

70751

REF 620 PAGE 455

This Quit-Claim Deed, Executed this 10th day of April, A. D. 1975, by JOHN P. HAWNESS, a surviving Director and Trustee of TAVERNIER ENTERPRISES, INC., a dissolved Florida Corporation,

first party, to TAVERNIER, INC., a Corporation existing under the Laws of the State of Florida,

whose postoffice address is P. O. Box 512, Tavernier, Florida 33070

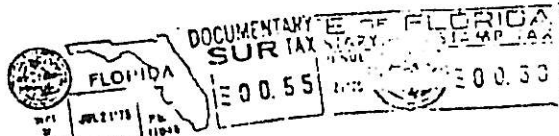
second party: (Wherever used herein the terms "first party" and "second party" shall include decedent and plural, both, trust, partnership, and estate or estates, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby renounce, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe State of Florida to-wit:

Commencing at a point 828 feet North of the Southwest corner of Section 33, Township 62 South, Range 38 East, from said point run North 350 feet; thence run East 13 degrees 30 minutes North (magnetic) 2230 feet to the bank of Tavernier Creek; thence Southerly along the bank of said creek 500 feet more or less to a point East 10 degrees North (magnetic) from starting point; thence West 10 degrees South (magnetic) 2160 feet to starting point. Being part of Lot 3, Section 33, Township 62 South, Range 38 East.

This Quit-Claim Deed being filed for record to correct that certain Quit-Claim Deed filed for record on the 20th day of January, 1972, in Official Records Book #95, page 391, of the Public Records of Monroe County, Florida,

38242



FILED IN OFFICE OF CLERK OF CIRCUIT COURT MONROE COUNTY FLORIDA JUL 21 1975

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written

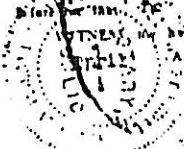
Signed, sealed and delivered in presence of: Julie C. McCloskey, Jess W. Brundel

JOHN P. HAWNESS, as a surviving Director and Trustee of TAVERNIER ENTERPRISES, INC.

STATE OF FLORIDA, COUNTY OF MONROE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN P. HAWNESS, a surviving Director and Trustee of TAVERNIER ENTERPRISES, INC.

in my presence and he acknowledged the foregoing instrument and he acknowledged the same. Witness my hand and official seal in the County and State last aforesaid this 10th day of April, A. D. 1975.



Jess W. Brundel Notary Public

This instrument prepared by: Jack Wyatt, Attorney at Law Address: P. O. Box 829, Tallahassee, Florida 32306

RECORDED BY OFFICIAL RECORDS DEPT. MONROE COUNTY, FLORIDA

219092

500 795

This Warranty Deed made and executed the 22 day of March A.D. 1942 by

TAVERNAERO INC., CORPORATION

a corporation existing under the laws of Florida having its principal place of business at P. O. Box 512, Tavernier, Florida hereinafter called the grantor is

whose postoffice address is P. O. Box 512, Tavernier, Florida

hereinafter called the grantor

Witnesseth: That the grantor for and in consideration of the sum of \$10,000 and other

valuable considerations herein set forth to hereby irrevocably and forever assigns, conveys, sells, alien, conveys, releases, conveys and transfers unto the grantee all that certain land situated in County Florida viz:

A portion of Government Lot 3, Section 33, Township 62 South, Range 38 East as shown in Plat Book 1, Page 52 of the Public Records of Monroe County, Florida being more particularly described by metes and bounds as follows: Beginning at the Southwest Corner of said Section 33, Township 62 South, Range 38 East run thence North along the West line of said Section 33-62-38 and the centerline of Sunshine Boulevard a distance of 962.62 feet; run thence East at right angles to the aforementioned Section line a distance of 25.00 feet to a Description continued on "Schedule A" attached hereto and made a part hereof.

Together with all the tenements, improvements and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same to the grantee forever

And the grantor hereby covenants, warrants and guarantees that it is lawfully seized of said land in fee simple that it has good right and lawful authority to sell and convey said land that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever, and that said land is free of all encumbrances



In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this day and year first above written.

