RESOLUTION NO. 15-02-16

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING A PETITION FOR THE DEDICATION/CONVEYANCE OF PRIVATE ROADS SAN MARCO DRIVE AND VENETIAN WAY TO THE VILLAGE; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, On August 7, 2014, the Village Council of Islamorada, Village of Islands (the “Village”) adopted Resolution 14-08-55, thereby adopting a policy for the dedication and acceptance of private roads by the Village; and

WHEREAS, San Marco Drive and Venetian Way (the “Roads”) are privately owned by the Estate of Frank A. Martin, deceased, (the “Owner”); and

WHEREAS, the Roads are scheduled to be served by the Village’s central wastewater system and acquisition of a wastewater utility easement (the “Easement”) is necessary for the Village to install the wastewater facilities on the Roads; and

WHEREAS, the Owner desires to convey both San Marco Drive and Venetian Way to the Village, in lieu of granting a wastewater utility easement (the “Easement”), and subject to the Village providing compensation to the Owner for dedicating/conveying both Roads; and

WHEREAS, the Owner has submitted a Petition for Dedication/Conveyance (the “Petition”) to the Village along with supporting documentation as set forth in Exhibit “A” hereto, in accordance with Resolution 14-08-05; and

WHEREAS, the Village Manager has determined that the Roads meet the minimum standards per the Village’s adopted policy for conveyance/dedication; and
WHEREAS, the Village Council may consider accepting conveyance of both Roads and the Village Manager has determined that the Petition should be forwarded to the Village Council for its consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, AS follows:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Findings of Fact.

The Village Council having considered the Petition and supporting documentation presented by all parties, including the Village Manager, does hereby find and determine:

(1) The Council considered the Petition on February 12, 2015.

(2) On February 12, 2015, the Village Manager presented the recommendation of staff to the Village Council with a determination that the Roads meet the minimum standards for dedication.

(3) The Village requires access to both roads for the installation, operation and maintenance of its wastewater facilities and the Owner desires to convey both San Marco Drive and Venetian Way to the Village, subject to the Village providing compensation to the Owner for the acquisition of the Roads.

(4) The Owner has agreed to dedicate/convey both San Marco Drive and Venetian Way to the Village for an amount not to exceed Twenty Five Thousand Dollars ($25,000.00).

(5) The granting of the Petition is supported by the facts and documents presented.
Section 2. Determination of Petition.

Based upon the above Findings of Fact, the Village Council does hereby make the following Determination:

(1) The Petition has been processed in accordance with the Village’s policy governing the dedication and acceptance of private roads as set forth in Resolution 14-08-55; and

(2) In rendering its decision, as reflected in this Resolution, the Village Council has determined as follows:

(a) The Village shall not assume any obligation or responsibility to make any surface or infrastructure improvements to either San Marco Drive and/or Venetian Way prior to dedication and acceptance by the Village; and

(b) The Village Manager has prepared an estimate of costs associated with the future costs of maintenance and improvement of San Marco Drive and Venetian Way for consideration by the Village Council prior to acceptance by the Village.

(3) In accordance with Sections Resolution 14-08-55 and the foregoing determinations of the Village Council, the Petition by the Estate of Frank A. Martin, deceased, is hereby APPROVED.

Section 3. Authority of Village Manager.

The Village Manager is hereby authorized to execute all necessary documents, and to take all necessary and expedient action to complete the dedication/acceptance of the Roads and to otherwise effectuate the intent of this Resolution.

Section 4. Effective Date.

This Resolution shall take effect immediately upon adoption.
The foregoing Resolution was offered by Councilman Chris Sante, who moved for its adoption.

This motion was seconded by Vice Mayor Deb Gillis, and upon being put to a vote, the vote was as follows:

FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Mayor Mike Forster       YES
Vice Mayor Deb Gillis    YES
Councilman Jim Mooney     ABSENT
Councilman Chris Sante    YES
Councilman Dennis Ward    YES

PASSED AND ADOPTED THIS 12th DAY OF FEBRUARY, 2015.

