

**File #:** 2026-040

**Owner's Name:** William & Lisa Hartman

**Applicant/Contact:** Smith Hawks (Bart Smith & Jess Goodall)

**Type of Application:** ROW Abandonment

**Key:** Key Largo

**RE #:** 00446340-000000

**Additional Information added to File 2026-040**

**End of Additional File 2026-040**

APPLICATION  
**MONROE COUNTY**  
**PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED  
 2026-040  
 MAR 02 2026  
 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:** 01 / 29 / 2026  
 Month Day Year

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

<b>SMITH HAWKS, PL</b>	<b>Barton W. Smith, Esq./Jess Miles Goodall, Esq.</b>
Applicant (Name of Person, Business or Organization)	Name of Person Submitting Application
138 Simonton Street, Key West, FL 33040	
Mailing Address (Street, City, State and Zip Code)	Bart@SmithHawks.com;
(305) 296-7227	Jess@SmithHawks.com;
Work Phone	Brandi@SmithHawks.com
Home Phone	Email Address
Cell Phone	

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

<b>William Hartman and Lisa Hartman</b>	<b>c/o Agent</b>
Name of Person, Business or Organization	Contact Name
c/o Agent	
Mailing Address (Street, City, State and Zip Code)	c/o Agent
c/o Agent	c/o Agent
Work Phone	Email Address
Home Phone	
Cell Phone	

**Description of right-of-way to be abandoned:**  
 Please see the attached full description of the property.

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APPLICATION

**Applicant seeks the abandonment for the following reasons:**

The area is an undeveloped open space adjoining the Applicant's property which has never served a transportation purpose. The Applicant seeks abandonment in order to landscape and maintain the area in a manner that enhances its appearance and ensures consistency with the character of the surrounding properties.

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

6	1	Ocean Park Village	Key Largo
Block	Lot	Subdivision	Key
00446340-000000			1546011
Real Estate (RE) Number			Alternate Key Number
40 E Beach Road, Tavernier, Florida 33070			~88
Street Address (Street, City, State & Zip Code)			Approximate Mile Marker

**Total land area of the right-of-way to be abandoned:** 1,288.00 square feet, more or less.

The right-of-way is presently undeveloped and vacant open space.  
Present use of the right-of-way to be abandoned: It functions only as an access point to Applicant's driveway.

Proposed use of the right-of-way to be abandoned: Applicant will maintain the area in a manner consistent with community character.

**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.**

- 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 right-of-way has never been used by the public and serves only as access to the Applicant's property. Its abandonment will not affect public safety, County streets, or utilities which will be preserved by easements. The Applicant will maintain the area as landscaped open space consistent with the surrounding community character.

- |   |   |  |
|---|---|--|
| 2. Does the right-of-way provide public access to land on open water?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 3. Does right-of-way end on a body of open water?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 4. Will the abandonment hinder public access to the water?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 5. Are all adjacent property owners in agreement with this petition?<br><i>If yes, attach notarized agreement letter from each owner.</i> | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 6. Is the right-of-way abandonment located at the end of a street?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 7. Is the right-of-way abandonment part of a current turnaround area?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 8. Is a turnaround required?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| a. If yes, is the turnaround shown on the survey?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 9. Is the right-of-way paved, open to traffic?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 10. Are there any structures within the required setbacks?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 11. If so, what is the structure and when was it built? _____   |   |  |
| 12. Is the abandonment requested by a public or governmental agency?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> 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)*

- |  |   |  |
|--|---|--|
| a. Have you coordinated with Monroe County Engineering Services? | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| b. Have you coordinated with the Monroe County Fire Marshal?     | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| c. Have you coordinated with the Monroe County Sheriff's Office? | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> 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?                  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| b. Do you have comment letter from Florida Keys Aqueduct Authority?                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| c. Do you have comment letter from Comcast?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| d. Do you have comment letter from AT&T?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| e. Do you have comment letters from any other utilities? (i.e., KW Resort Utility) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| f. Are easements or utility relocations required by any of the utilities?          | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 Acknowledgment

★ the only adjacent property owners are applicant and the county

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: 01.29.2026

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 29<sup>th</sup> day of January, 2026 by Jess Miles Goodall  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]  
SIGNATURE OF NOTARY PUBLIC

Brandi Green  
PRINT, TYPE OR STAMP COMMISSIONED  
NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: 06/29/2028



Send complete application package to:

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

# SMITH / HAWKS

ATTORNEYS AT LAW

Barton W. Smith, Esq.  
Jess Miles Goodall, Esq.  
Telephone: (305) 296-7227  
Email: [Bart@SmithHawks.com](mailto:Bart@SmithHawks.com)  
[Jess@SmithHawks.com](mailto:Jess@SmithHawks.com)  
[Brandi@SmithHawks.com](mailto:Brandi@SmithHawks.com)

**SENT VIA FEDEX**

January 29, 2026

Devin Tolpin, AICP, CFM, *Senior Planning Director*  
Monroe County | Planning and Environmental Resources  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050  
Email: [Tolpin-Devin@MonroeCounty-FL.Gov](mailto:Tolpin-Devin@MonroeCounty-FL.Gov)

**RE: WILLIAM AND LISA HARTMAN – REQUEST FOR A RIGHT OF WAY ABANDONMENT ADJACENT TO REAL PROPERTY LOCATED AT 40 E. BEACH ROAD, TAVERNIER, FLORIDA 33040.**

Dear Devin,

Please find enclosed, William and Lisa Hartman’s (collectively, the “Applicant”), application for a Right of Way Abandonment (the “Application”) in accordance with §19-1 of the Monroe County, Florida Code of Ordinances (the “Code”) for the abandonment of approximately one thousand two-hundred eighty eight (1,288 sf) square feet of E. Beach Road (the “Abandonment Area”) that is directly adjacent to the Applicants property located at 40 E. Beach Road, with Monroe County Real Estate Number 00446340-000000 (the “Applicant’s Property”). The Abandonment Area is currently partially developed with the Applicants driveway, and the remainder is undeveloped landscape space.

**Proposed Abandonment:**

The Applicant is proposing the abandonment of approximately 1,288 sf of E. Beach Road, which part is currently serving as a driveway to the Applicant’s Property, and the remainder is undeveloped landscape space. The Applicant is proposing to undertake the re-landscaping of the Abandonment Area, and the maintenance of the Applicant’s driveway.

**I. BACKGROUND INFORMATION:**

<b>a. Address:</b>	40 E. Beach Road, Tavernier, Florida
<b>b. Real Estate (RE) No.:</b>	00446340-000000
<b>c. Property Owner/Applicant:</b>	William and Lisa Hartman
<b>d. Agent:</b>	Smith/Hawks, PL Barton W. Smith, Esq./ Jess Miles Goodall, Esq.

<b>e. Total Abandonment Area:</b>	1,288.00 SF
<b>f. Total Upland Area:</b>	1,288.00 SF
<b>g. Existing Uses:</b>	Applicants driveway, and vacant land.

