

This instrument was prepared
by and return to:
John R. Allison, III, Esq.
Allison & Robertson, P.A.
100 S.E. Second Street # 3350
Miami, Florida 33131

14

**THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND EASEMENTS OF THE KEY WEST GOLF CLUB,
A TOWNHOME PLANNED UNIT DEVELOPMENT**

THIS THIRD AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS OF THE KEY WEST GOLF CLUB, A TOWNHOME PLANNED UNIT DEVELOPMENT ("this Third Amendment") is made this 10 day of October, 2003 by KEY WEST GOLF CLUB DEVELOPMENT, INC., a Florida corporation, (the "Declarant").

WITNESSETH:

WHEREAS, in order to develop the Project known as "The Key West Golf Club Development" and preserve and enhance the values and amenities of such development, Declarant declared and subjected certain land to the covenants, restrictions, reservations, and regulations pursuant to that certain Declaration of Protective Covenants, Restrictions and Easements of The Key West Golf Club, a Townhome Planned Unit Development, dated November 6, 1995, and recorded November 13, 1995, in Official Records Book 1377 at page 0750, Public Records of Monroe County, (the "Declaration"); and

WHEREAS, Declarant has the right to amend the Declaration unilaterally from time to time and at any time and without the joinder of any Unit Owner to accomplish any of the purposes or objectives set forth in the Declaration; and

WHEREAS, Declarant and Association have been requested by the City of Key West ("City") to assist in taking needed measures to help protect the health and safety of Unit Owners, their guests and invitees, as it relates to potential injuries from errantly hit golf balls coming from the Key West Golf Course; and

WHEREAS, Declarant and City have agreed that certain portions of the real property currently owned by Declarant and subject to the Declaration should not be used by Unit Owners or the Association in order to reduce the risks associated with errantly hit golf balls;

WHEREAS, Declarant currently owns most of the property encumbered by the Declaration that lies adjacent to the existing Key West Golf Course; and

WHEREAS, Declarant intends to convey portions of the land that it currently owns to the City (the "Additional Golf Course Areas") in order to reduce the risk to Unit Owners and reduce the

obligations of the Association to maintain such land, which land is depicted in the survey attached hereto as Exhibit A; and

WHEREAS, the Additional Golf Course Areas are legally described in Composite Exhibit **A** and

WA
WHEREAS, Declarant has the right to withdraw property from the Property described in the Declaration, and Declarant has elected to withdraw the Additional Golf Course Areas from the Declaration, and

WHEREAS, the Additional Golf Course Areas shall no longer be encumbered by the Declaration or be deemed a portion of the property governed by the Declaration.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein and in the Declaration, Declarant hereby amends the Declaration as follows:

1. All capitalized terms used in this Third Amendment shall have the meanings ascribed thereto as set forth in the Declaration unless otherwise defined herein.

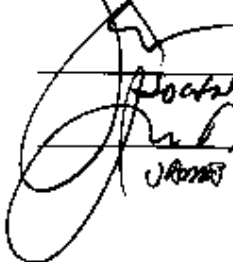

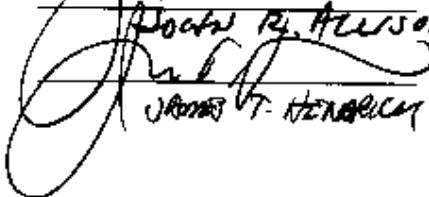
2. The Additional Golf Course Areas shall be owned, held, used, transferred, sold, conveyed, demised and occupied by the Declarant, its successors and/or assigns, without be subject to or governed by the covenants, easements, restrictions, reservations, regulations, burdens and liens as set forth in the Declaration; and the provisions of the Declaration shall no longer be covenants running with the lands with respect to the Additional Golf Course Areas.

3. This Third Amendment shall be binding on all parties having any right, title or interest in The Key West Golf Club Development or in any portion thereof, their heirs, personal representatives, successors and assigns.

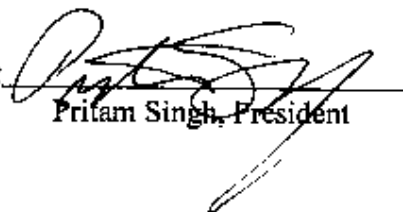
4. Except as modified herein, Declarant ratifies and confirms the Declaration as originally recorded and previously amended.

