimensions of all existing structures, paved areas and utility structures; and all bodies of water on the site and adjacent to the site.
 - o The portion of the right-of-way to be abandoned should be marked with diagonal lines and the applicant's property should be clearly delineated.
 - o If a turnaround is required, the survey must show the proposed location and dimensions.

APPLICATION

- o Please note, if there are multiple property owners that are benefitting from the right-of-way abandonment, separate surveys and legal descriptions for each property owner indicating and describing their respective portion of the abandonment will be required.

Proof of Coordination from Monroe County Engineering Services, Monroe County Fire Marshal, and Monroe County Sheriff's Office. (Please submit page 8 as Proof of Coordination, a letter is not required for application submittal)

Letters from all utility companies (written statement from all public and private utilities servicing the subject property dated not more than 90 days prior to the date of submission of the application, including water, sewer, electric, telephone, and cable television which state any objection or required conditions to the proposed abandonment).

Letters of "No Objection" from all affected property owners (an affected property owner is one who would have a means of access to his or her property affected as a result of the abandonment or one whose property abuts the portion of the roadway to be abandoned); **Please note: If a property is owned jointly, all owners must sign. If the property is part of an estate, proof of authority to sign is required.**

A UTILITY AGREEMENT IS REQUIRED when a utility requires relocation of a utility's property. **Please contact the County prior to submitting this application for a copy of the agreement.**

IF A CUL-DE-SAC OR "T-TYPE" TURNAROUND IS REQUIRED to be constructed, it will be the responsibility of the Applicant to construct. The application should include the "Turnaround Construction Agreement" to construct either the cul-de-sac or "T-type" turnaround per County Standard Specifications and Details. **Please contact the County prior to submitting this application for a copy of the agreement.**

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.

Applicants agree to be responsible for and pay for all costs of advertising and recording fees incurred relative to this request for the abandonment. The filing of a petition does not guarantee approval of abandonment.

Applicants further agree to grant any easement or provide for relocation when necessary for the furnishing of utilities, including without limitation: electric, water, sewer, telephone, gas, cable and other communication services upon request.

Applicants certify that the right-of-way to be abandoned does not end at open water.

See Page 5 for Signature and Notary Acknowledgement

AGENT AUTHORIZATION FORM

Date of Authorization: 4 / 3 / 22
Month Day Year

I hereby authorize Conrad & Scherer, LLP / Michael E. Dutko, Jr., Esq. be listed as authorized agent
(Print Name of Agent)

representing Waterhouse Enterprises, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Right-of-Way Abandonment
(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)
(shown on separate survey sheet)

Lot Block Subdivision Key (Island)

Real Estate (RE) / Parcel ID Number Alternate Key Number

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

633 South Federal Highway, 8th Floor, Fort Lauderdale, FL 33301

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

954-847-3367

michael.dutko@gmail.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: Waterhouse Enterprises, Inc. (by Suzanne V. Waterhouse)

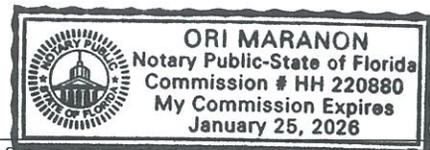
STATE OF Florida COUNTY OF Broward

Sworn to and subscribed before me this 3 day of June, 2022 by means of [X] physical presence or [] online notarization,

by Suzanne V Waterhouse, who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.
(Type of ID Produced)

Signature of Notary Public
My commission expires:



Print, Type or Stamp Commissioned Name of Notary Public

APPLICATION

We hereby petition the Honorable Board of County Commissioners to renounce and disclaim any right of the County and the public in and to the above-referenced street, alleyway, road or right-of-way as further depicted and described in the attachments.

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.

ALL OWNERS MUST SIGN IF PROPERTY IS HELD JOINTLY OR IN AN ESTATE PROOF OF SIGNING AUTHORITY IS REQUIRED.

Signature of Applicant: [Signature] Date: 7/12/22
STATE OF Florida

COUNTY OF Broward

Sworn to and subscribed before me this 12 day of July, 2022

by Suzanne V Waterhouse, who is personally known to me OR produced,
(PRINT NAME OF PERSON MAKING STATEMENT)

DL as identification.
(TYPE OF ID PRODUCED)

[Signature]
Signature of Notary Public



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

APPLICATION

SAMPLE UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: (Official Records Book 2302, Page 389) Lots 1 and 2, Block 14, EDEN PINES COLONY, 4th Addition, according to the Plat Book 4, Pa (Brief description of petition site)

Dear Judith S. Clarke :

Please consider this letter our request for a Letter of No Objection to the proposed abandonment of the above-described Right-of-Way. Enclosed is a copy of the survey and description of the Right-of-Way that is located at 30 x 70 right of way located at the entrance to 29118 Mango Lane, on Big Pine Key, Monroe County, Florida, for your review and comments. If you have any questions, or if I may be of further assistance, please contact me at 954-847-3367 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

/s/Michael E. Dutko, Jr.

(Applicant or agent)

Encl: Petition/survey

APPLICATION

PROOF OF COORDINATION

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: (Official Records Book 2302, Page 389) Lots 1 and 2, Block 14, EDEN PINES COLONY, 4th Addition, according to the Plat Book 4, Page 79
(Brief description of petition site)

Engineering:	Sent To: <u>Judith S. Clarke</u>	Address/Email: <u>1100 Simonton St., Room 2-216, Key West, FL 33040</u>
Fire Marshall:	Sent To: <u>Thomas Rossano</u>	Address/Email: <u>490 63rd St. Ocean, Marathon, FL 33050</u>
Sheriff:	Sent To: <u>Rick Ramsay</u>	Address/Email: <u>5525 College Road, Key West, FL 33040</u>

Pursuant to Monroe County Code 19-1(f) Waterhouse Enterprises, Inc. (name of applicant) is hereby providing you with notice of our intent to submit an application of the proposed abandonment of the above-described Right-of-Way to the Planning and Environmental Resources Department. Enclosed is a copy of the survey and description of the Right-of-Way proposal that is located at 30 x 70 right of way located at the entrance to 29118 Mango Lane, on Big Pine Key, Monroe County, Florida, for your review. We look forward to coordinating with your department on this matter. If you have any questions, or if I may be of further assistance, please contact me at 954-847-3367 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

/s/Michael E. Dutko, Jr.
(Applicant or agent)

