

# NO NAME KEY

## A SOLAR COMMUNITY

1909 Bahia Shores Road



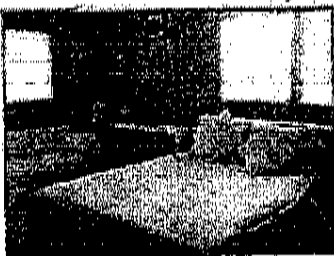
140' water frontage

Peaceful quiet and self-sufficient. Nearly 1/2 acre on a deep water canal capable of accommodating a sport-fishing or sailboat. No Name Key is sparsely populated with approximately 90% of the land owned by the federal government. Located within the Key Deer National Wildlife Refuge and surrounded by the Great White Heron Refuge and the National Marine Sanctuary. No Name Key is one of few keys with fresh water ponds resulting in an abundance of wildlife and vegetation. Although isolated from the main road through the keys, the island is connected by a bridge with paved roads and five minutes from a supermarket and 30 minutes from Key West. This unique environment provide a tranquil peaceful lifestyle. Some of the best fishing and snorkeling in the US is located within minutes from your dock.

- 15500 gallon cistern
- Solar hot water heater
- 1 room AC
- Fans in rooms
- Solar system includes:
- 10(120W Kyocera panels)
- 5(50W " " )
- 3(50W Solorex panels)
- 2500W Trace inverter
- Hi-tech Controller
- 9(Rolls 340amp hrs deep cycle batteries)



- 2 lots 140'X110' Fenced
- 1554sq' living area Single family, 2/2
- 9'X30' screened solid roof back porch
- 12'X32' screened with lattice side porch with shade cloth roof
- Accordion storm shutters on windows and 12' sliding door
- Galvalume roof, 1999
- Downstairs bath and utility room is permitted
- 24'X30' downstairs enclosed work/storage area
- 9'X30' screened area under back porch
- Canvas awning carport and room for another car under house



Call for appointment:



# Electrical

## Solar System

### Photovoltaic Modules

10 (120 watt Kyocera modules)  
5 (51 watt " " )  
3 (60 watt Salarex " " ) } 1600 watts  
@ 12V DC

### Batteries

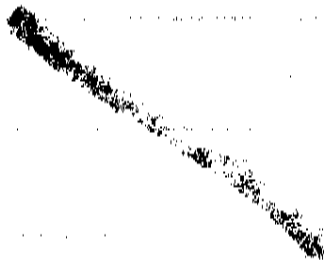
9 (Rolls 340 Amp hr Deep Cycle  
1530 amp hrs @ 12 V DC

### Inverter

DC to AC  
2500 W Sine wave  
Trace inverter for 120 volt AC power.