IN WITNESS WHEREOF, the undersigned has executed this Third Amendment on this 10 day of October, 2003.

Witnesses:


Robert R. Allison, 

James T. Hendrick

KEY WEST GOLF CLUB DEVELOPMENT,
INC., a Florida corporation

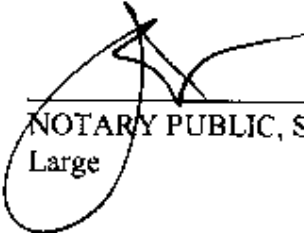
By: 
Pritam Singh, President

STATE OF FLORIDA)
) SS.
COUNTY OF MONROE)

FILE # 1 4 3 9 8 7 3
BK# 1 9 9 7 PG# 1 0 4 5

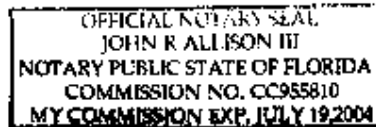
BEFORE ME, a Notary Public, personally appeared Pritam Singh, President of Key West Golf Club Development, Inc., a Florida corporation, who did acknowledge before me that he executed the foregoing instrument for the uses and purposes therein set forth, for and on behalf of said corporation and that he is personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the county and state aforesaid, this 10 day of October, 2003.



NOTARY PUBLIC, State of Florida at
Large

My commission expires:



FILE #1439873
BK#1997 PG#1047

**Exhibit A – Final Lot Survey by Fred H. Hildebrant with last revision date of
9/22/03 – Not attached due to size of Exhibit**

LEGAL DESCRIPTION: City "1":

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at coordinates of which are N 87,107.701 and E 251,328.207 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at Latitude 24°20'00" North and 500,000 feet West of Longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way Line of Junior College Road and the Northernly Right-of-Way line of U.S. Highway No. 1 (State Road No. 5) at the Westerly end of Junior College Road; thence N 70°58'03" E along the said Northernly Right-of-Way Line of U.S. Highway No. 1 for 1392.13 feet; thence N 19°01'57" E and leaving said Right-of-Way for 337.65 feet to the Point of Beginning; thence N.25°00'00"E., a distance of 164.26 feet; thence S.65°00'00"E., a distance of 82.74 feet; thence N.80°45'55"E., a distance of 48.58 feet; thence N.59°00'00"E., a distance of 104.59 feet; thence S.31°00'00"W., a distance of 3.05 feet; thence N.59°00'00"E., a distance of 48.48 feet; thence N.31°00'00"W., a distance of 4.35 feet; thence N.59°00'00"E., a distance of 35.26 feet; thence 37°23'E., a distance of 55.91 feet; thence N.52°34'16"E., a distance of 27.06 feet; thence N.48°34'43"E., a distance of 50.77 feet; thence N.83°37'08"E., a distance of 55.31 feet; thence N.55°00'00"E., a distance of 96.23 feet; thence S.14°28'12"E., a distance of 49.55 feet; thence N.74°21'53"E., a distance of 29.97 feet; thence S.74°00'00"W., a distance of 15.46 feet; thence N.81°00'00"W., a distance of 614.00 feet to the Point of Beginning.

Parcel contains 18,024 square feet or 0.41 acres, more or less.

WILB #1439873
BR#1997 PG#1040

LEGAL DESCRIPTION: City "2":