Encl: Petition/survey

Doc# 1648337 06/18/2007 9:09AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

John S. Andrews Esq.
John S. Andrews, P.A.
1501 NE 4th Avenue
Fort Lauderdale, FL 33304

06/18/2007 9:09AM
DEED DOC STAMP CL: PW \$4,200.00

Doc# 1648337
Bk# 2302 Pg# 389

Parcel ID Number: 76307.0000 & 76646.0000

Warranty Deed

This Indenture, Made this 13th day of June, 2007 A.D., Between
William M. Gordon and Sandra L. Gordon aka Sandra Gordon, his wife

of the County of Monroe, State of Florida, grantors, and
Waterhouse Enterprises, Inc., a corporation existing under the laws of
the State of Florida

whose address is:

of the County of _____, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe State of Florida to wit:
Lots 1 and 2, Block 14, of EDEN PINES COLONY, 4TH ADDITION, according
to the Plat thereof as recorded in Plat Book 6, Page 79 of the Public
Records of Monroe County, Florida.

Subject to current taxes, easements and restrictions of record.

MONROE COUNTY
OFFICIAL RECORDS

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Dorothy Maurillo
Printed Name: Dorothy Maurillo
Witness

Joyce Clark
Printed Name: Joyce Clark
Witness

William M. Gordon (Seal)
Printed Name: William M. Gordon
P.O. Address: 29140 Mango Lane, Big Pine Key, FL 33043

Sandra L. Gordon aka Sandra Gordon (Seal)
Printed Name: Sandra L. Gordon aka Sandra Gordon
P.O. Address: 29140 Mango Lane, Big Pine Key, FL 33043

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this day of June, 2007 by
William M. Gordon and Sandra L. Gordon aka Sandra Gordon, his wife

who are personally known to me or who have produced their Florida driver's license identification.

JERRY L. CRAWFORD
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD392805
EXPIRES 3/15/2009
BONDED THRU 1-888-NOTARY1

Jerry L. Crawford
Printed Name: JERRY L. CRAWFORD
Notary Public
My Commission Expires: 3/15/09

WATERHOUSEKEYS

Lawer Generated by © Display Systems, Inc., 2007 (863) 763-5555 Form FLWD-1



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
WATERHOUSE ENTERPRISES, INC.

Filing Information

Document Number	P92000013889
FEI/EIN Number	65-0390437
Date Filed	12/23/1992
State	FL
Status	ACTIVE

Principal Address

2504 N.E. 13TH COURT
FORT LAUDERDALE, FL 33304

Changed: 02/18/1993

Mailing Address

2504 N.E. 13TH COURT
FORT LAUDERDALE, FL 33304

Changed: 02/18/1993

Registered Agent Name & Address

Waterhouse, Suzanne V
C/O Waterhouse Real Estate Investments
224 Commercial Blvd.
203
Lauderdale By The Sea, FL 33308

Name Changed: 03/06/2019

Address Changed: 03/06/2019

Officer/Director Detail

Name & Address

Title P

WATERHOUSE, TIMOTHY C
2504 N.E. 13TH COURT
FORT LAUDERDALE, FL 33304

Title VST

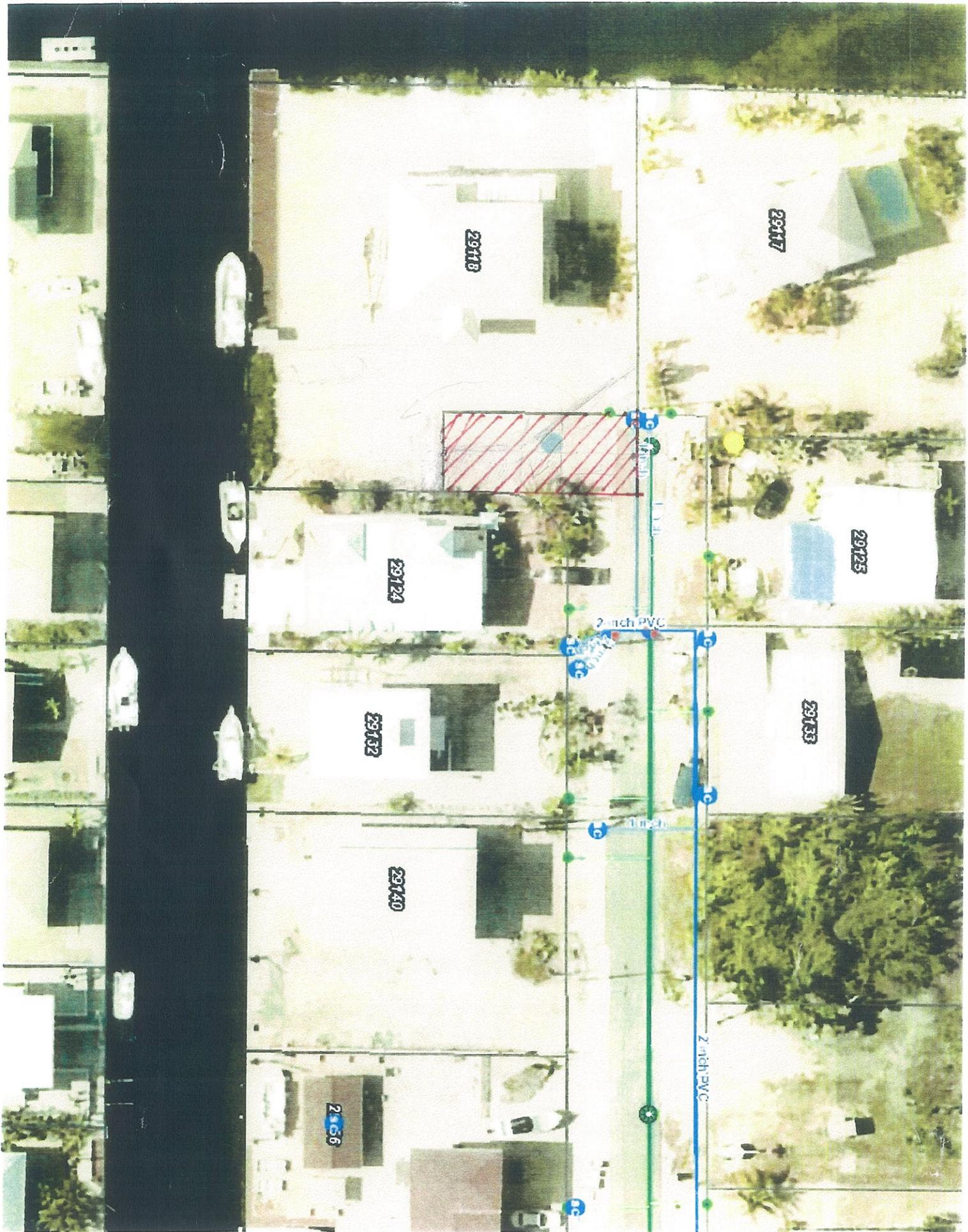
WATERHOUSE, SUZANNE V
2504 NE 13TH COURT
FORT LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
2019	03/06/2019
2020	01/09/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/09/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/07/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
07/02/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
02/21/2005 -- ANNUAL REPORT	View image in PDF format
01/30/2004 -- ANNUAL REPORT	View image in PDF format
07/03/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
02/27/2001 -- ANNUAL REPORT	View image in PDF format
05/02/2000 -- ANNUAL REPORT	View image in PDF format
04/27/1999 -- ANNUAL REPORT	View image in PDF format
01/30/1998 -- ANNUAL REPORT	View image in PDF format
07/16/1997 -- ANNUAL REPORT	View image in PDF format
07/12/1996 -- ANNUAL REPORT	View image in PDF format