## II. ANALYSIS OF CODE COMPLIANCE:

Pursuant to Section 19-1 of the Code, Right of Way abandonments must meet the following criteria, and the Applicant provides the following as evidence that the Application meets these requirements:

- (a) All applications for the abandonment of public rights-of-way shall demonstrate the right-of-way is no longer required for public use and convenience. Any proposed abandonment must demonstrate that such action will not adversely affect public safety or convenience or otherwise have a negative impact on the county system of streets or public or private utility facilities.

The Abandonment Area was never utilized for public access. The Abandonment Area, as shown on the survey, is a unique extension of the public Right of Way, and is utilized by the Applicant as a driveway to the Applicant's Property. The remainder of the Abandonment Area is vacant landscape space and has no public access utility. The abandonment of the Abandonment Area does not affect the public access in anyway.

- (b) No dedicated and accepted right-of-way in the county shall be abandoned where:
1. The right-of-way terminates on a body of open water; or
  2. The right-of-way provides access to the public to land on open water; or
  3. The abandonment would preclude a way for the public to maintain access to the water.

The Abandonment Area is entirely landlocked, does not terminate on a body of open water, does not provide access to open water, and does not preclude the public from maintaining access to any water body.

- (c) In all other cases of abandonment, no right-of-way shall be abandoned unless there is an agreement to do so by all affected property owners. For purposes of this subsection, an affected property owner is the owner of property which directly adjoins the area subject to abandonment or, if the right-of-way is abandoned, will:
1. Have access that is currently used by that property owner eliminated or diminished;
  2. Have the only platted access eliminated;
  3. Have the paved area adjacent to that property increased for turn-around purposes; or
  4. Be increased in size.

Items (1) through (3) are not applicable.

The Abandonment Area is only adjacent to the Applicant's Property and the property owned and operated by Monroe County located at E. 50 Beach Road, Tavernier, Florida ("County Property"). The Abandonment Area is currently separated from the County property by a fence and does not provide access, therefore the abandonment would not diminish or eliminate the County Property's access. The Applicant is requesting Monroe County provide an agreement of no objection to the Right of Way abandonment and is requesting Monroe County convey all rights in the abandoned area to the Applicant.

- (d) All right-of-way abandonments shall comply with the County Code and standard engineering requirements for road, turn-around and fire-rescue access. If required for safety purposes, as determined by either fire marshal or county engineer, a dedicated turn-around area shall be shown on the submitted survey and shall be agreed to in writing and constructed with payment by the property owner(s) requesting abandonment.

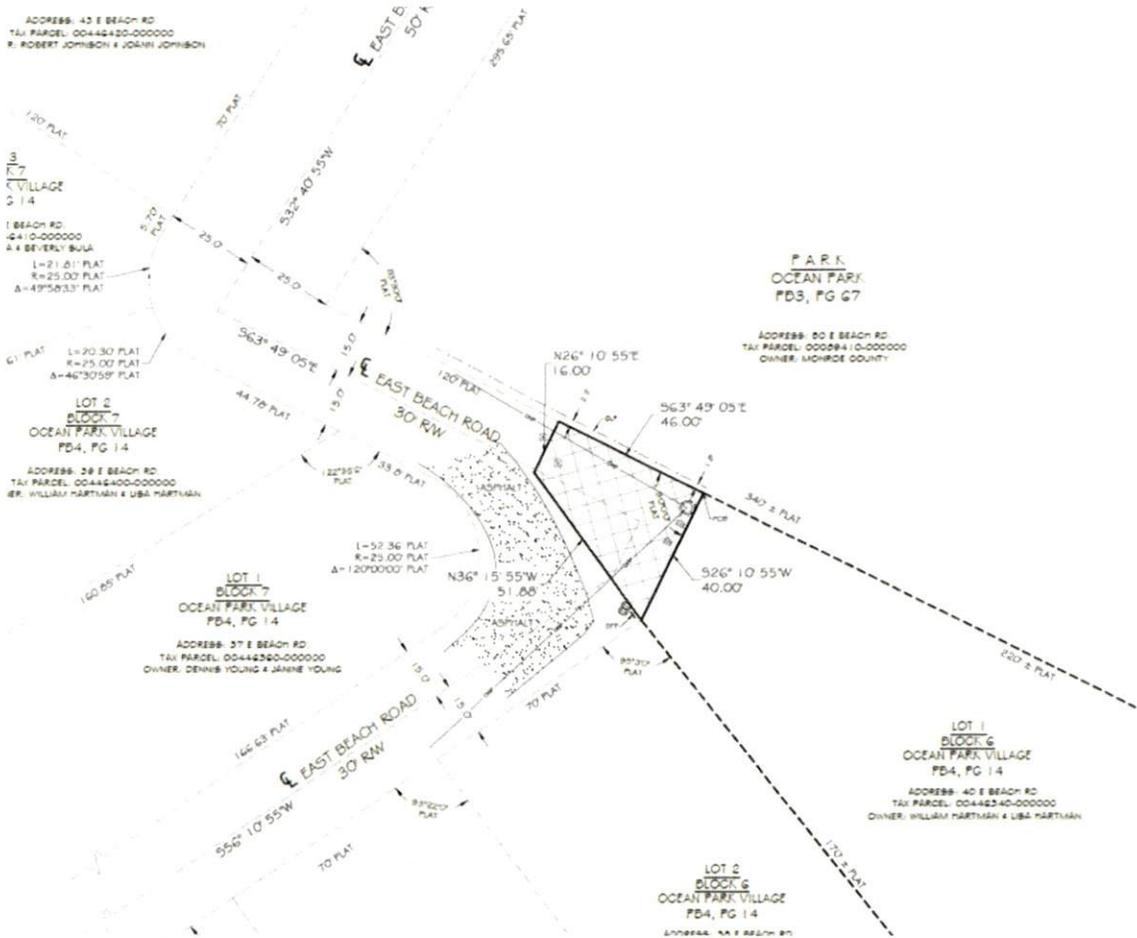
The proposed abandonment does not alter the width or configuration of the existing paved right-of-way on either side of the Abandonment Area and therefore does not necessitate a T-turn or other turn-around improvement. Nevertheless, the Applicant has agreed to grant a perpetual fire and emergency access easement over the Abandonment Area, providing unfettered access for emergency vehicles, including the ability to maneuver and turn as needed.

- (e) A right-of-way may be abandoned only at the terminal portion of the road and in its full width unless one of the following applies:
  - 1. An adjacent lot owner has on the platted right-of-way or within a setback a substantial structure which predates the Special Session Law 59-1578 pertaining to maps, plats and right-of-way. The term "substantial structure" specifically does not include wood or metal fences, sheds or tiki huts or other items not listed which are accessory structures; or
  - 2. The abandonment is requested by a county department or governmental agency for a public use; for purposes of this subsection public use is a public facility and/or public/private utility; or
  - 3. The right-of-way area is unusual in size or shape and after abandonment the remaining right-of-way width will be the same on both sides of the abandonment as show in Example 1.

Exceptions (1) and (2) are not applicable.

