

File #: 2024-045

Owner's Name: 21695 Asturias Road, LLC

Applicant: Leah Kutner

Contact: Leah Kutner

Type of Application: Right-of-Way Abandonment

Key: Cudjoe Key

Parcel ID #: 00115510-003400

Additional Information added to File 2024-045

End of Additional File 2024-045

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED

FEB 26 2024

MONROE COUNTY
PLANNING DEPT.

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: 1 / 15 / 2024
Month Day Year

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

Applicant (Name of Person, Business or Organization)

Name of Person Submitting Application

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

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.)

21695 Asturias Road LLC

Leah Kutner

Name of Person, Business or Organization

Contact Name

18 Allamanda Avenue Key West FL. 33040

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

Work Phone

Home Phone

Cell Phone

Email Address

215 990 7599 southernmostridingclub@gmail.com

Description of right-of-way to be abandoned:

The dirt road at the end of Spain Road in Cudjoe Key, adjacent to Parcel P (street address 21703 Spain Rd.) which is owned by this applicant. There are no utility poles, throughways, roads, or any other access points located on or connected to this easement. This dirt road is a dead end at a salt pond, and most of the year is covered with water.

Applicant seeks the abandonment for the following reasons:

To eliminate the liability of unrestricted public use on the applicant's adjacent property.

- 1) Public safety: the right-of way is flooded for long periods of time concealing drop-offs and unlevel surfaces creating an unsafe pedestrian way.
- 2) Being open to the public and very secluded, the right-of way has suffered numerous short-haul dumping abuses, resulting in severe spot ecological impacts to the local natural habitat.
- 3) As a secluded location it is a haven for underage abuse from parking, drinking, partying, drug use and other social misbehaviors.

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

	<u>Cudjoe Acres</u>	<u>Cudjoe Key</u>	
Block	Lot	Subdivision	Key

Real Estate (RE) Number	Alternate Key Number
<u>20 66 28 Cudjoe Key PT LT 7 Parcel P</u>	<u>Cudjoe Acres 21.5</u>
Street Address (Street, City, State & Zip Code)	Approximate Mile Marker

Total land area of the right-of-way to be abandoned: _____

Present use of the right-of-way to be abandoned: public use access

Proposed use of the right-of-way to be abandoned: matching existing adjacent natural habitat

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: There are no utility activities necessary or requiring use of the easement, nor have there ever been. This dirt road is under water for many months of the year. There is no vehicle access, and pedestrian access is limited due to overgrown vegetation and flooding.
2. Does the right-of-way provide public access to land on open water? Yes No
3. Does right-of-way end on a body of open water? Yes No
4. Will the abandonment hinder public access to the water? Yes No
5. Are all adjacent property owners in agreement with this petition? N/A Yes No
If yes, attach notarized agreement letter from each owner.
6. Is the right-of-way abandonment located at the end of a street? Yes No
7. Is the right-of-way abandonment part of a current turnaround area? Yes No
8. Is a turnaround required? Yes No
 - a. If yes, is the turnaround shown on the survey? N/A Yes No
9. Is the right-of-way paved, open to traffic? Yes No
10. Are there any structures within the required setbacks? Yes No
11. If so, what is the structure and when was it built? _____
12. Is the abandonment requested by a public or governmental agency? Yes No
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)

N/A

- 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.

N/A

- 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

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: 1/15/24

STATE OF Florida

COUNTY OF Monroe

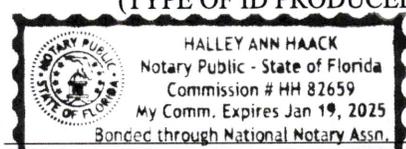
Sword to and subscribed before me, by means of either physical presence OR online notarization,

on 15 day of January, 2024, by [Signature]
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)
identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC

Halley Haack
1/19/25
[Signature]



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

ADJACENT PROPERTY OWNERS CONSENT TO ABANDON

Before me this day personally appeared Leah Kutner who, being duly sworn, deposes and says:

I, Leah Kutner, am the owner of 21703 Spain Road, Parcel P, Cudjoe Acres

(legal description of property).