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:
Commencing at coordinates of which are N 87.107.701 and E 251.328.207 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point of Latitude 24°20'00" North and 500,000 feet West of Longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way Line of Junior College Road and the Northerly Right-of-Way line of U.S. Highway No. 1 (State Road No. 5), at the Westerly end of Junior College Road; thence N 70°58'03" E along the said Northerly Right-of-Way Line of U.S. Highway No. 1 for 1392.13 feet; thence N 19°01'57" E and leaving said Right-of-Way for 337.65 feet; thence N.25°00'00"E.. a distance of 295.38 feet to the Point of Beginning; thence N.25°00'00"E.. a distance of 304.82 feet; thence N.15°30'00"W.. a distance of 545.60 feet to a point on a curve to the left, having a radius of 350.00 feet, a central angle of 18°49'56", a chord bearing of N.57°51'19"W., a chord length of 114.52 feet; thence along the arc of said curve, an arc length of 1115.04 feet to the end of said curve; thence S.64°14'51"E., a distance of 220.45 feet; thence S.27°41'16"W., a distance of 31.59 feet; thence S.17°20'21"W.. a distance of 41.24 feet; thence S.00°59'44"W., a distance of 53.23 feet; thence S.11°53'23"E., a distance of 46.92 feet; thence S.78°15'14"W., a distance of 7.77 feet; thence S.19°00'31"E., a distance of 45.65 feet; thence N.71°51'31"E., a distance of 13.71 feet; thence S.18°08'29"E., a distance of 37.70 feet; thence N.71°51'31"E., a distance of 6.79 feet; thence S.18°08'29"E., a distance of 38.30 feet; thence N.71°51'31"E., a distance of 9.73 feet; thence S.18°08'29"E., a distance of 58.48 feet; thence S.71°51'31"W., a distance of 18.98 feet; thence S.14°12'46"E., a distance of 41.35 feet; thence S.08°52'07"E., a distance of 39.94 feet; thence S.01°53'23"E., a distance of 38.81 feet; thence S.05°08'50"W., a distance of 32.01 feet; thence S.10°27'44"W., a distance of 29.72 feet; thence S.16°10'36"W., a distance of 34.59 feet; thence S.23°12'49"W., a distance of 37.72 feet; thence S.28°55'16"W., a distance of 38.09 feet; thence S.65°00'00"E., a distance of 9.26 feet; thence S.24°42'50"W., a distance of 37.74 feet; thence S.65°17'10"E., a distance of 6.77 feet; thence S.24°58'23"W., a distance of 46.49 feet; thence N.65°00'00"W., a distance of 13.56 feet; thence S.25°10'40"W., a distance of 46.48 feet; thence N.65°00'00"W., a distance of 3.75 feet; thence S.25°07'58"W., a distance of 46.88 feet; thence N.65°00'00"W., a distance of 4.38 feet to the Point of Beginning.
Parcel contains 28499 square feet or 0.65 acres, more or less.

LEGAL DESCRIPTION: City "3":

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are N 87,107.701 and E 251,328.207 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at Latitude 24°20'00" North and 500,000 feet West of Longitude 81°00'00" said point being the intersection of the Easterly Right-of-Way Line of Junior College Road and the Northerly Right-of-Way line of U.S. Highway No. 1 (State Road No. 5) at the Westerly end of Junior College Road; thence N 70°58'03" E along the said Northerly Right-of-Way Line of U.S. Highway No. 1 for 1392.13 feet; thence N 19°01'57" E and leaving said Right-of-way for 337.65 feet; thence N.59°00'00"E., a distance of 614.00 feet; thence N.74°00'00"E., a distance of 175.31 feet to the point of Beginning; thence N.74°00'00"E., a distance of 171.29 feet; thence N.74°00'00"E., a distance of 120.17 feet; thence S.88°20'00"E., a distance of 34.79 feet; thence N.01°16'00"W., a distance of 27.90 feet; thence N.89°15'20"W., a distance of 56.26 feet; thence S.77°36'29"W., a distance of 55.65 feet; thence S.74°00'00"W., a distance of 51.00 feet; thence S.16°00'00"E., a distance of 31.07 feet; thence S.73°52'31"W., a distance of 51.11 feet; thence S 16°00'00" E for a distance of 4.99 feet to the Point of Beginning; Parcel contains 5489 square feet or 0.13 acres, more or less.

FILE #1439873
BK#1997 PG#1050

LEGAL DESCRIPTION: City "4":