The proposed Abandonment Area is unusual in both size and shape. The Abandonment Area consists of a portion of a platted right-of-way that abuts a private residence but is not part of the paved or utilized roadway. Following abandonment, the remaining right-of-way width will be equal on both sides, and the existing paved right-of-way will remain unchanged and fully functional. Accordingly, the proposed abandonment satisfies the exception set forth in subsection

(e)(3).



(f) Any right-of-way abandonment at the terminus of a road requires an adequate turning radius for public safety vehicles. The applicant shall coordinate with the Monroe County Fire Marshal, Engineering Department, and Sheriff’s Office prior to application submittal.

The Applicant is coordinating with the required departments and is willing to provide all necessary easements to accommodate emergency and fire access.

(g) For all right-of-way abandonments at the terminus of a road where a turn-around is required by the Monroe County Fire Marshal, Engineering Department, or Sheriff’s Office, the applicant shall submit a survey showing the proposed location and dimensions.

Based on the location of the proposed Abandonment Area and the determination that existing access standards will not be impacted, a T-turn is not anticipated to be required at this location.

- (h) All right-of-way abandonment requests shall require a survey prepared by a state-licensed surveyor, dated not more than 180 days prior to the date of application submission. The survey shall depict the precise location and dimensions of the area to be vacated, include text from the recorded plat dedicating the right-of-way, and show all parcels within 200 feet of the subject right-of-way, along with all public and private easements and utility facilities located therein. The Planning Director and County Engineer may waive survey elements deemed unnecessary for application evaluation.

See Survey.

- (i) Applicant must submit a copy of the recorded plat with the application.

See the Copy of the Recorded Plat.

- (j) All applications require a title certification, prepared not more than 90 days prior to submission of the application, specifying language from the plat that dedicated the right-of-way and the County's interest therein.

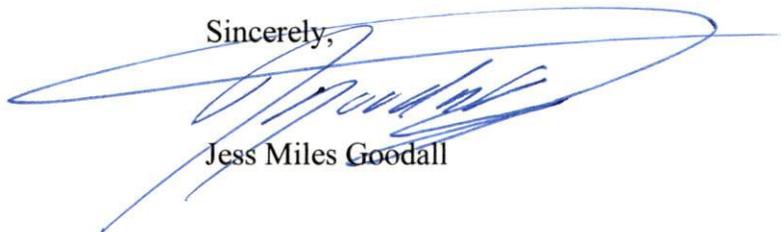
See the Title Certification.

- (k) Each abandonment application shall include written statements, dated not more than 90 days prior to the date of submission, from all public and private utilities servicing the subject property, including water, sewer, electric, telephone, and cable television, stating any objections or required mitigation related to the proposed abandonment.

The Applicant is coordinating with all required utility providers and will submit letters of no objection and any required easements upon receipt.

If you require any additional information or have questions and/or concerns, please do not hesitate to contact our office.

Sincerely,



Jess Miles Goodall

BWS/JMG/bg

**LEGAL DESCRIPTION**

**Lot 1, Block 6, OCEAN PARK VILLAGE, according to the plat thereof, as recorded in Plat Book 4, Page 14, of the Public Records of Monroe County, Florida.**

Prepared by and return to:

Jess Miles Goodall, Esq.  
SMITH HAWKS PL  
138 Simonton Street  
Key West, FL 33040  
305-296-7227

Parcel Identification No.: 00446340-000000  
Parcel ID: 1546011

[Space Above This Line For Recording Data]

## Corrective Quit Claim Deed

**This Corrective Quit Claim Deed is being recorded to correct the scrivener's error in the spelling of Grantee's name from Wiliam Hartman to William Hartman, in the Quit Claim Deed recorded in OR Book 3303, Page 2064 of the Public Records of Monroe County, Florida. No Additional Documentary Stamp Tax is due and payable.**

**This Corrective Quit Claim Deed** made this 23<sup>rd</sup> day of **January, 2025** between **WAYHI LLC, a Florida limited liability company**, whose post office address is 39 E. Beach Road, Tavernier, FL 33070, Grantor, and **William Hartman and Lisa Hartman, a married couple**, whose post office address is 40 E. Beach Road, Tavernier, FL 33070, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

**Lot 1, Block 6, OCEAN PARK VILLAGE, according to the plat thereof, as recorded in Plat Book 4, Page 14, of the Public Records of Monroe County, Florida.**

**The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, expresses no opinion as to condition of title.**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

**NOTE TO RECORDER: THIS CONVEYANCE IS SUBJECT ONLY TO MINIMAL DOCUMENTARY STAMP TAX AS THIS IS AN UNENCUMBERED PROPERTY THAT IS BEING TRANSFERRED PURSUANT TO F.S. 201.02 AND AS SUCH THERE IS MINIMAL CONSIDERATION.**

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

Signed, sealed and delivered in our presence:

Alexa Walterson  
Signature of Witness #1

Alexa Walterson  
Printed Name of Witness #1

138 Simonton Street,  
Key West, FL 33040  
Address of Witness #1

**WAYHI LLC,**  
a Florida limited liability company

BY: Lisa Hartman  
Lisa Hartman, as Manager  
40 E. Beach Road.  
Tavernier, FL 33070

Jennifer Carbot  
Signature of Witness #2

JENIFER CARBOT  
Printed Name of Witness #2

138 Simonton St  
Key West, FL 33040  
Address of Witness #2

**STATE OF FLORIDA**

**COUNTY OF MONROE**

The foregoing instrument was acknowledged before me by means of physical presence, this 23<sup>rd</sup> day of January, 2025, by Lisa Hartman, as Manager of WAYHI, LLC, a Florida limited liability company, who is personally known.

[Notary Seal]

Brandi Green  
Notary Public

Printed Name: Brandi Green

My Commission Expires: 06/29/2028



AGENT AUTHORIZATION FORM

Date of Authorization: 02 / 23 / 2026
Month Day Year

I hereby authorize SMITH HAWKS, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing WILLIAM HARTMAN and LISA HARTMAN for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of ANY/ALL MONROE COUNTY PLANNING DEPARTMENT APPLICATIONS
(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 6 Ocean Park Village Key Largo
Lot Block Subdivision Key (Island)

00446340-000000 1546011
Real Estate (RE) / Parcel ID Number Alternate Key Number

40 E. Beach Road, Tavernier, Florida 33070 91
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 Bart@SmithHawks.com;
Home Phone Cell Phone Email Address Jess@SmithHawks.com; and
Brandi@SmithHawks.com

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: 2-23-2026

Signature of Property Owner: [Signature] Date: 2-23-2026

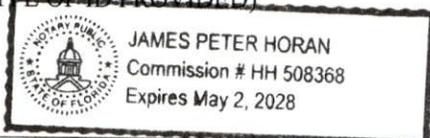
STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me, by means of either [X] physical presence OR [ ] online notarization, on 23 day of February, 2026, by William Hartman and Lisa Hartman
(PRINT NAME OF PERSON(S) 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:

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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 00446340-000000  
 Account# 1546011  
 Property ID 1546011  
 Millage Group 500P  
 Location Address 40 E BEACH Rd, TAVERNIER  
 Legal Description BK 6 LT 1 OCEAN PARK VILLAGE PB4-14 KEY LARGO OR114-326 OR545-723 OR2758-132 OR2886-27 OR3303-2064 OR3309-2060  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1673  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision OCEAN PARK VILLAGE  
 Sec/Twp/Rng 26/62/38  
 Affordable No  
 Housing