I have been furnished a drawing which clearly indicates the right-of-way to be abandoned and its relationship to my property. I hereby consent to the abandonment of the described petition site, which is adjacent to the property as described above.

Signature: [Signature] Date: 1/15/24

STATE OF Florida

COUNTY OF Monroe

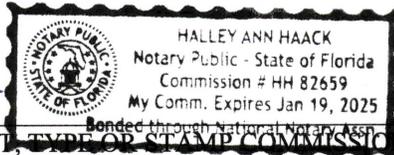
Sword to and subscribed before me, by means of either physical presence OR online notarization,

on 15 day of January, 2024, by Leah Kutner
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)

identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC



[Signature]
1/19/25
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

PLEASE NOTE: IF A PROPERTY IS JOINTLY OWNED ALL OWNERS MUST SIGN. IF PROPERTY IS HELD IN AN ESTATE, PROOF OF SIGNING AUTHORITY IS REQUIRED.

APPLICATION

* No Utility Poles

SAMPLE UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: _____ (Brief description of petition site)

Dear _____:

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 _____, on _____ 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 _____ (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

(Applicant or agent)

Encl: Petition/survey

APPLICATION

PROOF OF COORDINATION

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Easement at the end of Spain Road, Adjacent
(Brief description of petition site) to property address 21703' Spain Rd.

Engineering: Sent To: _____ Address/Email: _____
Fire Marshall: Sent To: _____ Address/Email: _____
Sheriff: Sent To: _____ Address/Email: _____

Pursuant to Monroe County Code 19-1(f) Leah Kutner (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 End of Spain Road, on Cudjoe 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 _____ (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

* There will be no restricted access. Gate will be removed. *

(Applicant or agent)

Encl: Petition/survey

Prepared by and return to:

Gregory S. Oropeza, Esq.

Attorney at Law

Oropeza Stones Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 21-367

Consideration: \$850,000.00

Parcel Identification No. 00115520-002000, 00115510-000100, 00115510-003400, & 00115510-003500

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 14th day of September, 2021 between Margaret Drewry, Trustee of The Margaret Drewry Revocable Trust Dated June 1, 2017 whose post office address is 85 5122 Killae Road, Captain Cook, HI 96704 of the County of Hawaii, State of Hawaii, grantor*, and 21695 Asturias Road LLC, a Florida limited liability company whose post office address is 18 Allamanda Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

PARCEL GG, CUDJOE ACRES, Cudjoe Key, Florida, as recorded in Official Records Book 475, Page 412 of the Public Records of Monroe County, Florida (AK1147052).

and

PARCEL HH, A parcel of land in Section 20, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of Government Lot 7, Section 20, bear North, 845 feet; thence bear West, 1350 feet to the Point of Beginning of the parcel of land hereinafter described; thence bear North, 205 feet; thence bear East, 215 feet; thence bear South, 205 feet; thence bear West, 215 feet back to the Point of Beginning, containing 1.01 acres. (AK1146382). Also a road easement over all those areas described in that certain dedication of easements recorded in Official Record Book 486, Page 686, of the Public Records of Monroe County,

and

PARCEL P, CUDJOE ACRES, Cudjoe Key, Florida, as recorded in Official Records Book 475, Page 412 of the Public Records of Monroe County, Florida. (AK 1146714)

and

PARCEL AA, CUDJOE ACRES, Cudjoe Key, Florida, as recorded in Official Records Book 475, Page 412, of the Public Records of Monroe County, Florida. (AK1146722).