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are N 87,107.701 and E 251,328.207 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point of Latitude 24°20'00" North and 500,000 feet West of Longitude 81°00'00" said point being the intersection of the Eastern Right-of-Way Line of Junior College Road and the Northern Right-of-Way line of U.S. Highway No. 1 (State Road No. 5), at the Western end of Junior College Road; thence N 70°58'03" E along the said Northern Right-of-Way Line of U.S. Highway No. 1 for 1392.13 feet; thence N 19°01'57" E and leaving said Right-of-way for 337.65 feet; thence N 59°00'00" E, a distance of 614.00 feet; thence N 74°00'00" E, a distance of 348.60 feet; thence N 88°20'00" E, a distance of 97.54' to the Point of Beginning; thence N 03°01'39" E, a distance of 28.92 feet; thence S 89°15'20" E, a distance of 81.67 feet; thence N 09°51'56" E, a distance of 13.10 feet; thence N 03°01'39" E, a distance of 78.86 feet to a point on a curve to the right, having a radius of 251.50 feet, a central angle of 03°42'27", a chord bearing of S 71°28'04" W, and a chord length of 16.41 feet; thence along the arc of said curve, on an arc length of 16.41 feet to the end of said curve; thence S 03°01'39" W, a distance of 84.00 feet; thence S 88°15'49" E, a distance of 234.31 feet; thence S 77°40'08" W, a distance of 177.35 feet; thence N 88°20'00" W, a distance of 141.71 feet to the Point of Beginning.

Parcel contains 10194 square feet or 0.23 acres, more or less.

LEGAL DESCRIPTION: City Parcel 75

Being part of land on Stack Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251, 328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.32°21'44"E., a distance of 704.35 feet; thence N.03°40'26"E., a distance of 349.83 feet; thence N.38°50'00"E., a distance of 251.36 feet; thence N.34°41'34"E., a distance of 405.85 feet; thence N.75°15'00"W., a distance of 184.57 feet to the Point of Beginning; thence S.64°24'35"E., a distance of 273.16 feet; thence S.25°45'09"W., a distance of 25.00 feet; thence S.64°10'12"E., a distance of 44.29 feet; thence S.66°45'45"E., a distance of 39.43 feet; thence S.58°43'07"E., a distance of 49.51 feet; thence S.61°49'10"E., a distance of 41.85 feet; thence S.48°22'41"E., a distance of 38.61 feet; thence S.53°13'54"E., a distance of 43.60 feet; thence S.35°09'38"E., a distance of 39.28 feet; thence S.42°03'39"E., a distance of 49.54 feet; thence S.35°09'38"E., a distance of 26.84 feet; thence N.54°50'22"E., a distance of 25.06 feet; thence S.28°49'45"E., a distance of 26.53 feet; thence S.58°17'32"W., a distance of 25.05 feet; thence S.28°19'09"E., a distance of 48.77 feet; thence S.35°11'49"E., a distance of 44.59 feet; thence S.28°30'39"E., a distance of 25.27 feet; thence N.61°29'21"E., a distance of 11.92 feet; thence N.56°17'11"E., a distance of 25.00 feet; thence S.25°57'16"E., a distance of 94.70 feet; thence S.44°53'16"E., a distance of 16.98 feet; thence S.28°19'09"E., a distance of 27.38 feet; thence S.63°07'59"E., a distance of 62.09 feet; thence S.57°16'27"E., a distance of 94.57 feet; thence N.09°53'28"E., a distance of 40.97 feet; thence N.72°15'13"E., a distance of 23.42 feet; thence N.50°10'16"W., a distance of 2.07 feet; thence N.26°38'27"W., a distance of 23.10 feet; thence N.13°35'33"E., a distance of 25.19 feet; thence N.05°15'52"W., a distance of 22.29 feet; thence N.34°15'00"W., a distance of 54.04 feet; thence S.70°00'00"W., a distance of 84.46 feet; thence N.34°15'00"W., a distance of 567.00 feet; thence N.75°15'00"W., a distance of 491.01 feet to the Point of Beginning;

Parcel contains 77.282 square feet or 1.77 acres, more or less.

PK 1
1
9 4
7 3
9 8
PG# 1 0 5 2

LEGAL DESCRIPTION: City Parcel "6"

Being part of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251,328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.32°21'44"E. and leaving said Right-of-Way for a distance of 704.35 feet; thence N.03°40'26"E., a distance of 312.67 feet to the Point of Beginning; thence N.16°11'02"E., a distance of 236.94 feet; thence N.33°20'00"E., a distance of 441.35 feet; thence S.56°40'00"E., a distance of 7.28 feet; thence N.33°20'00"E., a distance of 38.65 feet; thence N.24°02'31"E., a distance of 53.81 feet; thence N.33°21'39"E., a distance of 31.70 feet; thence N.25°54'36"E., a distance of 155.69 feet; thence N.51°18'48"E., a distance of 64.30 feet; thence N.39°00'48"E., a distance of 33.70 feet; thence N.24°49'37"E., a distance of 36.41 feet; thence N.07°31'48"W., a distance of 27.65 feet; thence S.34°41'34"W. for a distance 67.91 feet; thence S.36°50'00"W., a distance of 251.36 feet; thence S.33°20'00"W., a distance of 573.00 feet; thence S.03°40'26"W., a distance of 237.18 feet. Parcel contains 40,640 square feet or 0.94 acres, more or less.