### Owner

[HARTMAN WILLIAM](#)  
 40 E Beach Rd  
 Tavernier FL 33070

[HARTMAN LISA](#)  
 40 E Beach Rd  
 Tavernier FL 33070

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,507,148	\$1,918,748	\$1,654,910	\$0
+ Market Misc Value	\$167,338	\$159,719	\$0	\$0
+ Market Land Value	\$1,314,323	\$1,314,323	\$1,314,323	\$780,786
= Just Market Value	\$2,988,809	\$3,392,790	\$2,969,233	\$780,786
= Total Assessed Value	\$2,488,809	\$2,312,775	\$2,127,285	\$429,432
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$2,463,809	\$3,392,790	\$2,969,233	\$780,786

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,314,323	\$1,918,748	\$159,719	\$3,392,790	\$2,312,775	\$0	\$3,392,790	\$0
2023	\$1,314,323	\$1,654,910	\$0	\$2,969,233	\$2,127,285	\$0	\$2,969,233	\$0
2022	\$780,786	\$0	\$0	\$780,786	\$429,432	\$0	\$780,786	\$0
2021	\$390,393	\$0	\$0	\$390,393	\$390,393	\$0	\$390,393	\$0
2020	\$390,393	\$0	\$0	\$390,393	\$381,718	\$0	\$390,393	\$0
2019	\$347,016	\$0	\$0	\$347,016	\$347,016	\$0	\$347,016	\$0
2018	\$338,341	\$0	\$0	\$338,341	\$338,341	\$0	\$338,341	\$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
RES WATERFRONT (010W)	15,220.00	Square Foot	0	0

## Buildings

Building ID	65869	Exterior Walls	CUSTOM
Style	STILT 2 STORY	Year Built	2022
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2023
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	8716	Roof Type	REINFORC CONC
Finished Sq Ft	3574	Roof Coverage	MIN/PAINT CONC
Stories	3 Floor	Flooring Type	MARBLE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	0	Bedrooms	4
Functional Obs	0	Full Bathrooms	5
Economic Obs	0	Half Bathrooms	1
Depreciation %	1	Grade	650
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	2,399	0	208
OPX	EXC OPEN PORCH	1,853	0	402
FLA	FLOOR LIV AREA	3,574	3,574	368
LLF	LOW LEV FIN	262	0	76
OUF	OP PRCH FIN UL	504	0	152
PTO	PATIO	40	0	28
SBU	UTIL UNFIN BLK	84	0	38
<b>TOTAL</b>		<b>8,716</b>	<b>3,574</b>	<b>1,272</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RES ELEVATOR	2022	2023	0 x 0	1	1 UT	5
FENCES	2023	2024	163 x 6	1	978 SF	5
HOT TUB	2023	2024	0 x 0	1	1 UT	3
CUSTOM POOL	2023	2024	14 x 28	1	392 SF	3
WATER FEATURE	2023	2024	0 x 0	1	1 UT	5
RW2	2024	2025	125 x 3	1	375 SF	5

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/23/2025	\$0		2488077	3309	2060	11 - Unqualified	Improved		
12/13/2024	\$100	Quit Claim Deed	2483599	3303	2064	11 - Unqualified	Improved		
12/12/2017	\$400,000	Warranty Deed	2149942	2886	27	37 - Unqualified	Vacant	SHAW BERNARD A AND PEREZ GLADYS REV TRUST 6/25/15	
8/4/2015	\$100	Warranty Deed		2758	132	11 - Unqualified	Vacant		
2/1/1974	\$6,500	Conversion Code		545	723	Q - Qualified	Vacant		

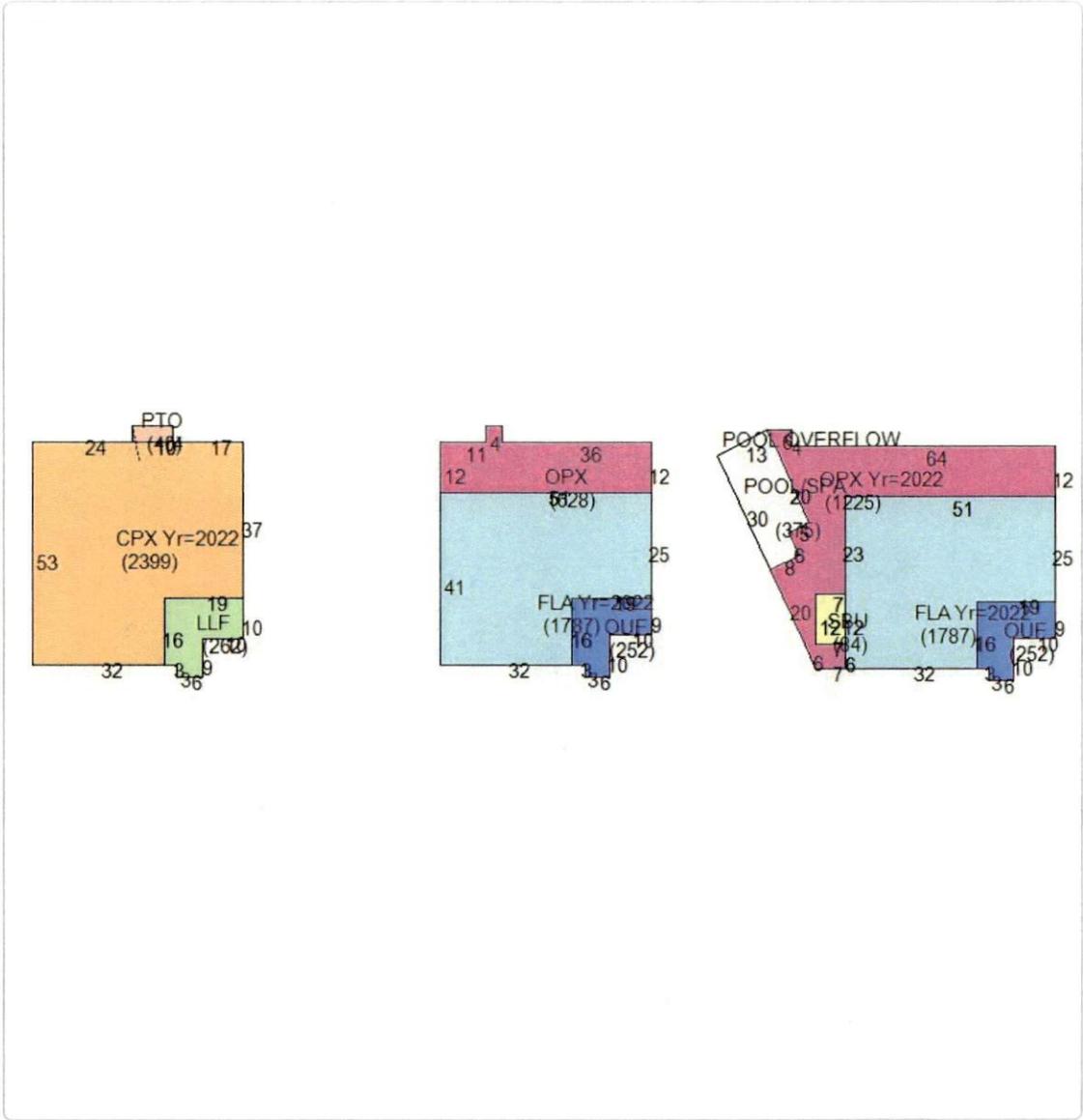
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
R-FENCE-2023-0324	12/14/2023	Completed	\$1,100	Residential	163' OF 6' VINYL/PVC FENCING
18302587	07/30/2019	Completed	\$815,000	Residential	SINGLE FAMILY RESIDENCE