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE OF THE SETTLOR, THE TRUSTEE, NOR THE BENEFICIARIE(S) OF THE GRANTOR TRUST, NOR THE SPOUSE OF ANY OF THEM, NOR ANY OF HIS OR HER IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. THE SETTLOR AND THE TRUSTEE OF THE TRUST RESIDES AT THE ADDRESS SHOWN ABOVE.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in our presence.

[Signature]
Witness Name: Kamalani Duertson
[Signature]
Witness Name: JENNIFER TANAKA

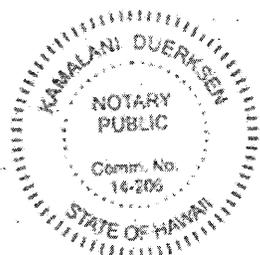
[Signature]
Margaret Drewry, Individually and as Trustee *[Initials]*

State of Hawaii
County of Hawaii

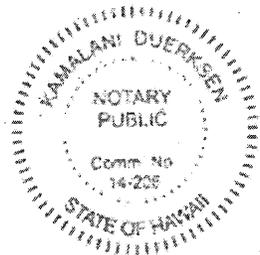
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of September, 2021 by Margaret Drewry, individually and as Trustee of The Margaret Drewry Revocable Trust dated June 1, 2017, who is personally known or has produced a driver's license as identification

[Notary Seal]

[Signature]
Notary Public
Printed Name: Kamalani Duertson
My Commission Expires: 6/15/2022



Doc. Date: Undated # Pages: 3
Notary Name: Kamalani Duertson 3 Circuit
Doc. Description: Warranty deed (Stamp or Seal)
[Signature] 9/30/2021
Notary Signature Date





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

Detail by Entity Name

Florida Limited Liability Company

21695 ASTURIAS ROAD LLC

Filing Information

Document Number	L21000318853
FEI/EIN Number	86-1705731
Date Filed	07/13/2021
Effective Date	07/12/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/05/2021
Event Effective Date	NONE

Principal Address

18 ALLAMANDA AVENUE
KEY WEST, FL 33040

Mailing Address

18 ALLAMANDA AVENUE
KEY WEST, FL 33040

Registered Agent Name & Address

KUTNER, LEAH S
18 ALLAMANDA AVENUE
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

KUTNER, LEAH S
18 ALLAMANDA AVENUE
KEY WEST, FL 33040

Title AMBR

SACKSTEDER, ANDREW W

18 ALLAMANDA AVENUE
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	03/11/2022
2023	02/24/2023

Document Images

<u>02/24/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/11/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/05/2021 -- LC Amendment</u>	View image in PDF format
<u>07/13/2021 -- Florida Limited Liability</u>	View image in PDF format

Florida Department of State, Division of Corporations

Monroe County, FL

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 00115510-003400
Account# 1146714
Property ID 1146714
Millage Group 100C
Location Address 21703 SPAIN Rd, CUDJOE KEY
Legal 20 66 28 CUDJOE KEY PT LT 7 PARCEL P CUDJOE ACRES OR771-1301 OR2516-
Description 2317/19 OR2864-2455/56 OR2868-2058/60 OR3125-2306
 (Note: Not to be used on legal documents.)
Neighborhood 339
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 20/66/28
Affordable No
Housing



Owner

21695 ASTURIAS ROAD LLC
 18 Allamanda Ave
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$204,581	\$186,983	\$32,997	\$32,997
= Just Market Value	\$204,581	\$186,983	\$32,997	\$32,997
= Total Assessed Value	\$204,581	\$186,983	\$21,918	\$19,925
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$204,581	\$186,983	\$32,997	\$32,997