Carbera W. Wake

TAVERNAERO INC., CORPORATION

Signed, sealed and delivered to the presence of

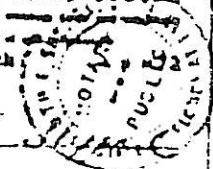
*Carl Van...
Louis N....*

Edward J....

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that the foregoing is an office duly authorized to the State and County thereof in the administration of the laws of the State of Florida.

Witness my hand and official seal to the County and State the 22 day of March 1942



The instrument prepared by
Address

Robert T. Feldman
TITTLE, FELDMAN & EDEN, P. A.
P. O. Box 535, Tavernier, Florida 33070

500 796

SCHEDULE A

point in the Easterly boundary of Sunshine Boulevard and the point of beginning of this survey; run thence N 820.00' 13" E a distance of 2171.86 feet more or less to the high water line of Tavernier Creek; run thence Northerly on a meander line along the high water line of Tavernier Creek a distance of 315 feet more or less to the Southeast Corner of "Edenair" Subdivision as recorded in Plat Book 4, Page 36 of the Public Records of Monroe County, Florida; run thence S 800 38' 00" W along the Southerly boundary of said "Edenair" Subdivision a distance of 436.81 feet more or less; run thence S 70 59' 47" E a distance of 161.82 feet to an iron pin; run thence S 820 00' 13" W a distance of 1800.00 feet to an iron pin set in the Easterly Boundary of said Sunshine Boulevard; run thence South along the Easterly Boundary of said Sunshine Boulevard a distance of 121.18 feet to the point of beginning; being 7.62 Acres of land, more or less.

STATE OF FLORIDA DOCUMENTARY TAX 00.30

FLORIDA DOCUMENTARY SURTAX 00.55

21992
Registered to Central Bank and Finance Co., Inc.
LARRY R. STUBBS
CLERK OF COURT IN CHARGE
MONROE COUNTY

DECLARATIONS OF RESTRICTIONS
Dated February 21, 1972

TAVERNAERO, INC.,
A Florida Corporation
By Claude F. Lowe, President &
Attest Ruth E. Sheppard, Secretary

RECORDED
5 APR 04
1972

to
WHICH CONCERNED.

WITNESSETH:

WHEREAS, Declarants are the owners of the real property located in Plantation Key, Monroe County, State of Florida and more particularly described as:

All of TAVERNAERO, a subdivision as recorded in Plat Book 6, Page 80, of the Public Records of Monroe County, Florida.

WHEREAS, DECLARANTS, desire to subject said property to covenant, conditions, restrictions, provisions and charges hereinafter set forth, for the benefit of said property and of the present and subsequent owners thereof.

NOW THEREFORE, DECLARANTS DO HEREBY DECLARE AND IMPOSE FOR THE BENEFIT OF:

- (1) Declarants, their successors and assigns; and
- (2) All others hereinafter acquiring title to said lots and each of them as a general plan for the use, occupancy and improvements of said lots and each of them, those conditions, provisions, covenants, restrictions, reservations and charges hereinafter expressed, which insofar as they are made applicable to each of said lots (a) shall apply to and bind the Declarant as and while the owner of each, every and any of said lots, (b) shall inure to the benefit of not only Declarant, but also of each and every of any of said lots; (c) shall run with the binding upon the land and (d) may be enforced not only by the Declarant, but also any future owner of each, every or any of said lots; and said lots are and each of them shall be held conveyed upon and subject to the conditions, provisions, covenants, restrictions, reservations and charges herein set forth.

The word "lot" or "site" as used herein shall be deemed and construed to refer to any numbered parcel shown on said maps of TAVERNAERO.

Said covenants, conditions, restrictions, reservations, provisions and charges now made applicable to said lots are as follows; to wit:

- 1. There shall be no commercial traps of any kind stored on land or docks at any time.
- 2. There will be no dumping of garbage or trash into the water.
- 3. All garbage must be put into a twenty-gallon garbage can, either a galvanized or plastic container. All garbage cans must be kept in garbins or equal, if kept on the front 50 feet of the lot. If there are no garbins then the garbage cans may only be put on the front of the lot and must be secured thereon on pick up days, and these garbage cans must be lidded at all times.
- 4. There shall be no BURNING of garbage or trash at anytime.
- 5. No lot shall be used or maintained as a dumping area; and rubbish, trash, garbage or other waste shall be kept in sanitary containers.