MIKE FORSTER, MAYOR

ATTEST:

KELLY TOOTH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS USE ONLY

ROGET V. BRYAN, VILLAGE ATTORNEY
ROAD DEDICATION/CONVEYANCE PETITION
(a separate petition for each road should be submitted)

Date Submitted: February 9, 2015

Name of Property Owner(s): Francis J. Martin, as Personal Representative of the Estate of Frank A. Martin, Deceased

Phone (Home): 540-384-6316 (Work): 

Phone (Cell): (Fax): 

Email: TIMRATON0A@AOL.COM

Roadway (to be dedicated/conveyed): Venetian Way, Venetian Shores

Key/Island: Plantation Key Mile Marker: 85.8

Petitioner seeks the dedication/conveyance for the following reasons: Petitioner wishes to relinquish and convey to Village any and all ownership rights to private roads. This will allow, among other things, for the installation and maintenance of wastewater facilities.

FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased
Petitioner/Property Owner

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to (or affirmed) and subscribed before me this 9th day of February, 2015, by FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, deceased, in such capacity.

(Personally Known X) or (Produced Identification )

Type of Identification Produced __________________________

We hereby petition the Village Council of Islamorada, Village of Islands to accept the dedication/conveyance of the above referenced road.
ROAD DEDICATION/CONVEYANCE PETITION
(a separate petition for each road should be submitted)

Date Submitted: February 9, 2015

Name of Property Owner(s): Francis J. Martin, as Personal Representative of the Estate of Frank A. Martin, Deceased

Phone (Home): 540-384-6314 (Work): 

Phone (Cell): (Fax): 

Email: Jim.Cattaneo@AcL.com

Roadway (to be dedicated/conveyed): San Marco Drive (Venetian Shores)

Key/Island: Plantation Key Mile Marker: 85.8

Petitioner seeks the dedication/conveyance for the following reasons: Petitioner wishes to relinquish and convey to Village any and all ownership rights to private roads. This will allow, among other things, for the installation and maintenance of wastewater facilities.

FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased
Petitioner/Property Owner

STATE OF FLORIDA
COUNTY OF OCKLAWAHA

Sworn to (or affirmed) and subscribed before me this 9th day of February, 2015, by FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, deceased, in such capacity.

(Personally Known X or Produced Identification ___

Type of Identification Produced)

We hereby petition the Village Council of Islamorada, Village of Islands to accept the dedication/conveyance of the above referenced road.
PETITION FOR ROAD DEDICATION
AFFIDAVIT CONSENTING TO DEDICATION AND IN SUPPORT THEREOF

(PRIVATE ROAD DEDICATION/CONVEYANCE TO ISLAMORADA, VILLAGE OF ISLANDS, VENETIAN WAY AND SAN MARCO DRIVE)

Before me, the undersigned authority, personally appeared Francis J. Martin ("Affiant") who, being duly sworn, deposes and says:

1. Affiant is the Personal Representative of the Estate of Frank A. Martin, deceased, (hereinafter “Owner”).

2. That Owner was the successor in title who acquired title to the roads depicted on the Plat of Venetian Shores Plat No. 2, as recorded in Plat Book 4, at Page 33, of the Public Records of Monroe County, Florida (the “Subdivision” or “Plat”), a copy of which Plat is attached hereto and made a part hereof as Exhibit “A-1.”

3. The Plat contains two private roads known as “Venetian Way” and “San Marco Drive”, as shown on the Plat attached hereto as Exhibit “A” (hereinafter the “Private Roads”). The Plat dedicated the Private Roads for the exclusive use of owners of property within the Subdivision.

4. Subsequent to the Plat, the property consisting of San Marco Drive and a portion of Venetian Way were replatted into the Plat of Venetian Shores Plat No. 6, recorded in Plat Book 6, Page 119, of the Public Records of Monroe County, Florida (the “Venetian Shores Plat No. 6”), a copy of which Plat is attached hereto as Exhibit “A-2”.

5. An Easement Sketch and Description depicting and legally describing the Private Roads of “Venetian Way” and “San Marco Drive” is attached hereto and made a part hereof as Exhibits “B-1” and Exhibit “B-2”, respectively.