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$186,983	\$0	\$0	\$186,983	\$186,983	\$0	\$186,983	\$0
2021	\$32,997	\$0	\$0	\$32,997	\$21,918	\$0	\$32,997	\$0
2020	\$32,997	\$0	\$0	\$32,997	\$19,925	\$0	\$32,997	\$0
2019	\$26,398	\$0	\$0	\$26,398	\$18,114	\$0	\$26,398	\$0
2018	\$26,398	\$0	\$0	\$26,398	\$16,467	\$0	\$26,398	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	43,996.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/14/2021	\$850,000	Warranty Deed	2339760	3125	2306	05 - Qualified	Vacant		
8/9/2017	\$100	Warranty Deed	2134906	2868	2058	11 - Unqualified	Improved	DREWRY MARGARET	
7/12/2017	\$100	Quit Claim Deed	2131666	2864	2455	11 - Unqualified	Improved	DREWRY MARGARET REVOCABLE TRUST 6/1/2017	
5/5/2011	\$500,000	Warranty Deed		2516	2317	05 - Qualified	Vacant		
9/1/1978	\$3,000	Conversion Code		771	1301	Q - Qualified	Vacant		

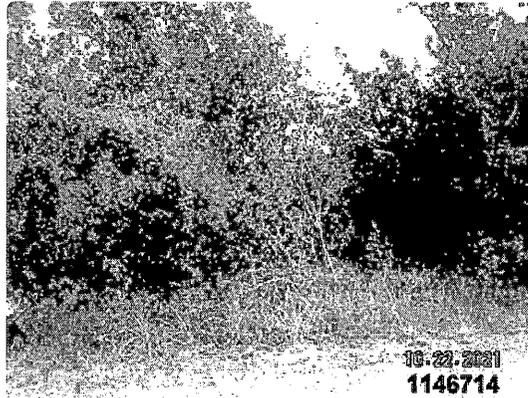
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17102595	4/3/2017	5/20/2017	\$100	Residential	REMOVE INVASIVE EXOTICS
15100318	2/9/2015	4/30/2015	\$2,000	Residential	REMOVE INVASIVE EXOTICS

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge).

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/23/2024, 5:15:20 AM](#)