OR Book 498, Page 812/814
Filed: March 6, 1972

ITEM 05



6. No unlawful offensive or obnoxious use shall be made on the premises nor such as will be injurious or detrimental to the full and free use by other owners of adjoining and/or surrounding lots.

7. No animals, livestock or poultry shall be raised, bred, or kept on any lot, EXCEPT that dogs and cats and other household pets may be kept if not for commercial purpose. Such animals kept as pets shall not be permitted to annoy the neighborhood, and, if so, shall be construed a nuisance.

8. The said land shall be kept clear of all brush, weeds, lobster traps, nets and other objectionable accumulations which may create a fire hazard, cause the breeding of insects, or create an unsanitary or unsightly condition, and failure to correct any such condition within fifteen (15) days after written notice to do so shall constitute a breach of one of the conditions.

9. No animals or children allowed on the air strip unattended and air strip to be kept free of vehicles at all times.

10. Fence height limited to a maximum of 3' in the front 50' of the lot; no height limitations on balance of the lot.

11. No man-made structure higher than 3' allowed in the setback area.

12. No boat to tie to dock for living purposes.

13. All waterways shall be used by lot owners so that the unimpeded use of such waterways by other lot owners shall not be interfered with.

14. All lot owners within the subdivision shall provide ample off-street parking facilities upon their own premises. No parking of any kind will be permitted upon the road. However, in no event shall any lot be used as a private or public road for the purpose of proceeding over the lot line to other properties outside the subdivision.

15. A non-profit corporation will be formed by the developer and turned over to the subsequent owners of lots in subdivision "community" property includes boat basin, park and air strip. Yearly maintenance fee per lot to be decided.

16. Invalidation of any one covenant shall not effect any remaining covenant or portion of these conditions, restrictions and limitations.

17. Garbage must be collected and disposed of by licensed garbage collectors at lot owner's expense.

18. No changes in elevations of the platted lots shall be made which will cause undue hardship of adjoining property.

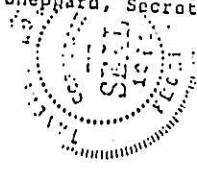
19. The Owner may include in any contract or deed hereinafter made any additional restrictive covenants. The Owner may, in his sole discretion, modify, amend or add to the protective covenants applicable to this subdivision, provided, however, that any such additional restrictive covenants, modifications or amendments there-to shall not affect the lien of any mortgage then encumbering any of the lots within the said subdivision nor shall affect the right or powers of any such mortgage.

- 20. All plans will be submitted to the Committee herein defined for approval prior to the erection of any structures or placement of homes on the lots and the Committee shall exercise its judgment which shall be final determination of the approval or disapproval of plans in order to maintain uniformity of architectural design within the subdivision.
- 21. Part of the consideration for the purchase of this property is consideration of the Deed Restrictions.
- 22. All owners of property in the subdivision shall be responsible for their own guests.
- 23. The speed limit within the subdivision shall be 10 m.p.h.
- 24. In the event of any resale of any lot located within this subdivision, the Developer hereof shall have the right of first refusal and the non-profit organization shall have the right of second refusal.
- 25. Set backs: 35' from front lot line for permanent dwelling
25' from front lot line for piano cover
20' from back lot line for any structure
- 26. Square foot minimums to be: storage area - 300 sq. ft.
dwelling area - 750 sq. ft.
- 27. These restrictions are intended to augment and add to, existing local, county, state or national codes, and are placed on the tract or subdivision for the benefit and protection of the owners and in order to provide an harmonious and pleasant community in which to live.