29117

29118

29125

29124

29133

29132

29140

29156



2 inch PVC

1 inch

2 inch PVC

1/2 inch

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 00272471-000100
 Account# 1344176
 Property ID 1344176
 Millage Group 100H
 Location 29118 MANGO Ln, BIG PINE KEY
 Address
 Legal BK 14 LTS 1 AND 2 EDEN PINES COLONY 4TH ADD BIG PINE KEY PB6-79 OR542-844Q/C OR762-1710
 Description OR798-2134 OR823-1400 OR877-1756D/C OR896-1568 OR1372-249 OR1372-250 OR1404-1444 OR2302-389
 (Note: Not to be used on legal documents.)
 Neighborhood 627
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision EDEN PINES COLONY 4TH ADD
 Sec/Twp/Rng 22/66/29
 Affordable No
 Housing



Owner

WATERHOUSE ENTERPRISES INC
 2504 NE 13th Ct
 Fort Lauderdale FL 33304

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$593,763	\$600,148	\$606,532	\$612,917
+ Market Misc Value	\$102,357	\$106,118	\$97,879	\$105,289
+ Market Land Value	\$584,010	\$568,701	\$568,701	\$691,362
= Just Market Value	\$1,280,130	\$1,274,967	\$1,273,112	\$1,409,568
= Total Assessed Value	\$1,280,130	\$1,274,967	\$1,273,112	\$1,181,188
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,280,130	\$1,274,967	\$1,273,112	\$1,409,568

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES CANAL/WATERFRONT (01CW)	18,900.00	Square Foot	70	120

Buildings

Building ID	5005	Exterior Walls	HARDIE BD with 17% C.B.S.
Style	STILT 1 STORY	Year Built	2011
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2011
Gross Sq Ft	8116	Foundation	CONC PILINGS
Finished Sq Ft	2976	Roof Type	IRR/CUSTOM
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	360	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	8	Half Bathrooms	1
Interior Walls	DRYWALL	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	2,720	0	0
OPX	EXC OPEN PORCH	1,748	0	0
FLA	FLOOR LIV AREA	2,976	2,976	0
OPF	OP PRCH FIN LL	100	0	0
PTO	PATIO	176	0	0
PTX	PATIO CUSTOM	36	0	0
SBF	UTIL FIN BLK	360	0	0
TOTAL		8,116	2,976	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1990	1991	1	870 SF	1
BOAT LIFT	2013	2014	1	1 UT	5
WOOD DOCKS	2013	2014	1	1000 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/13/2007	\$600,000	Warranty Deed		2302	389	Q - Qualified	Improved
9/1/1995	\$85,000	Warranty Deed		1372	0250	Y - Unqualified	Vacant
12/1/1980	\$28,000	Warranty Deed		823	1400	Q - Qualified	Vacant
10/1/1979	\$5,100	Conversion Code		798	2134	Q - Qualified	Vacant

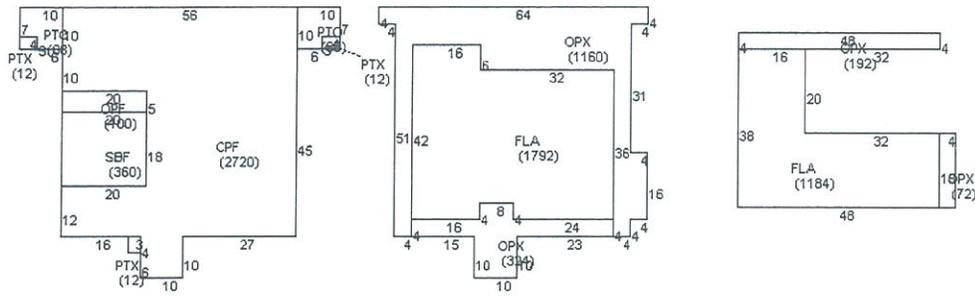
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13101497	5/3/2013	11/6/2013	\$19,363	Residential	20,000# BOAT LIFT
13101395	4/23/2013	11/6/2013	\$850	Residential	ELECTRIC FOR FUTURE BOAT LIFT
13100504	2/22/2013	1/6/2013	\$45,000	Residential	10' x 100' WOOD MARGINAL DOCK
11101277	4/26/2011	12/14/2011	\$8,000	Residential	INSTALL 250 GALLON LP TANK UNDERGROUND
10103667	6/24/2010	12/14/2011	\$0	Residential	INSTALL LOW VOLTAGE SECURITY SYSTEM
96101524	4/17/2006	12/14/2011	\$260,000	Residential	S.F.H. (conventional - 5953 s.f.)