6. Notwithstanding the Plats, Owner maintained fee simple ownership of the Private Roads and now wishes to publicly dedicate and convey the Private Roads to
Islamorada, Village of Islands ("Village") for a public right-of-way or road and for all uses and purposes incidental thereto.

7. Owner hereby petitions the Village and agrees to (a) publicly dedicate and convey for a public right-of-way or road and for all purposed incidental thereto, any interest it retains in the Private Road known as “Venetian Way”, substantially in the form of Deed attached hereto as Exhibit C-1, and (b) publicly dedicate and convey for a public right-of-way or road and for all purposed incidental thereto the Private Road known as “San Marco Drive”, substantially in the form of Deed attached hereto as Exhibit “C-2”.

8. Owner further states that there is no homeowner’s association or similar entity for the Subdivision which would be required to consent to or join in the Deed or conveyance of the Private Roads to the Village. There are no other parties or owners who are required to execute the Deeds or conveyance to the Village for the Private Roads.

9. Attached as Exhibits “D-1” and “D-2” are lists of all adjoining property owners residing along Venetian Way and San Marco Drive, respectively, who own land or property touching the boundaries of the Private Roads to be dedicated and conveyed to the Village, together with a copy of the property record card for each parcel from the Monroe County Property Appraiser,

10. That this Affidavit is made by Owner to petition and induce the Village to accept the Deed and public dedication and conveyance of the Private Roads known as “Venetian Way” and “San Marco Drive”.

FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased

FRANCIS J. MARTIN,
as Personal Representative

The foregoing instrument was acknowledged before me this 9th day of February, 2015, by FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased, who (check one) [X] is personally known to me or [ ] has produced identification.
EXHIBIT “B-2”

EASEMENT SKETCH AND DESCRIPTION OF SAN MARCO DRIVE

EXHIBIT “A”

DESCRIPTION:

SAN MARCO DRIVE, VENETIAN SHORES PLAT NO. 6, AS PFR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 110 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


LEGEND

PC = POINT OF COMMENCEMENT
LS = LICENSED SURVEYOR
PSA = PSAMS COUNTY PROPERTY APPRAISER
ED = EDGE OF PAVEMENT
PG = PAGE
PG  = POINT OF BEGINNING
PSR = PSAMS RECORDING BOOK
PC = CALCULATED DIMENSION
RE = RIGHT OF WAY

THIS IS NOT A BOUNDARY SURVEY

EASEMENT SKETCH & DESCRIPTION

Section 13, Township 31S, Range 33E
Location: SAN MARCO DRIVE, ISLAMORADA FLORIDA
Date: MARCH 2, 2016
EXHIBIT “C-1”

FORM OF QUIT CLAIM DEED FOR VENETIAN WAY
QUIT CLAIM DEED

(Public Right-of-Way or Road Purposes)

(Venetian Way)

THIS QUIT CLAIM DEED, is made this ___ day of __________, 2015, FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased, whose mailing address is P.O. Box 264 Catawba, VA 24010-0264 (hereinafter referred to as the “Grantor”) to ISLAMORADA, VILLAGE OF ISLANDS, a Florida municipal corporation, having an address at 86800 Overseas Highway, Islamorada, Florida 33036 (hereinafter referred to as the “Grantee”).

(Wherever 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, partnerships [including joint ventures], public bodies and quasi-public bodies.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, convey, remise, release and quitclaim unto the Grantee forever for the purpose of a public right-of-way or road and for all uses and purposes incidental thereto, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

See Exhibit “A” attached hereto and by this reference made a part hereof for Sketch and Legal Description of “Venetian Way” (hereinafter referred to as the “Property”).