Witness:

Kathleen H. [Signature]
[Signature]

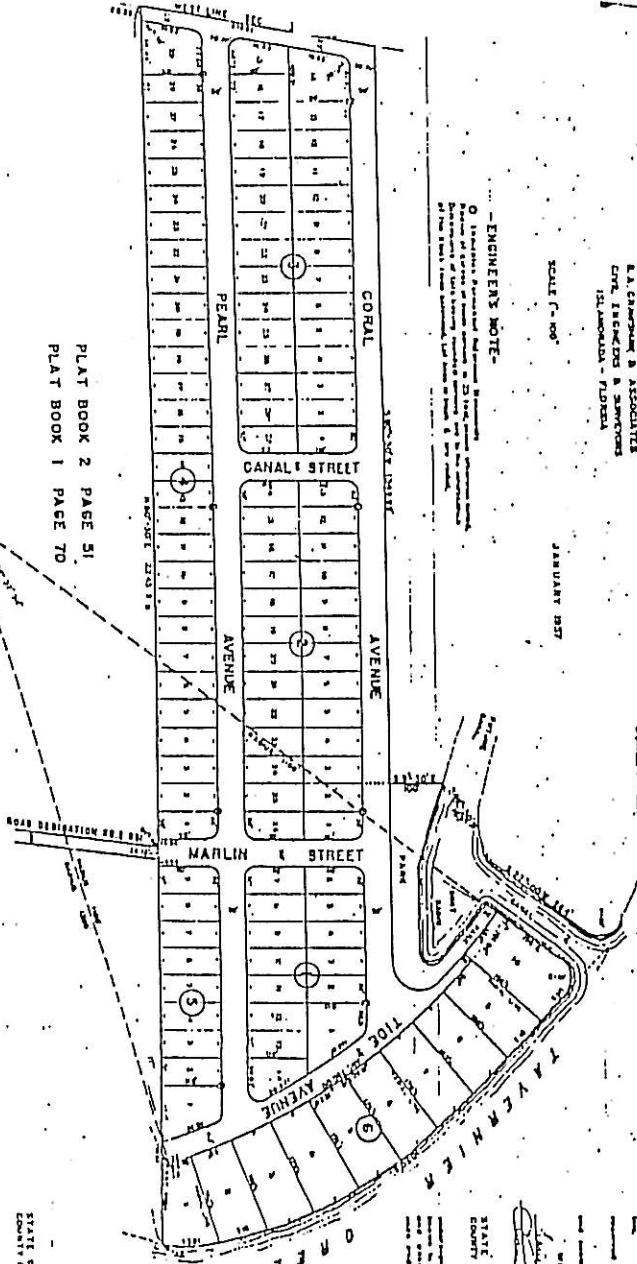
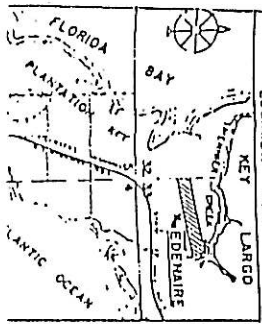
TAVERNAERO, INC.
 By: [Signature] (SEAL)
 Claude E. Lowe, President
 Attest: [Signature] (SEAL)
 Ruth E. Sheppard, Secretary



218783

Recorded in Official Record Book
 Marion County, Florida
 EARL R. ADAMS
 CLERK OF CIRCUIT COURT
 RECORD VERIFIED

Tavernaero
Inc
PB 6/80



EDENAIRE
A SUBDIVISION IN GOVERNMENT LOT 3
SECTION 33, TOWNSHIP 62 SOUTH, RANGE 38 EAST
PLANTATION KEY, MONROE COUNTY, FLORIDA
A RESUBDIVISION OF PORTION OF PLAT BOOK J PAGE 70

R.A. CHAPMAN & ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
TALLAHASSEE - FLORIDA

SCALE 1" = 100'

JANUARY 1957

SCALE 1" = 100'

ENGINEER'S NOTE:
This subdivision was prepared by the Department of Public Safety, Florida Department of State Survey, Tallahassee, Florida, on the basis of the field notes of R.A. Chapman & Associates, Tallahassee, Florida, dated January 1957.

PLAT BOOK 2 PAGE 51
PLAT BOOK 1 PAGE 70

This plat was prepared by approval of the Board of County Commissioners of Monroe County, Florida, on the 22nd day of October, A.D. 1957, and filed for record in Plat Book 2 of Page 51, from the records of Monroe County, Florida.