Contact Us



MAP OF BOUNDARY SURVEY

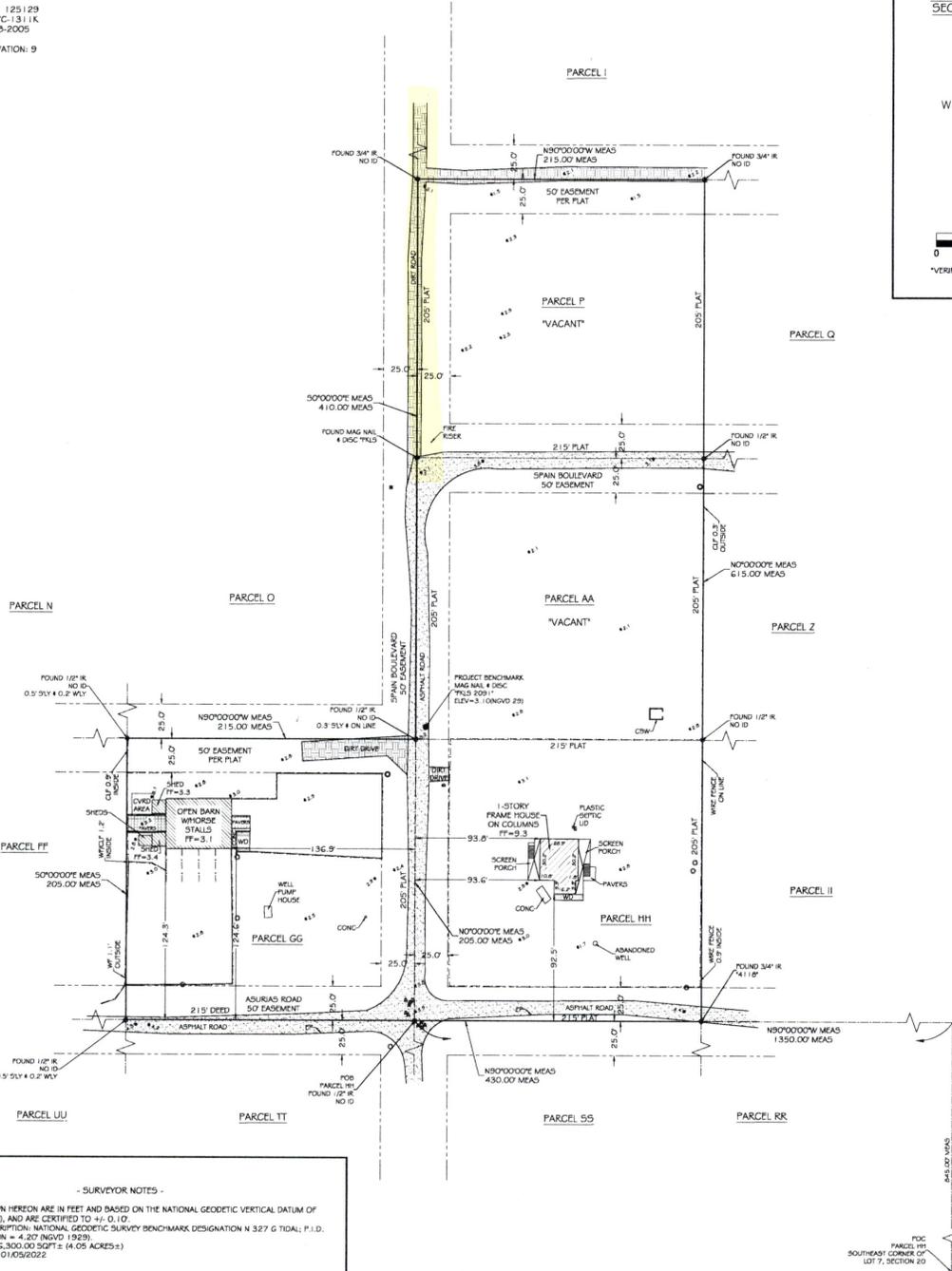
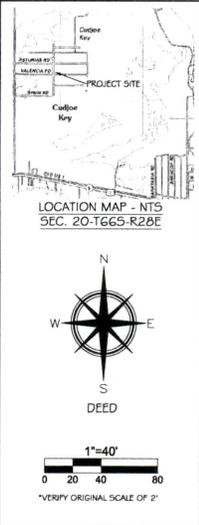
BEARING BASE:
ALL BEARINGS ARE BASED
ON NS0°00'00"E AS PER DEED
ALONG THE CENTERLINE OF
ASTURIAS ROAD

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
21695 & 21701 ASTURIAS ROAD
21704 & 21703 SPAIN ROAD
CLUDJEE KEY, FL 33042

COMMUNITY NO.: 125129
MAP NO.: 12007C-1311K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 9



- SURVEYOR NOTES -

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION N 327 G TIDAL; P.I.D. AAD (6); ELEVATION = 4.20' (NGVD 1929)
- TOTAL AREA = 176,300.00 SQ FT ± (4.05 ACRES ±)
- FIELD WORK DATE: 01/05/2022

LEGAL DESCRIPTION -

PARCEL GG, CLUDJEE ACRES, CLUDJEE KEY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 475, PAGE 412 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND

PARCEL HH, A PARCEL OF LAND IN SECTION 20, TOWNSHIP 66 SOUTH, RANGE 28 EAST, ON CLUDJEE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 7, SECTION 20, BEAR NORTH, 645 FEET; THENCE BEAR WEST, 1350 FEET TO THE POINT OF BEGINNING OF THE PARCEL, OF 140 HIDEAWAY DOCKBOARDS; THENCE BEAR NORTH, 200 FEET; THENCE BEAR EAST, 215 FEET; THENCE BEAR SOUTH, 205 FEET; THENCE BEAR WEST, 215 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES. ALSO A ROAD EASEMENT OVER ALL THOSE MEAS DESCRIBED IN THAT CERTAIN DEDICATION OF EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 484, PAGE 636, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND

PARCEL AA, CLUDJEE ACRES, CLUDJEE KEY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 475, PAGE 412 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND

PARCEL P, CLUDJEE ACRES, CLUDJEE KEY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 475, PAGE 412 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

CERTIFIED TO -
21695 ASTURIAS ROAD LLC.