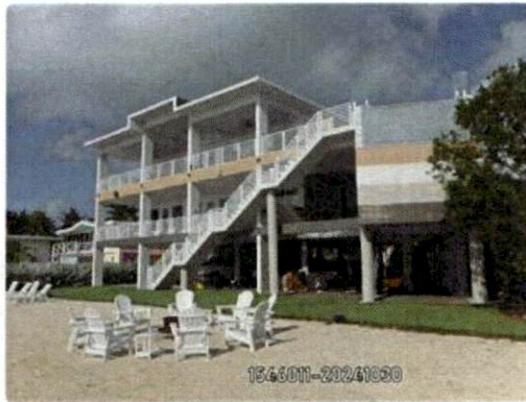
## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



Map



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# Monroe County, FL



## Overview



## Legend

- Centerline
- - - Easements
- Hooks
- - - Lot Lines
- Road Center
- - - Rights of Way
- Shoreline
- [ ] Condo Building
- Key Names
- Parcels

<b>Parcel ID</b>	00446340-000000	<b>Alternate ID</b>	1546011	<b>Owner Address</b>	HARTMAN LISA
<b>Sec/Twp/Rng</b>	26/62/38	<b>Class</b>	SINGLE FAMILY RESID		40 E Beach Rd
<b>Property Address</b>	40 E BEACH Rd				Tavernier, FL 33070
	TAVERNIER				
<b>District</b>	500P				
<b>Brief Tax</b>	BK 6 LT 1 OCEAN PARK VILLAGE PB4-14 KEY LARGO OR114-326 OR545-723 OR2758-132 OR2886-27 OR3303-2064				
<b>Description</b>	OR3309-2060				
	(Note: Not to be used on legal documents)				

Date created: 2/19/2026  
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SMITH / HAWKS  
ATTORNEYS AT LAW

Jess Miles Goodall, Esq.  
Barbara K. Wolfe, Esq.  
Telephone: (305) 296-7227  
Email: [Jess@SmithHawks.com](mailto:Jess@SmithHawks.com)  
[Brandi@SmithHawks.com](mailto:Brandi@SmithHawks.com)

January 29, 2026

Devin Tolpin, AICP, CFM, *Senior Planning Director*  
Monroe County | Planning and Environmental Resources  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050  
Email: [Tolpin-Devin@MonroeCounty-FL.Gov](mailto:Tolpin-Devin@MonroeCounty-FL.Gov)

**RE: WILLIAM & LISA HARTMANN., Right of Way Abandonment**

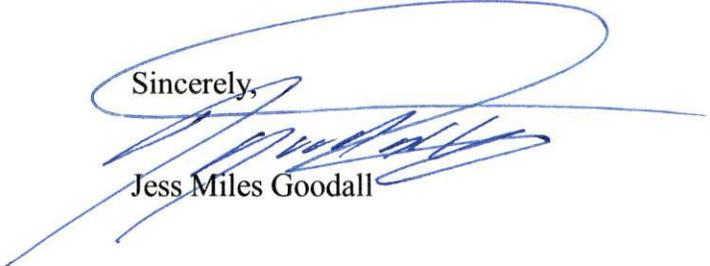
**TITLE CERTIFICATION**

I HEREBY CERTIFY that on August 27, 2025, I examined title to the subject Right-of-Way which is described in that certain Map of Boundary Survey dated March 6, 2025, sealed by Eric A. Isaacs, Professional Surveyor and Mapper, Florida license number LS 7847. I also hereby certify that I have examined the plat, being a portion of the East Beach Road Public Right-of-way, adjacent to Lot 1, Block 6, Ocean Park Village, according to the plat thereof as recorded in plat Book 4, Page 14 of the Public Records or Monroe County, Florida, recorded on July 10, 1957 (hereinafter the "Plat").

The Plat contains a dedication by Tom J. Lummus, Myra R. Lummus, E. Clyde Viring and Pearl E. Viring (the "dedicators"), of "The Roads, Drives, Streets, Avenue, as shown are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their heirs, successors or assigns the reversion or reversions thereof whenever discontinued by law."

Pursuant to Fla. Stat. § 177.085, the right of reversion in the dedicators became unenforceable after July 1, 1973, thus the governing body, Monroe County, holds fee simple title to the subject Right-of-Way.

Sincerely,

  
Jess Miles Goodall

JG/bg

Enclosure

**County of Monroe**  
The Florida Keys



**OFFICE OF THE  
FIRE MARSHAL**  
7280 Overseas Hwy  
Marathon, FL 33050  
Phone: (305) 289-6005

February 20, 2026

Smith/Hawks Attorney at Law  
c/o Jess Goodall  
138 Simonton Street  
Key West, FL 33040

*Sent Via Email*

**RE: *Right-of-Way Abandonment***  
***40 E. Beach Road, Tavernier, FL***

Dear Mr. Goodall,

The request for right-of-way abandonment at 40 E. Beach Road in Tavernier, FL, including the draft easement, has been reviewed.

The Fire Marshal's Office has no objection to the proposed right-of-way abandonment, provided the easement is maintained for fire department access and emergency use. The following will summarize the preliminary fire department's requirements:

- A notarized affidavit from the homeowner shall be submitted with the application and recorded with the deed, affirming that Monroe County Fire Rescue (MCFR) shall be granted unobstructed ingress and egress in the event a driveway gate or other access restriction is installed. The property owner shall provide MCFR with the gate access code and ensure installation of a "yelp" and or like approved device compatible with MCFR emergency vehicles. Compliance with these conditions shall be verified through an inspection prior to final approval.
- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1, Florida Fire Prevention Code, 8<sup>th</sup> Edition, 2023.
- Ingress/Egress shall provide an inside turning radius of 25 ft. clear and an outside turning radius of 50 ft. clear.
- The plan for Ingress/Egress for Fire Department Access roads shall have an unobstructed width of not less than 20 ft., an unobstructed vertical clearance of not less than 13 ft., 6 in., and be designed and maintained to support imposed loads of fire apparatus (44 tons which includes Fire Apparatus and EMS Rescue Vehicles), all clearly shown on the plan, and shall be provided with an all-weather driving surface. (NFPA 1 Chapter 18 & NFPA 241 Chapter 7).