[Signature]
R.A. Chapman & Associates
Tallahassee, Florida 32301

THE STATE OF FLORIDA, I HEREBY CERTIFY that the plat of the subdivision of Edenaire, as shown and described hereon, conforms to the provisions of the Statute in that behalf made, and that the same is a true and correct copy of the original as the same was on file in the office of the State Surveyor at Tallahassee, Florida, on the 22nd day of October, A.D. 1957, and that the same is a true and correct copy of the original as the same was on file in the office of the State Surveyor at Tallahassee, Florida, on the 22nd day of October, A.D. 1957.

STATE OF FLORIDA
COUNTY OF MONROE
I, Surveyor, do hereby certify that the plat of the subdivision of Edenaire, as shown and described hereon, conforms to the provisions of the Statute in that behalf made, and that the same is a true and correct copy of the original as the same was on file in the office of the State Surveyor at Tallahassee, Florida, on the 22nd day of October, A.D. 1957.

[Signatures]

SHOW ALL WORK BY THESE INSTRUMENTS
That the above described plat of the subdivision of Edenaire, as shown and described hereon, conforms to the provisions of the Statute in that behalf made, and that the same is a true and correct copy of the original as the same was on file in the office of the State Surveyor at Tallahassee, Florida, on the 22nd day of October, A.D. 1957.

[Signatures]

Plat Book 4, Page 32
Filed: October 9, 1957

ABSTRACTOR'S NOTE: The Plat of Tavernaero, Inc. appeared to overlap a portion of Edenaire Subdivision. We except herefrom all further matters pertaining to the title to Edenaire Subdivision.

KNOW ALL MEN BY THESE PRESENTS:

That John H. Francis and Joyce Francis, his wife, owners of the following described property have caused to be made the attached plat entitled LEMMAIRE.

Description: - A portion of the following described property: "That part of Lot 3, Section 33, Township 62 South, Range 38 East, shown as William Albury 18 acres" also 22 acres Mangrove adjoining, on plat recorded in Plat Book 1 page 70 of the Public Records of Monroe County, Florida, "said portion being more particularly described as follows:

Beginning on the west line of said Section 33-62-30, at the Southwest corner of "William Albury 18 acres" and running North 80°-30' East, a distance of 2245.9 feet more or less to the Western shore of Tavernier Creek;

thence willy meandering said Western shore of Tavernier Creek, a distance of 1020 feet more or less;
thence South 27°-00' East, a distance of 2641 feet;
thence South 45°-30' East, a distance of 167 feet;
thence South 72°-30' East, a distance of 100 feet;
thence South 60°-30' East, a distance of 1340.001 feet to the said West line of Section 33-62-30;
thence South along the said West line of Section 33-62-30, a distance of 435.98 feet to the point of beginning.

The streets and avenues, 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.

The park and boat basin are not dedicated to the public but are hereby reserved for the exclusive use of the owners of property in this subdivision.

IN WITNESS WHEREOF they have hereunto set their hands and seals this 8th day of February, A.D. 1957.

Witnessed by:

Earle Barthels
C. R. Wildermuth

John H. Francis (SEAL)
Joyce Francis (SEAL)

KNOW ALL MEN BY THESE PRESENTS:

That Malcolm Rodney Albury, Paul Everett Albury and Robert Harold Albury owners and holders of certain mortgages encumbering the herein described property, do hereby consent to and join in the above dedication.

IN WITNESS WHEREOF they hereunto set their hands and seals this 6th day of Sept. A.D. 1957.

Witnessed by:

Elizabeth Parker
O. A. Crowshaw

Malcolm Rodney Albury
Paul Everett Albury
Robert Harold Albury (SEAL)

I HEREBY CERTIFY that the attached plat entitled LEMMAIRE is a true and correct representation of the land as recently surveyed and platted by me, and that Permanent Reference Monuments were set in accordance with Section 7, Chapter 10275 (No. 253), Laws of the State of Florida.