It is the intention of the Grantor hereto by this instrument to dedicate and convey to the Grantee, and its heirs, successors and/or assigns in interest, the Property herein described known as “Venetian Way” for use as a public right-of-way or road and for all uses and purposes incidental thereto.
TO HAVE AND TO HOLD the same in fee simple forever, together with all and singular
the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title,
interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the use, benefit
and behalf of the Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered
in the presence of:

Print Name: __________________________

Print Name: __________________________

GRANTOR:

FRANCIS J. MARTIN, as Personal
Representative of the Estate of Frank A.
Martin, Deceased

FRANCIS J. MARTIN,
as Personal Representative

STATE OF FLORIDA )
SS:
COUNTY OF _______ )

The foregoing instrument was acknowledged before me this ______ day of ________,
2015, by FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin,
Deceased, who (check one) [ ] is personally known to me or [ ] has produced
___________________________ as identification.

Notary Public, State of Florida
Print Name: __________________________
EXHIBIT “C-2”

FORM OF QUIT CLAIM DEED FOR SAN MARCO DRIVE
This instrument prepared by/record and return to:

Lillian Arango, Esq.
Weiss Serota Helfman
Cole Berman & Popok, P. L.
2525 Ponce de Leon Blvd, Suite 700
Coral Gables, Florida 33134

Property Appraiser's Identification No. N/A

QUIT CLAIM DEED

(Public Right-of-Way or Road Purposes)
(San Marco Drive)

THIS QUIT CLAIM DEED, is made this ___ day of ________, 2015, FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased, whose mailing address is P.O. Box 264 Catawba, VA 24010-0264 (hereinafter referred to as the “Grantor”) to ISLAMORADA, VILLAGE OF ISLANDS, a Florida municipal corporation, having an address at 86800 Overseas Highway, Islamorada, Florida 33036 (hereinafter referred to as the “Grantee”).

(Wherever 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, partnerships [including joint ventures], public bodies and quasi-public bodies.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, convey, remise, release and quitclaim unto the Grantee forever for the purpose of a public right-of-way or road and for all uses and purposes incidental thereto, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof for Sketch and Legal Description of "San Marco Drive" (hereinafter referred to as the "Property").

It is the intention of the Grantor hereto by this instrument to dedicate and convey to the Grantee, and its heirs, successors and/or assigns in interest, the Property herein described known as "San Marco Drive" for use as a public right-of-way or road and for all uses and purposes incidental thereto.
TO HAVE AND TO HOLD the same in fee simple forever, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the use, benefit and behalf of the Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: ________________________________

GRANTOR:

FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased

Print Name: ________________________________

FRANCIS J. MARTIN,
as Personal Representative

STATE OF FLORIDA )
COUNTY OF )

SS:

The foregoing instrument was acknowledged before me this _____ day of ________, 2015, by FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased, who (check one) [  ] is personally known to me or [  ] has produced as identification.

Notary Public, State of Florida
Print Name: ________________________________

K:\Docs\04362033820749.DOC
EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION OF SAN MARCO DRIVE

DESCRIPTION
SAN MARCO DRIVE, VENETIAN SHORES PLAT NO. 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 113 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF VENETIAN BOULEVARD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAN MARCO DRIVE, SAID VENETIAN SHORES PLAT NO. 6, THENCE N 41°56'04" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 160.24 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAN MARCO DRIVE AND THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 23.98 FEET, A CENTRAL ANGLE OF 34°39'03"; A CHORD BEARING OF 8.58 54'23" W, AND A CHORD LENGTH OF 35.57 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.82 FEET TO A POINT, THENCE N 44°24'18" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAN MARCO DRIVE, A DISTANCE OF 537.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 106 FEET, A CENTRAL ANGLE 47°01'10", A CHORD BEARING OF 8.279293'W', AND A CHORD LENGTH OF 73.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.62 FEET; THENCE N 0°30'40" W, A DISTANCE OF 56.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.84 FEET, A CENTRAL ANGLE OF 90°00'00"; A CHORD BEARING OF 6.459545'W, AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.21 FEET; THENCE N 0°30'40" E, A DISTANCE OF 20.20 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING A RADIUS OF 15.84 FEET, A CENTRAL ANGLE OF 90°00'00"; A CHORD BEARING OF 6.459545'W, AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.21 FEET; THENCE N 0°30'40" W, A DISTANCE OF 35.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.84 FEET, A CENTRAL ANGLE OF 44°24'18"; A CHORD BEARING OF 8.279293'W', AND A CHORD LENGTH OF 73.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.58 FEET; THENCE N 44°24'18" E, A DISTANCE OF 83.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°00'00"; A CHORD BEARING OF 6.293173'W', AND A CHORD LENGTH OF 54.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.32 FEET TO THE POINT OF BEGINNING.