LEGAL DESCRIPTION: City Parcel 77

Being part of land on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251, 328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at latitude 24°20'00" North and 800,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.32°21'44"E. and leaving said Right-of-Way for a distance of 704.35 feet; thence N.71°00'00"E., a distance of 338.50 feet; thence N.21°15'00"E., a distance of 370.00 feet; thence N.38°15'00"E., a distance of 188.52 feet; thence N.25°00'00"E., a distance of 163.30 feet; thence N.21°30'00"W., a distance of 94.81 feet to the Point of Beginning; thence N.21°30'00"W., a distance of 56.66 feet; thence S.01°29'02"W., a distance of 40.24 feet; thence S.60°12'30"E., a distance of 25.13 feet to the Point of Beginning. The parcel contains 445 square feet or 0.01 acres, more or less.

FILE #1499873
RR#1997 PG#1054

LEGAL DESCRIPTION: City Parcel "8"

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are N 87,107.701 and E 251,328.207 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at Latitude 24°20'00" North and 500,000 feet West of Longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way Line of Junior College Road and the Northerly Right-of-Way line of U.S. Highway No. 1 (State Road No. 5), at the Westerly end of Junior College Road; thence N 70°38'03" E along the said Northerly Right-of-Way Line of U.S. Highway No. 1 for 1413.52 feet; thence N 13°41'37" E, and leaving said Right-of-way for a distance of 488.39 feet to the Point of Beginning;

thence S 89°30'00" W, a distance of 23.94 feet; thence N 24°30'00" W, a distance of 75.00 feet; thence N 65°30'00" E, a distance of 88.00 feet to the point of curvature of a curve to the left, having a radius of 500.00 feet, a central angle of 24°45'39", a chord bearing of N 53°07'10" E, and a chord length of 214.40 feet; thence along the arc of said curve, an arc length of 216.08 feet to the end of said curve; thence N 87°50'12" E, a distance of 279.89 feet; thence N 82°51'27" W, a distance of 90.99 feet; thence N 67°41'47" W, a distance of 61.28 feet; thence N 82°45'35" W, a distance of 25.80 feet; thence N 72°39'44" W, a distance of 27.60 feet; thence S 75°42'24" W, a distance of 48.72 feet; thence S 16°45'00" E, a distance of 10.67 feet; thence S 71°54'53" W, a distance of 48.96 feet; thence S 22°03'33" E, a distance of 8.80 feet; thence S 56°10'55" W, a distance of 45.88 feet; thence S 33°49'05" E, a distance of 8.65 feet; thence S 63°21'51" W, a distance of 91.32 feet; thence S 69°38'32" W, a distance of 32.93 feet; thence S 58°14'30" W, a distance of 150.15 feet; thence S 27°52'24" W, a distance of 14.16 feet; thence S 62°19'42" E, a distance of 37.01 feet; thence S 24°30'00" E, a distance of 60.91 feet; thence S 51°52'47" E, a distance of 18.11 feet; thence N 45°21'06" E, a distance of 22.39 feet to the Point of Beginning.

Parcel contains 17900 square feet or 0.41 acres, more or less.

Legal Description City "9":

Being part of land on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251, 328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System, which has for its zero coordinates a point at latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.70°58'03"E., a distance of 2681.10 feet; thence N.48°26'45"E., a distance of 1095.83 feet to the Point of Beginning; thence N.62°39'19"W., a distance of 38.76 feet; thence S.74°55'46"W., a distance of 85.46 feet; thence N:87°50'12"E., a distance of 117.03 feet to the Point of Beginning; Parcel contains 1117 square feet or 0.03 acres, more or less.