View Tax Info

[View Taxes for this Parcel](#)

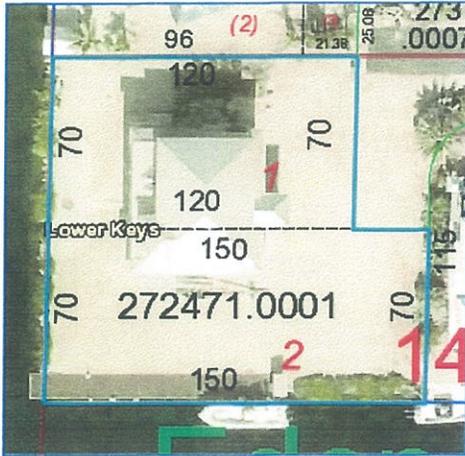
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

We, Monroe County, Property Appraiser's Office, warrant the data on property within the County's limits for the purpose of providing it. We do not warrant the accuracy of the data for any other purpose. Likewise, we do not warrant the accuracy of the data for any other purpose. Likewise, we do not warrant the accuracy of the data for any other purpose. Likewise, we do not warrant the accuracy of the data for any other purpose. Likewise, we do not warrant the accuracy of the data for any other purpose.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/10/2021, 5:12:55 AM



www.schneider.com



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 4

Cara Higgins
District 1

Kerry G. Shelby
Executive Director

December 27, 2021

Waterhouse Real Estate Investments, LLC
Attn: Suzanne Vordermeier-Waterhouse, CCIM, CAM
224 Commercial Blvd., Ste 203
Lauderdale By The Sea, FL 33308
Email: swaterhouse@svwrealty.com

RE: Right-of-Way Abandonment-
A parcel of land, legally described as (Official Records Book 2302, Page 389) Lots 1 and 2,
Block 14, EDEN PINES COLONY, 4TH ADDITION, according to the Plat thereof as
recorded in Plat Book 4, Page 79 of the Public Records of Monroe County, Florida.

Dear Ms. Vordermeier-Waterhouse:

The FKAA Board of Directors has no objection to your abandonment request. The abandonment of a parcel of land, legally described as (Official Records Book 2302, Page 389) Lots 1 and 2, Block 14, EDEN PINES COLONY, 4TH ADDITION, according to the Plat thereof as recorded in Plat Book 4, Page 79 of the Public Records of Monroe County, Florida was approved at the December 14th, 2021 meeting.

The FKAA has facilities located within the area of requested abandonment and owner agrees to grant FKAA an easement.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie Walterson
Digitally signed by Marnie
Walterson
Date: 2021.12.27 08:24:57 -05'00'

Marnie L. Walterson
Utility Design Supervisor

CC: Janene Sclafani-Monroe County Building Department-Sclafani-Janene@MonroeCounty-FL.Gov

GRANT OF EASEMENT

It is hereby agreed that Waterhouse Enterprises, Inc
(hereinafter referred to as "Grantor") for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by Grantor, paid by the Florida Keys Aqueduct Authority (hereinafter referred to as "Authority"), does grant, sell and convey unto Authority a non-exclusive easement under the following terms and conditions:

1. Grantor hereby grants to the Authority a non-exclusive easement, under, over, across and upon those portions of the property described on the attached Exhibit "A" ("Grantor's Property"), in which (i) no improvements exist (other than surface improvements such as roads or sidewalks), and (ii) the water distribution facilities presently exist. Authority may use other portions of Grantor's Property, but only with the prior written consent of Grantor.
2. Authority, its successors and assigns, shall have only the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove, and inspect water distribution facilities and all appurtenances thereto (the "Utility Facilities") and shall have full right of ingress and egress thereto and therefrom in, over and across the easement area. Authority may at any time enter upon, use and occupy other portions of Grantor's Property, but only to the extent that is necessary for the operation, inspection, maintenance and repair of the Utility Facilities, and shall not utilize Grantor's Property for any other purpose without Grantor's permission.

3. Grantor shall furnish and maintain the easement area free of and clear from any obstruction and shall not construct, place, or allow the placing or construction of any obstruction which would interfere with (I) Authority's safe or proper installation, operation, maintenance, inspection, or removal of the Utility Facilities located in the easement area or (II) any other right granted to Authority. Grantor shall have the right to make any other use of the easement area which does not interfere with the Authority's rights.
4. Any obstruction to the safe or proper operation, maintenance, inspection, or removal of Utility Facilities may be removed by the Authority at Grantor's expense. However, as a condition precedent to such removal, Authority shall first provide notice to Grantor of Authority's intent, and allow Grantor reasonable time to either remove the obstruction or provide Authority with an alternative portion of Grantor's Property for the purpose required.
5. In exercising its rights hereunder, Authority shall, to the extent practicable under the circumstances, minimize disruption of and interference with Grantor's Property. Without limiting the foregoing, Authority shall provide reasonable prior written notice to Grantor of all maintenance and repair activities and, except for the case of emergencies or other causes beyond Authority's control, shall coordinate its activities with Grantor. Authority shall promptly restore all vegetation and improvements damaged by its maintenance and repair activities to a condition comparable to that which existed prior to Authority's activities. Authority shall indemnify and hold Grantor harmless from any loss, damage, expense, claim, cost or liability (including attorneys' fees incurred) arising as a result of

the presence or activities of Authority (including its agents and contractors) upon Grantor's Property.

6. Either party, in its discretion and at its sole expense, may have surveys made of the location of the Utility Facilities, and may cause an amendment to this Agreement to be prepared that accurately reflects the location of any such Utility Facilities. In such event, the other party shall have the right to review and approve the survey and form of amendment to this Agreement (which approval shall not be unreasonably withheld) and both parties shall promptly execute the amendment. The width of any easement documented by a survey shall be no less than 20 feet wide to allow Authority to utilize heavy equipment, to the extent actually required, in connection with its maintenance, repair, removal and replacement activities. Any amendment to this Agreement prepared pursuant to this paragraph shall be in recordable form and shall be effective upon recordation in the Official Records of Monroe County, Florida. Any such amendment may address either all or limited portions of Grantor's Property, in which case, the amendment may also identify such portions of Grantor's Property to which this Agreement and the Easements created hereby, no longer burden or affect.
7. Grantor shall bear the cost of any relocation or modification of said Utility Facilities when the change is necessitated by Grantor's requirements or those of any utility other than the Authority.
8. All covenants, stipulations, terms, conditions, and provisions of this agreement shall extend to and be made binding upon respective successors and assigns of Authority and Grantor. It is intended that this agreement shall be recorded and be binding upon future owners of Grantor's Property.