The Fire Marshal's Office is committed to a fire prevention program that places a high priority on the welfare and safety of the public while minimizing potential fire and life safety hazards. This office welcomes questions or meetings to assist your team in completing plans for the project. We look forward to working with you.

If you have any questions or require further information, please do not hesitate to call me at the Fire Marshal's Office (305) 289-6005.

Sincerely,

*Brian Oppenheimer*

Brian Oppenheimer  
Deputy Fire Marshal

c: Marcos Osorio, Deputy Chief/Fire Marshal  
Mary Moeller, Administrative Assistant



# Florida Keys Aqueduct Authority

1100 Kennedy Drive  
Key West, Florida 33040  
Telephone (305) 296-2454  
[www.fkaa.com](http://www.fkaa.com)



Richard J. Toppino  
Chairman  
District 2

J. Robert Dean  
Vice-Chairman  
District 3

Cara Higgins  
District 1

Luis Gonzalez Sr.  
District 4

Nicholas W. Mulick  
Secretary/Treasurer  
District 5

Gregory W. Veliz  
Executive Director

October 31, 2025

Jess Miles Goodall  
Smith/Hawks Attorneys at Law  
138 Simonton Street  
Key West, Florida 33040  
Email: [Jess@SmithHawks.com](mailto:Jess@SmithHawks.com)

RE: Right-of-Way Abandonment -  
40 East Beach Road, Ocean Park Village Subdivision, Tavernier

Dear Jess,

The FCAA Board of Directors has no objection to the abandonment of a portion of East Beach Road, Tavernier adjacent to Lot 1, Block 6, Ocean Park Village according to the plat thereof as recorded in Plat Book 4, Page 14, Public Records of Monroe County, Florida. This was approved at the October 15<sup>th</sup>, 2025 meeting.

The FCAA has an existing 4" water main and water meters located within the area of requested right-of-way abandonment. Please see attached signed Grant of Easement. Please have this recorded and mail us back a copy.

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

Sincerely,

Kimberly Judge  
Utility Design Supervisor



Ricky Costa  
Area Manager  
Engineering and Construction

AT&T  
600 NW 79<sup>th</sup> Av 3C-094  
Miami, FL  
33126

T: 786.929.2412  
Rc4820@us.att.com

5/19/2025

Jess Miles Goodall  
Smith/Hawks Attorneys at Law  
138 Simonton St.  
Key West, FL 33040

Re: Right of way abandonment, portion of E Beach Rd. at 40 E Beach Rd., Tavernier, FL,  
Monroe County, Florida

Dear Ms. Goodall,  
AT&T has no objection to the right of way abandonment of the portion of E Beach Rd.  
requested from your email dated April 21, 2025 and shown on your Florida Keys Land  
Surveying sketch with the stipulation that you grant Florida Keys Electric Co Op an  
easement for their pole and a general aerial utility easement for the aerial utilities in the  
requested abandonment area.

Please contact Jim Yeager at 305-453-9864 for any further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Ricky Costa".

Ricky Costa, Area Mgr  
Engineering  
SE Network Operations  
South Florida District

## Brandi Green

---

**From:** Jess Goodall  
**Sent:** Tuesday, July 8, 2025 2:23 PM  
**To:** Josh Ellsworth  
**Cc:** Brandi Green; Bart Smith; Barbara Wolfe; Jessica Rodriguez  
**Subject:** RE: [External]RE: [External]RE: [External]RE: [External]RE: [External]Letter of No Objection Request for ROW abandonment; 40 E. Beach Road

Josh,

The terms are fine. The form I sent contains the identical terms to the FKEC form, we just used our form for ease of conversion without changing any of the FKEC terms.

Please advise if you would like for us to use the form (in terms of style) that FKEC provided.

Thank you-

*Jess Miles Goodall*

SMITH / HAWKS

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.  
TEL. 305-296-7227 FAX. 305-296-8448 WEB. [SMITHHAWKS.COM](http://SMITHHAWKS.COM)

\* Please copy Brandi Green, [Brandi@SmithHawks.com](mailto:Brandi@SmithHawks.com), on all correspondence.

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**From:** Josh Ellsworth <josh.ellsworth@fkec.com>  
**Sent:** Tuesday, July 8, 2025 1:59 PM  
**To:** Jess Goodall <Jess@smithhawks.com>  
**Cc:** Brandi Green <brandi@smithhawks.com>; Bart Smith <bart@smithhawks.com>; Barbara Wolfe <Barbara@smithhawks.com>; Jessica Rodriguez <jessica.rodriguez@fkec.com>  
**Subject:** RE: [External]RE: [External]RE: [External]RE: [External]RE: [External]Letter of No Objection Request for ROW abandonment; 40 E. Beach Road

Jess,

If the terms are not agreeable to your client, please feel free to mark up the sample easement PDF (I do not have a word format I can share). I will then pass along the redlined document and FKECs legal team can then review your clients

requested changes. Smith/Hawks will be invoiced for the billable hours for the review. I cannot promise the requested changes will be accepted.

Thank you,



**Josh Ellsworth** | Manager of Engineering Services & GIS  
**Florida Keys Electric Cooperative Association, Inc.**

91630 Overseas Hwy | Tavernier, FL 33070

(305) 852-2431 x311 • (800) 858-8845 • [www.FKEC.com](http://www.FKEC.com)

---

**From:** Jess Goodall <[Jess@smithhawks.com](mailto:Jess@smithhawks.com)>

**Sent:** Tuesday, July 8, 2025 12:58 PM

**To:** Josh Ellsworth <[josh.ellsworth@fkec.com](mailto:josh.ellsworth@fkec.com)>

**Cc:** Brandi Green <[brandi@smithhawks.com](mailto:brandi@smithhawks.com)>; Bart Smith <[bart@smithhawks.com](mailto:bart@smithhawks.com)>; Barbara Wolfe <[Barbara@smithhawks.com](mailto:Barbara@smithhawks.com)>; Jessica Rodriguez <[jessica.rodriguez@fkec.com](mailto:jessica.rodriguez@fkec.com)>

**Subject:** [External]RE: [External]RE: [External]RE: [External]RE: [External]Letter of No Objection Request for ROW abandonment; 40 E. Beach Road

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

Josh,

That's fine. Can you please send the easement in word format so that we may add information needed for this specific project?

Thank you-

*Jess Miles Goodall*

SMITH / HAWKS

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 FAX. 305-296-8448 WEB. [SMITHHAWKS.COM](http://SMITHHAWKS.COM)

\* Please copy Brandi Green, [Brandi@SmithHawks.com](mailto:Brandi@SmithHawks.com), on all correspondence.

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---

**From:** Josh Ellsworth <[josh.ellsworth@fkec.com](mailto:josh.ellsworth@fkec.com)>

**Sent:** Tuesday, July 8, 2025 12:57 PM

## Brandi Green

---

**From:** Jess Goodall  
**Sent:** Tuesday, July 8, 2025 2:48 PM  
**To:** Nunez, Maria  
**Cc:** Brandi Green; Bart Smith; Barbara Wolfe  
**Subject:** RE: Letter of No Objection Request for ROW abandonment; 40 E. Beach Road

Maria,

The utilities below do not fall within the area proposed for abandonment. Our client does not wish to relocate the poles, and is willing to grant Comcast an easement over the area so that there is no change to the ability for comcast and other utilities to maintain the aerial utilities.