LEGEND
P.O.B. — POINT OF BEGINNING
L.S. — LICENSED SURVEYOR
M.C.P.A. — MONROE COUNTY PROPERTY APPRAISER
ECP. — EDGE OF PAVEMENT
P.P. — PASSENGER PLANE
D.R.B. — POINT OF BEGINNING
D.O.R. — OFFICIAL RECORDS BOOK
R.W. — RIGHT OF WAY

EREASEMENT SKETCH & DESCRIPTION
Section: 12, Township 36S, Range 37E
Location: SAN MARCO DRIVE, ISLAMORADA FLORIDA
Date: MARCH 2, 2013

Prospect Surveying, LLC
Surveying+Planning+GIS
1481 15th Street
Gainesville, FL 32601
www.propectsurveying.com
352.303.7326
LB # 7921
EXHIBIT "D-1"

LIST OF ADJOINING PROPERTY OWNERS
AND PROPERTY RECORD CARDS FOR VENETIAN WAY
### LIST OF PROPERTY OWNERS ADJOINING VENETIAN WAY *

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<td>Hendrix, William H. and Theresa J.</td>
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<td>Pryor, Peter A. Sr. and Nancy E.</td>
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<td>Harrison, Jason and Keli</td>
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<td>Drebenstedt, Roy W. and Anne Marie Clark</td>
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<td>1503266</td>
<td>Keys Island Properties, LLC</td>
<td>179 Venetian Way</td>
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* Information obtained from Monroe County Property Appraiser Records
EXHIBIT “D-2”

LIST OF ADJOINING PROPERTY OWNERS
AND PROPERTY RECORD CARDS FOR SAN MARCO DRIVE
# LIST OF PROPERTY OWNERS ADJOINING SAN MARCO DRIVE *

<table>
<thead>
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<th>ALTERNATIVE KEY NUMBER</th>
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<td>1502855</td>
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<td>Newberry, Gregory S. and Danette A.</td>
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<td>Esslinger, John S.</td>
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<td>1503118</td>
<td>Callahan, Richard and Marilyn</td>
<td>125 San Marco Drive</td>
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* Information obtained from Monroe County Property Appraiser Records
QUIT CLAIM DEED

(Public Right-of-Way or Road Purposes)
(Venetian Way)

THIS QUIT CLAIM DEED, is made this 9th day of February, 2015, FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased, whose mailing address is P.O. Box 264 Catawba, VA 24010-0264 (hereinafter referred to as the “Grantor”) to ISLAMORADA, VILLAGE OF ISLANDS, a Florida municipal corporation, having an address at 86800 Overseas Highway, Islamorada, Florida 33036 (hereinafter referred to as the “Grantee”).

(Wherever 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, partnerships [including joint ventures], public bodies and quasi-public bodies.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, convey, remise, release and quitclaim unto the Grantee forever for the purpose of a public right-of-way or road and for all uses and purposes incidental thereto, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

See Exhibit “A” attached hereto and by this reference made a part hereof for Sketch and Legal Description of “Venetian Way” (hereinafter referred to as the “Property”).

It is the intention of the Grantor hereto by this instrument to dedicate and convey to the Grantee, and its heirs, successors and/or assigns in interest, the Property herein described known as “Venetian Way” for use as a public right-of-way or road and for all uses and purposes incidental thereto.