(SEAL)

O. A. Crowshaw,
Registered Engineer No. 1557
" Surveyor No. 190
State of Florida

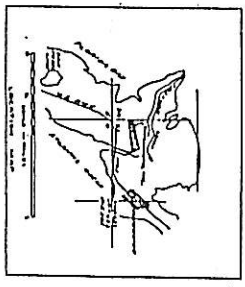
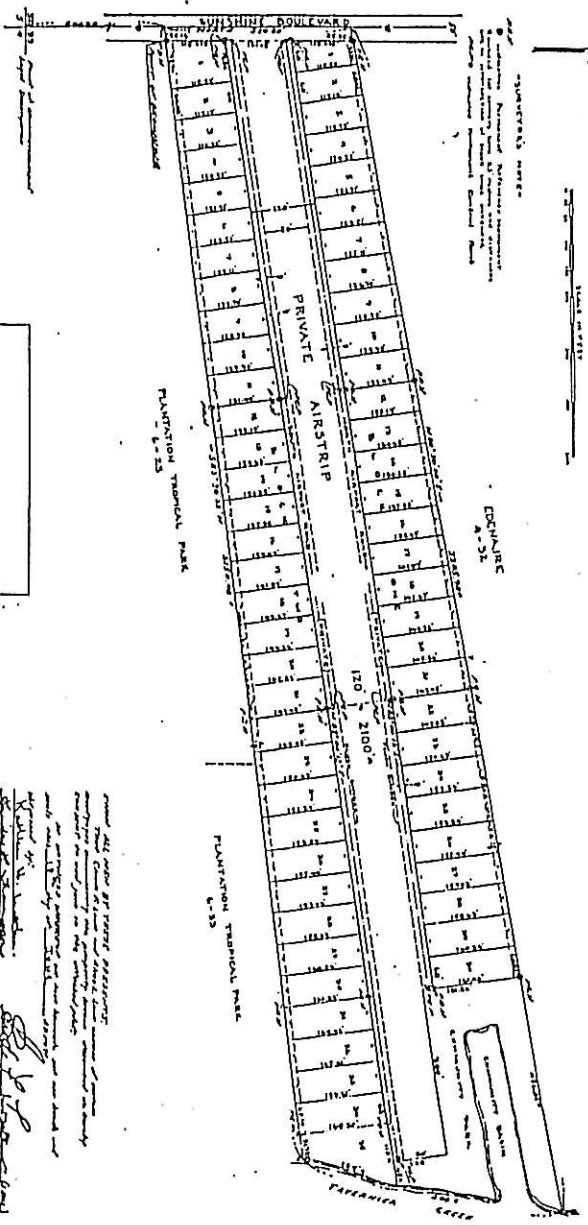
This plat was approved by Resolution of the Board of County Commissioners of Monroe County, Florida, this 8th day of October, A.D. 1957, and filed for record in Plat Book 4 at page 32, Public Records of Monroe County, Florida.

(SEAL)

Earl R. Adams,
Clerk of the Circuit Court

Gerald Saunders
Chairman of the Board

A DEVELOPMENT OF NEARBY ACQUISITION FOR TRANSMISSION CONDUITS USE
 LOCATED IN SW 1/4 - SECTION 33 - TWP 62 S. - RGE. 38 E.
 PLANTATION KEY - MONROE COUNTY - FLORIDA
 SCALE 1"=100'
 JOHN D. WELLS
 REGISTERED SURVEYOR
 ISLANDHAWK, FLORIDA
 JUNE 1971



I, JOHN D. WELLS, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the Public Records of Monroe County, Florida, on June 1, 1971.

JOHN D. WELLS
 Surveyor

I, JOHN D. WELLS, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the Public Records of Monroe County, Florida, on June 1, 1971.

JOHN D. WELLS
 Surveyor

I, JOHN D. WELLS, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the Public Records of Monroe County, Florida, on June 1, 1971.

JOHN D. WELLS
 Surveyor

TAVERNAERO, INC.
a resubdivision of property belong-
ing to Tavernier Enterprises Inc.
Located in SW¼ - Section 33 - Twp.
62 S. - Rge. 38 E. Plantation Key
Monroe County, Florida.
Reference: Plat Book 2 - Page 51
Public Records of Monroe County,
Florida

Inst. Plat
Dated June 18, 1971
Filed February 2, 1972
Clerk's File No. 217155
Recorded in Plat Book 6
Pg. 80

KNOW ALL MEN BY THESE PRESENTS:

That TAVERNAERO, INC., a Florida corporation, owners of the property described below, have caused to be made the attached plat entitled TAVERNAERO, INC.