9. The Grantor does hereby warrant good and marketable title for Grantor's Property and that it has full power and authority to grant this easement.
10. All provisions of this easement, including the benefits and burdens, run with the land, and are binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.
11. The parties agree to execute promptly any other documents and to perform promptly any other acts that may be reasonably required to effectuate the purposes and intent of this easement.
12. Whenever the transfer of ownership of all or any part of Grantor's Property takes place, the transferor shall not be liable for the breach, subsequent to such transfer, of any of the covenants contained herein.
13. If an action is brought to enforce the provisions of this easement, the prevailing party shall be entitled to receive its costs, litigation expenses, and reasonable attorneys' fees.

[Signatures on following page]

IN WITNESS WHEREOF, the Authority has hereunto set its hand and seal this 26th day of May, 2022.

AUTHORITY:

FLORIDA KEYS AQUEDUCT AUTHORITY,
a Florida governmental authority

Signed in the presence of:

Kimberly Judge

By: [Signature]

Printed Name: Kimberly Judge

Printed Name: Ken G. Sloby

Its: Authorized Signatory

[Signature]

Printed Name: MARNIE WATERTON

STATE OF FLORIDA)
 SS
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me on this 26 day of May 2022.

[Signature]
Notary Public – State of Florida at Large

My Commission Expires: July 11, 2025





Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 4

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Kerry G. Shelby
Executive Director

December 27, 2021

Waterhouse Real Estate Investments, LLC
Attn: Suzanne Vordermeier-Waterhouse, CCIM, CAM
224 Commercial Blvd., Ste 203
Lauderdale By The Sea, FL 33308
Email: swaterhouse@svwrealty.com

RE: Right-of-Way Abandonment-
A parcel of land, legally described as (Official Records Book 2302, Page 389) Lots 1 and 2,
Block 14, EDEN PINES COLONY, 4TH ADDITION, according to the Plat thereof as
recorded in Plat Book 4, Page 79 of the Public Records of Monroe County, Florida.

Dear Ms. Vordermeier-Waterhouse:

The FCAA Board of Directors has no objection to your abandonment request. The abandonment of a parcel of land, legally described as (Official Records Book 2302, Page 389) Lots 1 and 2, Block 14, EDEN PINES COLONY, 4TH ADDITION, according to the Plat thereof as recorded in Plat Book 4, Page 79 of the Public Records of Monroe County, Florida was approved at the December 14th, 2021 meeting.

The FCAA has facilities located within the area of requested abandonment and owner agrees to grant FCAA an easement.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie Walterson
Digitally signed by Marnie
Walterson
Date: 2021.12.27 08:24:57 -05'00'

Marnie L. Walterson
Utility Design Supervisor

CC: Janene Sclafani-Monroe County Building Department-Sclafani-Janene@MonroeCounty-FL.Gov



Ricky Costa
Area Manager
Engineering and Construction
AT&T
600 NW 79th Av 3C-094
Miami, FL
33126

T: 786.929.2412
Rc4820@us.att.com

9/16/2021

Suzanne Vordermeier-
Waterhouse Real Estate Investments, LLC
224 Commercial Blvd., Ste 203
Lauderdale By The Sea, FL 33308

Re: Petition to abandon Right-Of-Way
29118 Mango Lane
Big Pine Key, FL 33043

Dear Suzanne Vordermeier- Waterhouse,

AT&T is in receipt of your request for a letter of no objection for the above-mentioned proposed road abandonment. Per your submitted survey and our Engineer field inspections, AT&T has no objection to the road abandonment request as long as one of the following conditions is met:

A: The property owner shall provide an easement to AT&T for entire path as marked in Green area in the provided Survey.

B: The utility pole and existing overhead AT&T communication lines will remain in the Right-Of-Way with bucket truck access as per the provided survey shown in green area.

If condition B selected, then AT&T has no objection to this case.

Please contact Fariborz Fakhralshoara at 786 478 2964 for any further assistance.

Sincerely,

Ricky Costa,
Area Manager, Wireline Access
– Southeast, Florida Engineering
South Florida District

Ref. file:
LOWER KEYS-BIG PINE- DA:3109PA

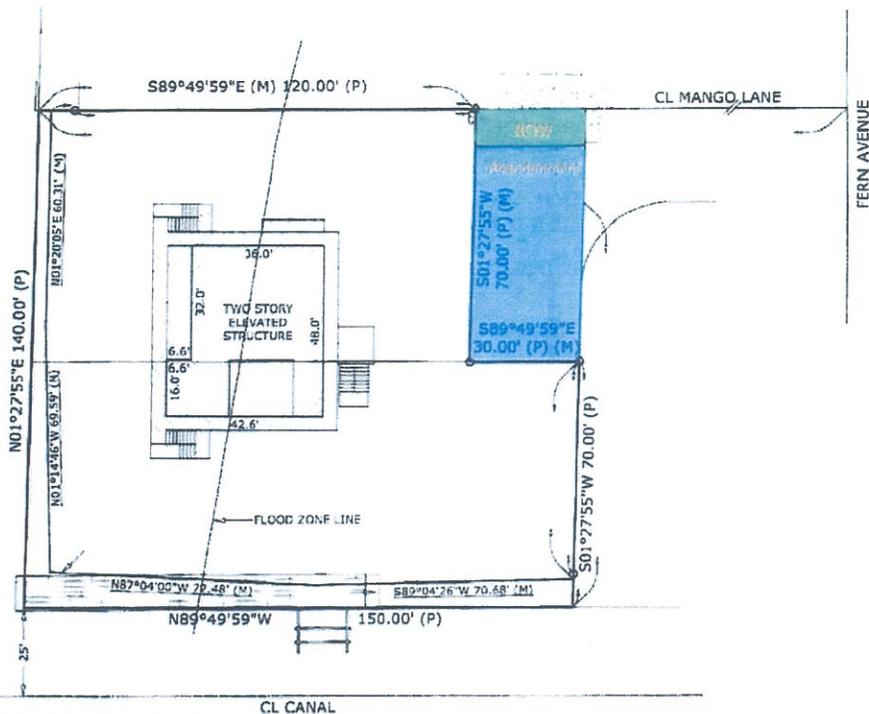
MAP OF BOUNDARY SURVEY

LOTS 1 AND 2, BLOCK 14
EDEN PINES COLONY, 4TH ADDITION
PLAT BOOK 6, PAGE 79
MONROE COUNTY, FLORIDA

ADDRESS:
20118 MANGO LANE
BIG PINE KEY, FLORIDA 33043

BEARING BASE:
S89°49'59"E ALONG THE CENTERLINE
OF MANGO LANE ASSUMED

ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED



THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS, WRACK LINES OR VERTICAL FACES ALONG AN ALTERED SHORELINE. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES.