Thank you-

*Jess Miles Goodall*

**S M I T H / H A W K S**  
**ATTORNEYS AT LAW**

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.  
TEL. 305-296-7227 FAX. 305-296-8448 WEB. [SMITHHAWKS.COM](http://SMITHHAWKS.COM)

\* Please copy Brandi Green, [Brandi@SmithHawks.com](mailto:Brandi@SmithHawks.com), on all correspondence.

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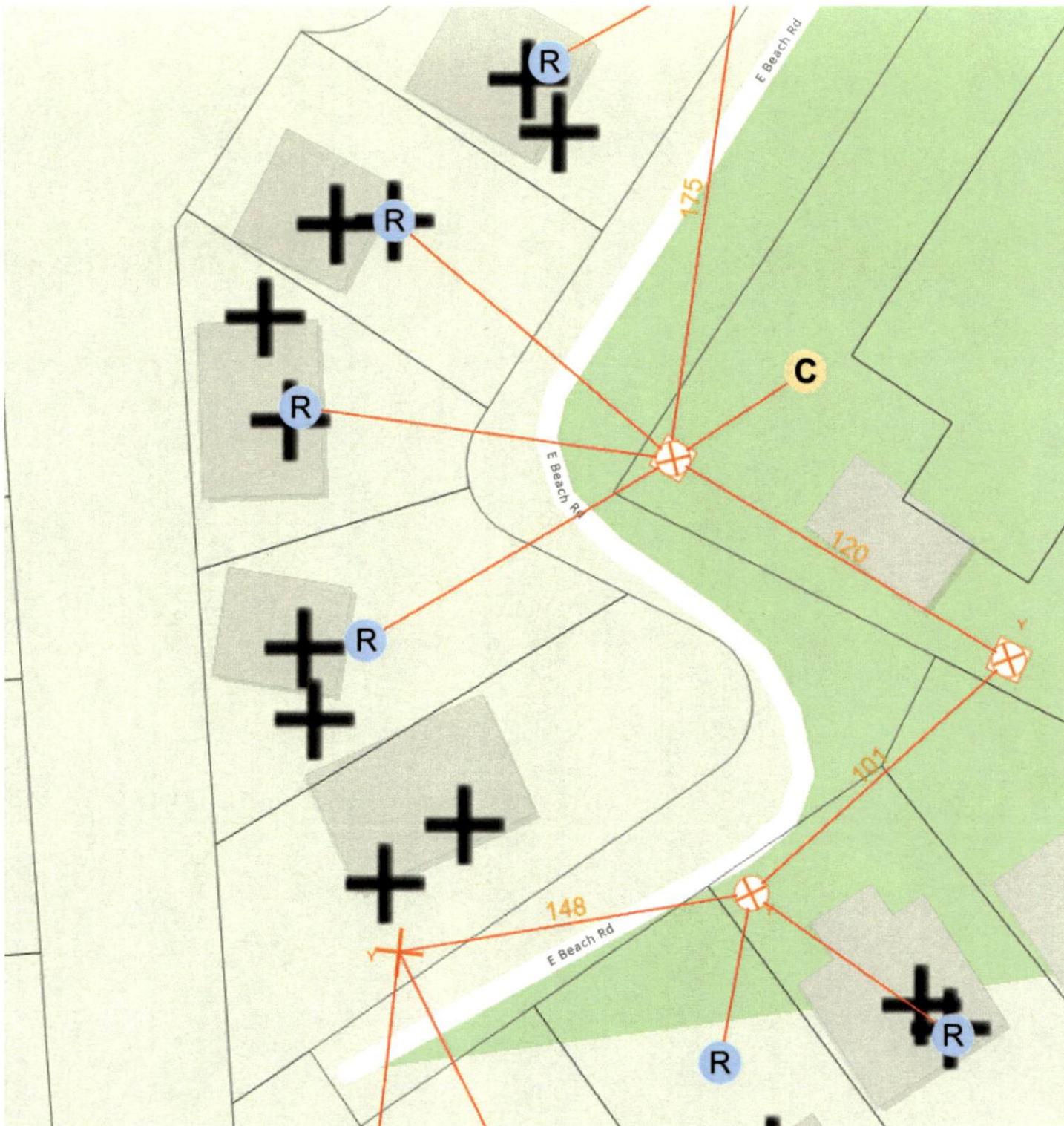
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---

**From:** Nunez, Maria <Maria\_Nunez@comcast.com>  
**Sent:** Tuesday, July 8, 2025 2:39 PM  
**To:** Jess Goodall <Jess@smithhawks.com>  
**Cc:** Brandi Green <brandi@smithhawks.com>; Bart Smith <bart@smithhawks.com>; Barbara Wolfe <Barbara@smithhawks.com>  
**Subject:** RE: Letter of No Objection Request for ROW abandonment; 40 E. Beach Road

Good afternoon,

Are you relocating those poles, what plans do you have for the existing aerial utilities?

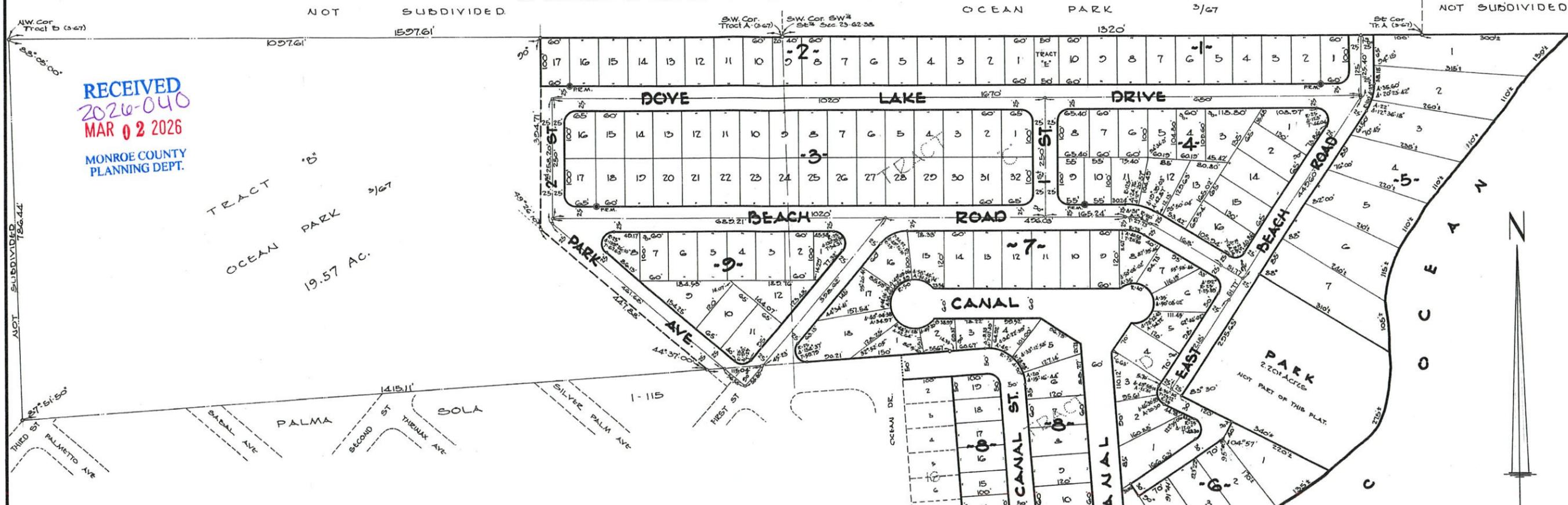


**Maria Alejandra Nunez**  
Construction Specialist 2  
South Florida Regional Construction  
2501 SW 145<sup>th</sup> Ave Miramar, FL 33027