DESCRIPTION: A portion of Government Lot 3, Section 33, Township 62 South, Range 38 East as shown in Plat Book 2 Page 51 of the Public Records of Monroe County, Florida being more particularly described as follows:

Commencing at the Southwest Corner of said Section 33, Township 62 South, Range 38 East run thence North along the West line of said Section 33-62-38 a distance of 844.30 feet to a point;
run thence N 83° 30' 25" E a distance of 25.16 feet to the Point of Beginning;
run thence North along the Easterly R/W line of Sunshine Blvd. a distance of 352.13 feet to the intersection of said R/W line with the Southerly boundary of Edenaire Subdivision as recorded in Plat Book 4, Page 32 of the Public Records of Monroe County, Florida;
running thence N 80° 30' 00" E along the Southerly boundary of said "Edenaire" Subdivision a distance of 2220.55 feet more or less to the Western shore of Tavernier Creek;
running thence Southerly on a meander line along the Western shore of Tavernier Creek a distance of 500 feet, more or less, to the Northeasterly corner of "Plantation Tropical Park" Subdivision-Section 2, as recorded in Plat Book 6, Page 33 of the Public Records of Monroe County, Florida;
running thence S 83° 30' 25" W along the Northerly boundary of said "Plantation Tropical Park" Subdivision-section 2 and "Plantation Tropical Park" Subdivision-Section 1 as recorded in Plat Book 6, Page 23 of the Public Records of Monroe County, Florida a distance of 2125.32 feet to the Point of Beginning; being 20.4 acres of land, more or less.

The roads, airstrip, and community park as shown are not dedicated to the public, but are reserved for the exclusive use of owners of property in the subdivision.

IN WITNESS WHEREOF: Tavernaero, Inc. has caused these presents to be signed in its corporate name and its corporate seal to be hereunto affixed by its Secretary this 18th day of June, AD 1971.

Witnessed by
/s/ Kathleen H. Watkins (SEAL)
/s/ Linda L. Thompson

TAVERNAERO, INC.
/s/ Claude F. Lowe, President
/s/ Ruth E. Sheppard, Secretary

STATE OF FLORIDA
COUNTY OF MONROE

On this day personally appeared before me, the undersigned authority, Claude F. Lowe, President, and Ruth E. Sheppard, Secretary, of Tavernaero, Inc., to me well known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily, all by and with the authority of the Board of Directors, for the uses and purposes therein expressed.

Witness my hand and official seal this 18th day of June AD 1971.

My commission expires (SEAL) /s/ Kathleen H. Watkins
8-5-73 Notary Public
State of Florida at Large

I HEREBY CERTIFY: That the attached plat entitled "TAVERNAERO, INC." is a true and correct presentation of the land recently surveyed and platted by me, and that Permanent Reference Monuments shown thus O, were set in accordance with Section 177.091 Chapter 71-339, Laws of the State of Florida.

(SEAL) /s/ John D. Weiler
Registered Surveyor No. 950
State of Florida

This plat was approved by resolution of the Board of County Commissioners of Monroe County, Florida this 25th day of January AD 1972 and filed for record in Plat Book 6 at Page 80.

Earl R. Adams /s/ /s/ Harry Harris
Clerk of The Circuit Court Chairman of the Board

KNOW ALL MEN BY THESE PRESENTS:

That Claude F. Lowe and Alice L. Lowe owners of certain mortgages encumbering the property hereon described do hereby consent to and join in the attached plat.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 10th day of June AD 1971.

Witnessed by:

Kathleen H. Watkins /s/ /s/ Claude F. Lowe (Seal)
Linda L. Thompson /s/ /s/ Alice L. Lowe (Seal)
Kathleen H. Watkins /s/
Linda L. Thompson /s/

STATE OF FLORIDA
COUNTY OF MONROE

On this day personally appeared before me, the undersigned authorities Claude F. Lowe and Alice L. Lowe to me well known to be the persons described in and who executed the attached instrument and acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and official seal this 10th day of June AD 1971.

My commission expires (SEAL) /s/ Kathleen H. Watkins
8-5-73 Notary Public
State of Florida at Large

SURVEYOR'S NOTE

O PRM indicates Permanent Reference Monument
Rounded lot corners have 25' radius and distances are to
intersection of block lines extended
PCP O indicates Permanent Control Point

ITEM 01