LEGAL DESCRIPTION (Official Records Book 2302, Page 389) :
Lots 1 and 2, Block 14, EDEN PINES COLONY, 4TH ADDITION,
according to the Plat thereof as recorded in Plat Book 4, Page 79 of
the Public Records of Monroe County, Florida.

CERTIFIED TO:
- Waterhouse Enterprises, Inc.

GENERAL NOTES

- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
- 7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
- 9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

ABBREVIATIONS:

- | | |
|-----------------------|--|
| (C) = CALCULATED | NAVD = NORTH AMERICAN VERTICAL DATUM 1988 |
| CA = CENTRAL ANGLE | NGS = NATIONAL GEODETIC SURVEY |
| CL = CENTERLINE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| CLF = CHAINLINK FENCE | P = PLAT |
| CONC = CONCRETE | PID = PERMANENT IDENTIFIER |
| (D) = DEED | R = RADIUS |
| EB = ELECTRIC BOX | ROL = ROOF OVERHANG LINE |
| EM = ELECTRIC METER | SCD = SANITARY CLEAN-OUT |
| (F) = FIELD | SMH = SANITARY MANHOLE |
| FI = FENCE INSIDE | SV = SEWER VALVE |
| FO = FENCE OUTSIDE | WM = WATER METER |
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| (M) = MEASURED | |

LEGEND

- | | |
|-------------------|-------|
| PLATTED LOT LINES | --- |
| PLASTIC FENCE | ---- |
| WOOD FENCE | ----- |
| CHAIN LINK FENCE | ----- |
| OVERHEAD WIRES | ----- |
| PROPERTY LINE | ----- |
- FIRE HYDRANT
- UTILITY POLE CONCRETE
- UTILITY POLE METAL
- UTILITY POLE WOOD

SCALE:

FIELD WORK _____
DATE _____
REVISION _____
DATE _____
SHEETS: 1 OF 1
DRAWN BY: _____
CHECKED BY: _____
INVOICE NO _____



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

September 15, 2021

Waterhouse Enterprises, Inc
Suzanne Vordermeier-Waterhouse, CCIM, CAM
2504 NE 13th Court
Fort Lauderdale, FL 33304

RE: Petition to abandon Right-of-Way
29118 Mango Lane
Big Pine Key, FL 33043

Dear Suzanne Vordermeier-Waterhouse:

Keys Energy Services (KEYS) is in receipt of your request for a letter of no objection for the above-mentioned proposed road abandonment. During our field inspection and per the survey that you submitted to us for review, KEYS has no object to the road abandonment request as long as one of the following conditions is met:

1. The owner provides an easement to KEYS for the utility pole.
2. The utility pole will remain in the Right-of-Way with bucket truck access as per the survey that was submitted.

If condition number two is selected, then this letter will serve as your letter of no objection.

Should you have any questions or require any further information, please feel free to contact me at 305.295.1055.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Alfonso". The signature is fluid and cursive, with a long horizontal line extending to the right.

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/

Copied via electronic mail:
L. Tejada, General Manager & CEO
D. Sabino, Acting AGM & Director of Engineering & Control
N. Batty, Director of Legal & Regulatory Services

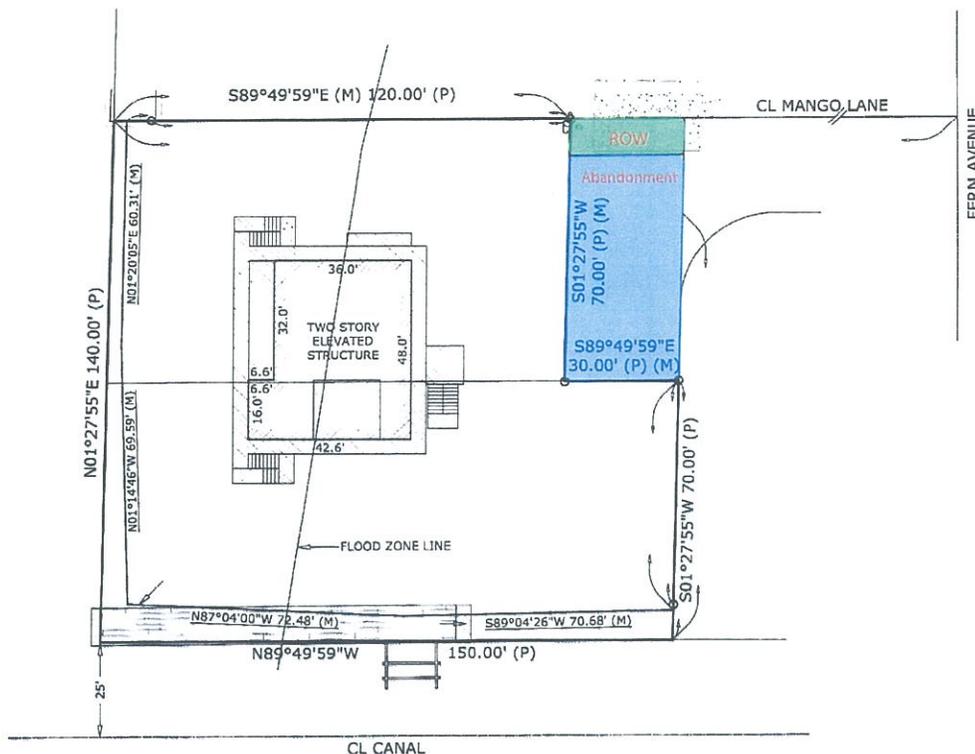
MAP OF BOUNDARY SURVEY

LOTS 1 AND 2, BLOCK 14
EDEN PINES COLONY, 4TH ADDITION
PLAT BOOK 6, PAGE 79
MONROE COUNTY, FLORIDA

ADDRESS:
29118 MANGO LANE
BIG PINE KEY, FLORIDA 33043

BEARING BASE:
S89°49'59"E ALONG THE CENTERLINE
OF MANGO LANE ASSUMED

ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED



THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS, WRACK LINES OR VERTICAL FACES ALONG AN ALTERED SHORELINE. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES.