Legal Description City "10":

Being part of land on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251, 328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.70°58'03"E., a distance of 2681.10 feet; thence N.49°16'10"E., a distance of 115.48 feet; thence N 33°04'34" E a distance of 245.09 feet to the Point of Beginning; thence N.87°23'54"W., a distance of 9.10 feet; thence N.55°00'58"W., a distance of 8.80 feet; thence S.56°19'04"W., a distance of 5.20 feet; thence S.81°52'20"W., a distance of 10.20 feet; thence S.53°08'18"W., a distance of 10.82 feet; thence S.41°59'45"W., a distance of 7.89 feet; thence N.60°28'40"W., a distance of 135.12 feet; thence N.29°31'17"E., a distance of 16.00 feet; thence N.60°28'43"W., a distance of 55.00 feet; thence N.29°31'16"E., a distance of 8.00 feet; thence N.80°28'44"W., a distance of 27.50 feet; thence S.29°31'17"W., a distance of 8.00 feet; thence N.60°28'43"W., a distance of 25.00 feet; thence N.29°31'17"E., a distance of 52.04 feet; thence S.85°15'18"E., a distance of 15.38 feet; thence N.71°21'14"E., a distance of 17.06 feet; thence S.48°00'25"E., a distance of 256.66 feet to the Point of Beginning. Parcel contains 14105 square feet or 0.32 acres, more or less.

PAGE #1439873
BK#1997 PG#1057

Legal Description City "11":
Being part of land on Stack Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251; 328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.70°58'03"E., a distance of 2681.10 feet; thence N.11°34'14"E., a distance of 1056.59 feet to the Point of Beginning; thence N 28°10'00" E for a distance of 382.56 feet; thence S 67°03'47" E for a distance of 15.02 feet; thence S 26°10'00" W for a distance of 380.00 feet; thence N 76°36'30" W for a distance of 15.38 feet to the Point of Beginning;
Parcel contains: 5.719 square feet or 0.13 acres, more or less.

LEGAL DESCRIPTION: City "12"

Being part of land on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251, 328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westery end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.37°21'44"E., a distance of 704.35 feet to the Point of Beginning; thence thence N.71°00'00"E., a distance of 16.75 feet; thence N.54°03'01"W., a distance of 18.28 feet; thence S.03°40'26"W., a distance of 16.22 feet to the Point of Beginning;

Parcel contains 125 square feet or 0.00 acres, more or less.

RICB #1439873
RR#1997 PG#1059

LEGAL DESCRIPTION: City "13":

Being part of land on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251, 328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at

latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East along the Westerly end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.32°21'44"E., a distance of 704.35 feet; thence N 71°00'00" E for a distance of 201.06 feet to the Point of Beginning; thence N.71°00'00"E., a distance of 137.44 feet; thence N.21°15'00"E., a distance of 334.04 feet; thence N.73°48'58"W., a distance of 17.07 feet; thence S.16°11'02"W., a distance of 25.80 feet; thence S.49°10'18"W., a distance of 16.93 feet; thence S.73°48'58"E., a distance of 2.63 feet; thence S.20°24'40"W., a distance of 194.25 feet; thence S.44°13'22"W., a distance of 32.15 feet; thence S.48°42'52"W., a distance of 26.74 feet; thence S.55°09'58"W., a distance of 22.14 feet; thence S.60°41'11"W., a distance of 27.04 feet; thence S.43°08'09"W., a distance of 52.38 feet; thence S.38°06'00"W., a distance of 47.54 feet to the Point of Beginning.

Parcel contains 11813 square feet or 0.27 acres, more or less.

BULK #1439873
BK#1997 PG#1060

Legal Description City "14":

Being part of land on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251, 328.207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East

along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N.70°58'03"E., a distance of 2681.10 feet; thence N.23°41'43"E., a distance of 487.11 feet to the Point of Beginning; thence N.24°30'00"W., a distance of 31.92 feet; thence S.89°30'00"W., a distance of 48.76 feet; thence S.38°03'55"E., a distance of 60.76 feet; thence N.51°56'05"E., a distance of 31.23 feet to the Point of Beginning.

Parcel contains 1,659 square feet or 0.04 acres, more or less.

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1439873
BR# 1997 PG# 1061