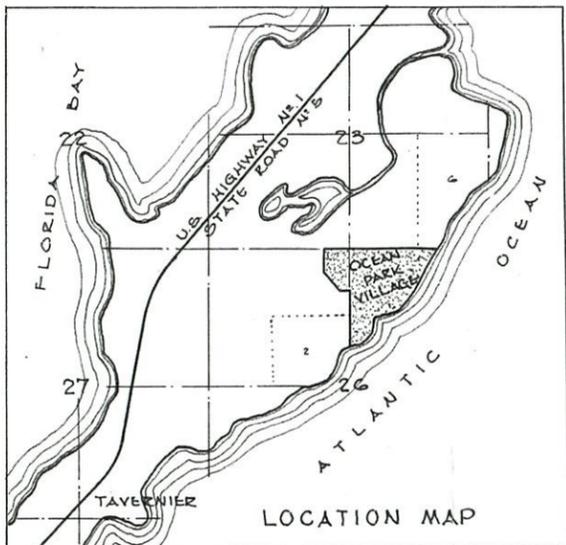
Mobile: 954.774.8007  
Email: [maria\\_nunez@comcast.com](mailto:maria_nunez@comcast.com)

# OCEAN PARK VILLAGE

A RESUBDIVISION OF PORTION OF TRACT B and ALL OF TRACTS C and D OF OCEAN PARK P.B. 3 P. 67 AND LOT 1 BLOCK 16 PALMA SOLA P.B. 1 P. 115 IN SECTION 26 TWP. 62<sup>S</sup> RGE 38<sup>E</sup> ON KEY LARGO MONROE COUNTY FLA.



RECEIVED  
2026-040  
MAR 02 2026  
MONROE COUNTY  
PLANNING DEPT.



G.A. CRAWSHAW & ASSOCIATES  
CIVIL ENGINEERS & SURVEYORS  
ISLAMORADA, FLORIDA

SCALE IN FEET  
SCALE 1"=100' JUNE 1957

KNOW ALL MEN BY THESE PRESENTS  
That James Pelxkis owner and holder of a certain mortgage by Assignment of Mortgage as recorded in Assignment Book 7, Page 540, Public Records of Monroe County, Florida, encumbering the herein described property does hereby consent to and join in the above dedication.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26<sup>th</sup> day of June AD 1957.  
Witnessed by: *John Beal* 2. *James Pelxkis* SEAL.  
James Pelxkis

STATE OF FLORIDA ss.  
COUNTY OF DADE  
Before me this day personally appeared James Pelxkis to me well known to be the person described in and who executed the foregoing instrument, and who acknowledged the same to be his free and voluntary act and deed for the purposes therein expressed.  
Witness my hand and notarial seal this 26<sup>th</sup> day of June AD 1957.  
*David E. Pettigrew* Notary Public State of Florida at Largo.  
My Commission expires 6-11-61

This plat was approved by the Board of County Commissioners of Monroe County, Florida, this 9 day of July AD 1957, and filed for record in Plat Book 4 Page 14 Public Records of Monroe County, Florida.  
By *Paul E. Adams* Clerk of the Circuit Court.  
By *Gerald Saunders* Chairman  
Attest \_\_\_\_\_ Clerk

I HEREBY CERTIFY That the attached plat of 'OCEAN PARK VILLAGE' is true and correct to the best of my knowledge and belief as recently surveyed and platted under my directions; also that the Permanent Reference Monuments were set in accordance with Section 7, Chapter 10275 (N 253) Laws of the State of Florida.  
*G.A. Crawshaw*  
G.A. Crawshaw  
Registered Engineer No 1557  
Registered Surveyor No 198  
State of Florida.

KNOW ALL MEN BY THESE PRESENTS  
That Tom J. Lummus and Myrna K. Lummus, his wife and E. Clyde Vining and Pearl E. Vining, his wife, the owners of the following described property have caused to be made the attached plat entitled 'OCEAN PARK VILLAGE' the same being a subdivision of all of Tract C and Tract D and all of Tract B except the following described property; Beginning at the intersection of the South line of Tract B and the centerline of Beach Road as shown on the Plat of Ocean Park, Plat Book 3, Page 67; thence southwesterly along the South line of said Tract B for a distance of 115.04 feet; thence northwesterly, of a deflection angle of 44° 37' for a distance of 447.88 feet; thence northerly at a deflection angle of 45° 26' 10" for a distance of 324.71 feet to the north line of said Tract B; thence westerly along the north line of said Tract B for a distance of 1027.61 feet to the northwest corner of said Tract B; thence southerly along the west line of said Tract B for a distance of 786.44 feet to the southwest corner of said Tract B; thence northeasterly along the south line of said Tract B for a distance of 1530.15 feet to the Point of Beginning; all according to the plat of Ocean Park recorded in Plat Book 3, Page 67, Public Records of Monroe County, Florida, AND Lot 1, Block 16, of Palma Sola, according to the plat recorded in Plat Book 1, Page 115, Public Records of Monroe County, Florida. The above described lands include Beach Road and the Park as shown on the plat of Ocean Park. All in Section 26, Township 62 South, Range 38 East on Key Largo, Monroe County, Florida.  
The Roads, Drives, Streets, Avenue, \_\_\_\_\_, as shown, are hereby dedicated to the perpetual use of the public for proper purposes reserving to themselves, their heirs, successors or assigns the reversion or reversions thereof whenever discontinued by law.  
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26<sup>th</sup> day of June AD 1957.

Witnessed By: 1. *John Beal* 2. *James Pelxkis*  
STATE OF FLORIDA ss.  
COUNTY OF DADE  
Before me this day personally appeared Tom J. Lummus, Myrna K. Lummus, his wife, E. Clyde Vining and Pearl E. Vining, his wife, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed for the purposes therein expressed.  
Witness my hand and notarial seal this 26<sup>th</sup> day of June AD 1957.  
*David E. Pettigrew* Notary Public State of Florida at Largo.  
My Commission expires 6-11-61

Tom J. Lummus SEAL Myrna K. Lummus SEAL E. Clyde Vining SEAL Pearl E. Vining SEAL  
Tom J. Lummus Myrna K. Lummus E. Clyde Vining Pearl E. Vining