LEGAL DESCRIPTION (Official Records Book 2302, Page 389) :
Lots 1 and 2, Block 14, EDEN PINES COLONY, 4TH ADDITION,
according to the Plat thereof as recorded in Plat Book 4, Page 79 of
the Public Records of Monroe County, Florida.

CERTIFIED TO:
- Waterhouse Enterprises, Inc.

GENERAL NOTES

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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- SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

ABBREVIATIONS:

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PLATTED LOT LINES	---
PLASTIC FENCE	--- ---
WOOD FENCE	--- ---
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OVERHEAD WIRES	--- ---
PROPERTY LINE	---

FIRE HYDRANT	⊕
UTILITY POLE CONC.	⊕
UTILITY POLE METAL	⊕
UTILITY POLE WOOD	⊕

SCALE:
FIELD WORK
DATE:
REVISION
DATE:
SHEETS: 1 OF 1
DRAWN BY:
CHECKED BY:
INVOICE NO.:



**Engineering – Design Department
6565 Nova Drive. Davie, FL 33317**

Friday, September 03, 2021

**Suzanne Vordermeier
29118 Mango Lane
Big Pine Key FL, 33043**

**RE: Letter of No Objection
Right-of- Way Abandonment
29118 Mango Lane, Big Pine Key FL, 33043**

Dear Ms. Suzanne Vordermeier

In reviewing your request as ref. above, Comcast has *no objection* to the **Right-of- Way Abandonment** located at:

29118 Mango Lane, Big Pine Key FL, 33043

However, please be advised, it is understood that Comcast will not be responsible in any way for repairs or replacement of any portion of the **Right- of- Way Abandonment** that has encroached into the easement, should it become necessary to access the easement for plant maintenance and or upgrade construction.

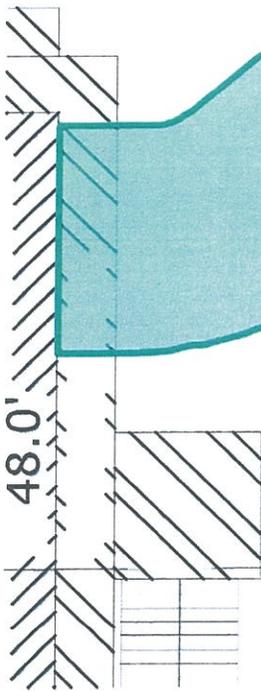
Should you have any further question, please feel free to call at 1-754-221-1322 or e-mail at Ricardo_Davidson@cable.comcast.com

Sincerely,

Ricardo Davidson

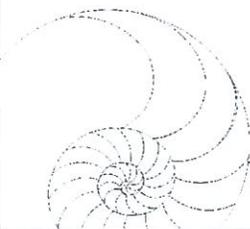
Cc: Carlos Olivas / Comcast Area Construction Coordinator
Hialeah File

.00' (P)



Driveway/Road Abandonment

Scale: 1/4" = 1'-0"



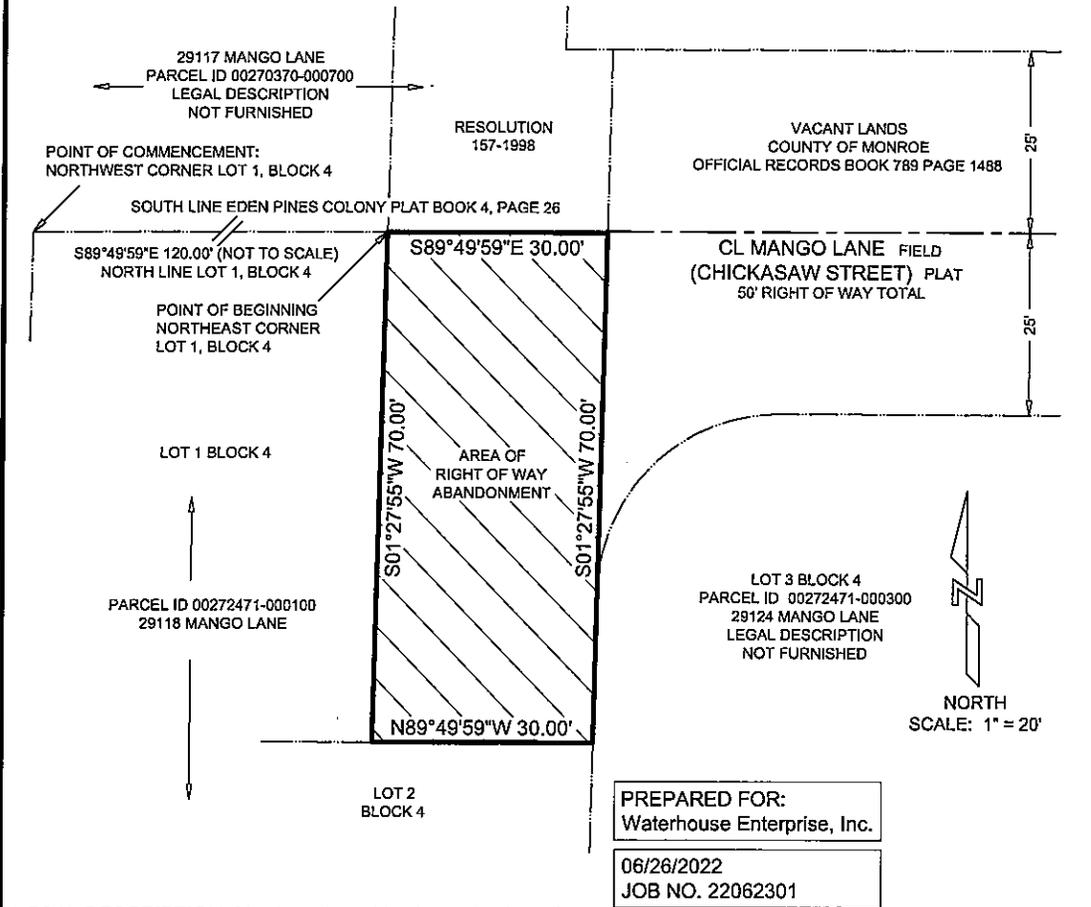
Waterhouse Driveway

D'Arign Source
Dream. Design. Build.