NOTE: THIS SURVEY HAS BEEN PERFORMED BY THE CLIENT OR OTHER REPRESENTATIVE, AGENT OR OFFICIAL TO WHOM THE SURVEY WAS ORDERED BY OTHER THAN THE SURVEYOR. THE SURVEYOR HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE. THE SURVEYOR HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE. THE SURVEYOR HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE.

SYMBOL LEGEND:	
	OPEN BARN
	CONCRETE UTILITY POLE
	ELECTRIC HANDOFF
	FIRE HYDRANT
	GAS METER
	MANHOLE
	SMARTWAY CURB CUT
	SMARTWAY MANHOLE
	SIGN
	TELEPHONE MANHOLE
	WATER VALVE
	UTILITY POLE
	WATER METER
	WELL TEST STATION
	WOOD UTILITY POLE
	27 PLASTIC TRAFFIC REFLECTOR
	404 POST IN HOLE
	SPOT ELEVATION (OPTICAL)
	ELECTRIC BOX
	ADA SURFACE OBSTRUCTION
	METAL UTILITY POLE

FLORIDA KEYS LAND SURVEYING

19860 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL@gmail.com

BOUNDARY SURVEY OF
21695 & 21701 ASTURIAS ROAD AND 21703 & 21704 SPAIN ROAD
CLUDJEE KEY, MONROE COUNTY, STATE OF FLORIDA

DATE: 04/09/2021 SURVEY BY: EAI PROJECT: CLUDJEE ACRES
REVISION DATE: XX/XX/XXXX DRAWN BY: GBF H. SCALE: 1"=40'
JOB NO.: 21-237 CHECKED BY: SHEET 1 OF 1

RE 486-141 686

21106-1

DEDICATION OF EASEMENTS

THIS INDENTURE, made this 22nd day of September, 1971
by RIMERSBURG COAL COMPANY,

WITNESSETH,

WHEREAS, RIMERSBURG COAL COMPANY intends to bargain,
sell and convey individual tracts of land out of a group of
tracts of land known as CUDJOE ACRES, a map of which is re-
corded in Official Records Book 475 at Page 412 of the Public
Records of Monroe County, Florida;

WHEREAS, it is the intention of RIMERSBURG COAL COMPANY
to grant each owner of a tract or tracts in CUDJOE ACRES a road
easement over all of those areas hereinafter described and shown
as road reservations on the above referred to map of CUDJOE ACRES;
and,

WHEREAS, RIMERSBURG COAL COMPANY will convey each tract
in CUDJOE ACRES subject to the road easements hereinafter described
and shown on the map of CUDJOE ACRES as road reservations,

NOW, THEREFORE, in consideration of the premises, RIMERS-
BURG COAL COMPANY has dedicated and by these presents does dedicate
unto each owner of a tract or tracts of land in CUDJOE ACRES, their
successors and assigns, an easement for the purpose of use as a
road for ingress and egress into and from CUDJOE ACRES, which ease-
ment shall cover all of those areas shown as road reservations on
that certain map of CUDJOE ACRES recorded in Official Records Book
475 on Page 412 of the Public Records of Monroe County, Florida,
which areas are more particularly described as follows:

FILED FOR RECORD
1971 SEP 28 AM 11:49
L. R. JOHNS, CLK. CT. CT
MONROE COUNTY, FLORIDA

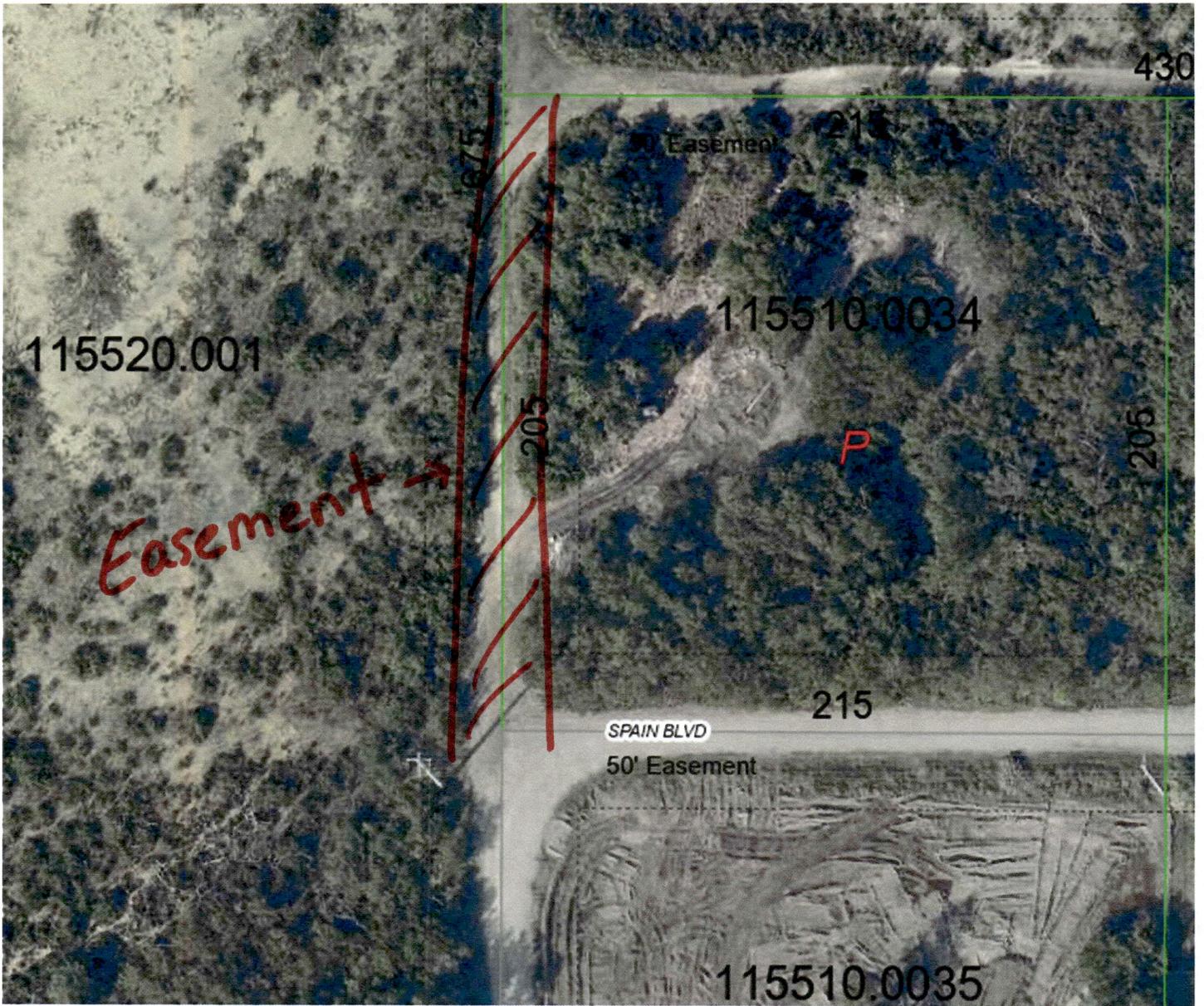


Applicant's Parcel
21703 Spain Rd.
Parcel P

Easement



Easement





Applicant's Parcel

Easement