THIS CONVEYANCE OF REALTY IS MADE TO A GOVERNMENTAL ENTITY UNDER THREAT OF CONDEMNATION AND IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAXES AS SET FORTH IN 12B-4.014(13) F.A.C.
TO HAVE AND TO HOLD the same in fee simple forever, together with all and singular
the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title,
interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the use, benefit
and behalf of the Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: David A. Hewitt

[Signature]
Print Name: Courtney K. Hewitt

GRANTOR:

FRANCIS J. MARTIN, as Personal
Representative of the Estate of Frank A.
Martin, Deceased

[Signature]

FRANCIS J. MARTIN,
as Personal Representative

STATE OF VIRGINIA )
SS:
COUNTY OF CRAIG )

The foregoing instrument was acknowledged before me this [ ] day of February,
2015, by FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin,
Deceased, who (check one) [ X ] is personally known to me or [ ] has produced
________________________ as identification.

[Signature]
Notary Public, State of Florida
Print Name: Patrick R. Charlton

[Stamp]
Notary Public, Commonwealth of Virginia
Print Name: Patrick R. Charlton

Notary Public, State of Florida
Print Name: Patrick R. Charlton

[Stamp]
EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION OF VENETIAN WAY

This sketch is intended for informational purposes only and is not a boundary survey. It does not depict the exact location of the easement described in the legal description.

EASEMENT SKETCH & DESCRIPTION

Section 13, Township 25S, Range 37E
Location: Venetian Way, Islamorada, FL
Date: March 2, 2013

LEGEND

P.O.C.: POINT OF COMMENCEMENT
L.S.: LICENSED SURVEYOR
M.F.P.: MONROE COUNTY PROPERTY APPRAISER
E.P.: EDGE OF PAVEMENT
P.B.: PLAT BOOK
R.P.: PAGE
P.O.B.: POINT OF BEGINNING
O.R.B.: OFFICIAL RECORDS BOOK
R.W.: RIGHT OF WAY

THIS IS NOT A BOUNDARY SURVEY

PROSPECT SURVEYING, LLC
4555 5TH STREET, GULF SHORES, AL 36542
www.prospectsurveying.com
(251) 948-3784

PROSPECT SURVEYING, LLC
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(251) 948-3784

MONROE COUNTY OFFICIAL RECORDS

K:\Docs04362003817846.DOC
QUIT CLAIM DEED

(Public Right-of-Way or Road Purposes)
(San Marco Drive)

THIS QUIT CLAIM DEED, is made this 9th day of February, 2015, FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased, whose mailing address is P.O. Box 264 Catawba, VA 24010-0264 (hereinafter referred to as the “Grantor”) to ISLAMORADA, VILLAGE OF ISLANDS, a Florida municipal corporation, having an address at 86800 Overseas Highway, Islamorada, Florida 33036 (hereinafter referred to as the “Grantee”).

(Wherever 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, partnerships [including joint ventures], public bodies and quasi-public bodies.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, convey, remise, release and quitclaim unto the Grantee forever for the purpose of a public right-of-way or road and for all uses and purposes incidental thereto, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

See Exhibit “A” attached hereto and by this reference made a part hereof for Sketch and Legal Description of “San Marco Drive” (hereinafter referred to as the “Property”).

It is the intention of the Grantor hereto by this instrument to dedicate and convey to the Grantee, and its heirs, successors and/or assigns in interest, the Property herein described known as “San Marco Drive” for use as a public right-of-way or road and for all uses and purposes incidental thereto.

THIS CONVEYANCE OF REALTY IS MADE TO A GOVERNMENTAL ENTITY UNDER THREAT OF CONDEMNATION AND IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAXES AS SET FORTH IN 12B-4.014(13) F.A.C.
TO HAVE AND TO HOLD the same in fee simple forever, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the use, benefit and behalf of the Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Print Name: [Print Name]

FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased

[Signature]

Print Name: [Print Name]

FRANCIS J. MARTIN,
as Personal Representative

STATE OF FLORIDA

COUNTY OF CLERMONT

The foregoing instrument was acknowledged before me this 7th day of February, 2015, by FRANCIS J. MARTIN, as Personal Representative of the Estate of Frank A. Martin, Deceased, who (check one) [ ] is personally known to me or [ ] has produced as identification.

[Signature]
Notary Public, State of Florida

Print Name: [Print Name]