Date: 01/13/2022

SKETCH AND DESCRIPTION

ABANDONMENT OF A PORTION OF RIGHT OF WAY
EDEN PINES COLONY FOURTH ADDITION
PLAT BOOK 6, PAGE 79
MONROE COUNTY, FLORIDA



LEGAL DESCRIPTION (Newly authored by the undersigned):

A portion of right of way, Eden Pines Colony, Fourth Addition, according to the Plat thereof as recorded in Plat Book 6, Page 79 of the Public Records of Monroe County, Florida and being more particularly described as follows:

Commencing at the Northwest corner of Lot 1, Block 4 of said Eden Pine Colony Fourth Addition; thence South 89°49'59" East, along the North line of said Lot 1, Block 4, 120.00 feet to the Northeast corner of said Lot 1, Block 4 to the Point of Beginning of the following described portion of right of way; thence continue South 89°49'59" East, along the centerline of Chickasaw Street (plat) Mango Lane (field), 30.00 feet; thence South 01°27'55" West, 70.00 feet to the Northeast corner of Lot 2, Block 4 of said Eden Pines Colony Fourth Addition, 70.00 feet; thence Northwest along the North line of said Lot 2, Block 4 of said Eden Pines Colony Fourth Addition, 30.00 feet to the Southeast corner of said Lot 1, Block 4; thence North 01°27'55" West, along the East line of said Lot 1, Block 4, 70.00 feet back to the Point of Beginning. Containing 2,100 square feet, 0.5 acres ±.

GENERAL NOTES:

1. THIS SKETCH AND DESCRIPTION WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
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5. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT
7. THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
8. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON


REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (LB) NO. 7846
 31193 AVENUE A, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.


 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
 SIGNED
 ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5632

MAP OF BOUNDARY SURVEY

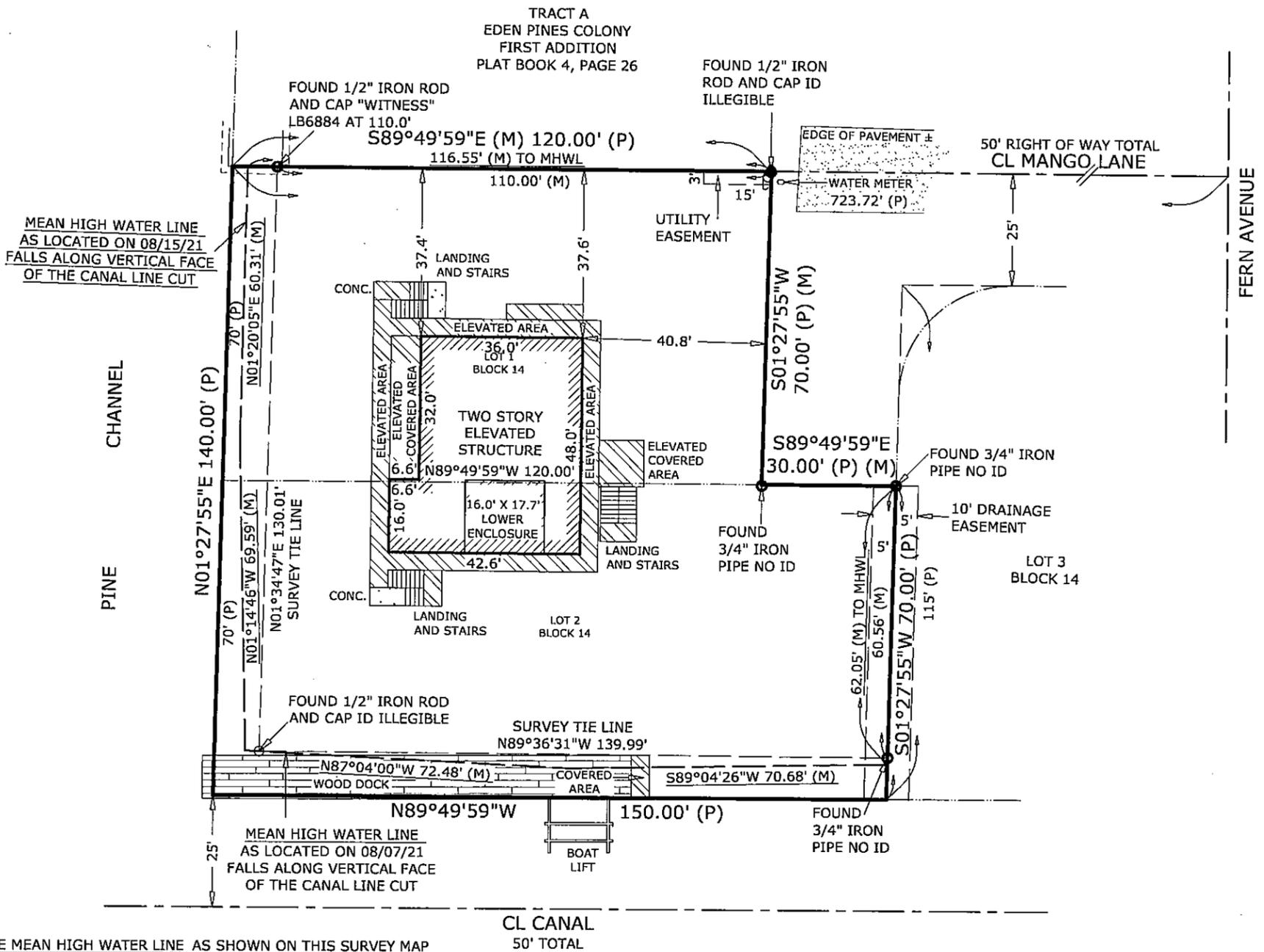
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PLAT BOOK 6, PAGE 79
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NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 30'



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LINES NOT TO SCALE

PLATTED LOT LINES	---
PLASTIC FENCE	- - - - -
WOOD FENCE	- / / / / -
CHAIN LINK FENCE	- o - o - o -
OVERHEAD WIRES	~ ~ ~ ~ ~
PROPERTY LINE	=====

FIRE HYDRANT UTILITY POLE CONC. UTILITY POLE METAL UTILITY POLE WOOD

SCALE: 1" = 30'

FIELD WORK DATE: 08/07/21

REVISION DATE: -/-

SHEETS: 1 OF 1

DRAWN BY: GF

CHECKED BY: RER

INVOICE NO.: 21062105

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SIGNED

ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER
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