### Power Controller

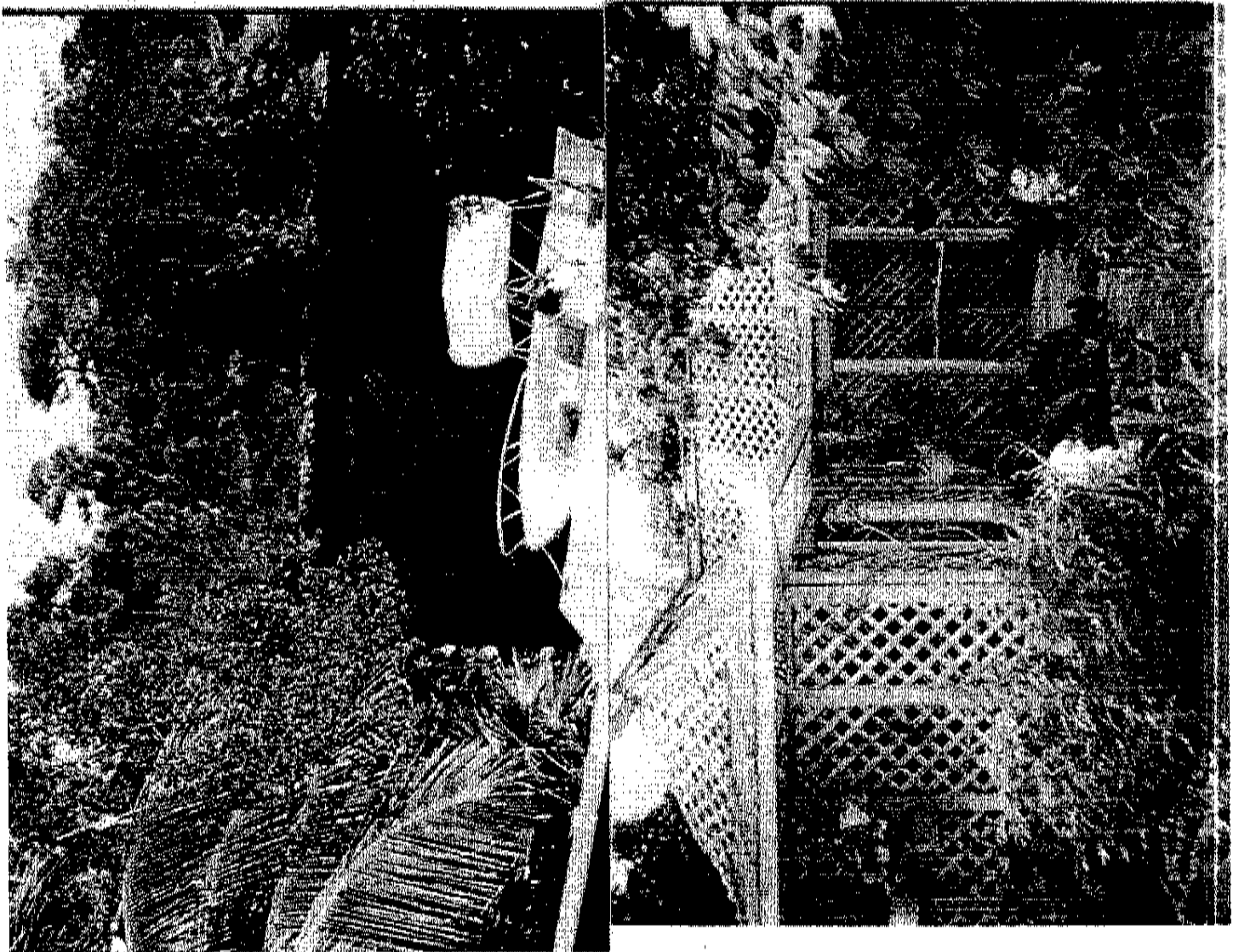
APT # 3377





Solar home on National Wildlife Preserve. Control your own destiny! Deep Canal waterfront estate with lots of unique vegetation, plenty of room for a wonderful garden.

**No Name Key, Florida — Green Home For Sale**



# COPY of DEED RESTRICTIONS

## FOR DOLPHIN HARBOUR

1. No lot shall be used except for residential purposes, no boat may be used for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than a dwelling not to exceed two stories in height. A private garage for not more than two cars and boat house. No garage shall be occupied or used for residential purposes, either temporarily or permanently, and no house trailer, tent, shack or other temporary housing may be constructed or erected in Dolphin Harbour.
2. No residence shall be constructed or erected on lots of 60 foot frontage in which the livable floor space shall be less than 750 square feet, exclusive of garages, porches, carports or screened areas. All lots of 75 foot frontage or greater shall have a minimum of 750 square feet of livable floor space. No building shall be constructed upon any lot within an area of 7 feet from the side lot lines of such lot, excepting that if a residence is built upon more than one lot, the side line set-back shall not be less than 7 feet from the exterior side lines of the property upon which such building is constructed. No dwelling shall be located on any lot nearer than 15 feet from the rear lot line, excepting a boat house, which may be located within 5 feet from the water lot line provided, however, such boat house shall not be located nearer than 7 feet to the interior lot line. Any boat house erected within the Subdivision shall be of good workmanship and new materials and such buildings shall conform substantially in quality and in construction with architectural lines similar to the residence for the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building provided, however, that this shall not be construed to permit any portion of the building on the lot to encroach upon another lot. All houses must be set back not less than 30 feet from the front lot line that faces on the road.
3. Sewage must be disposed of by either septic tanks, or a central sewage disposal plant. Any of the systems must be located, designed and constructed in accordance with the requirements, standards and recommendations of the Florida Public Health Authority.
4. No animals of any kind, except dogs, cats or other household pets shall be kept, raised or maintained on any lot in Dolphin Harbour. No lot owner may keep or cause to keep or maintain sufficient household pets to create a nuisance.
5. All of said lots are to be used for residential purposes only, and no building shall be erected, constructed or used as a business room, storehouse, manufacturing establishment or for any other business or commercial purpose whatsoever.
6. Unlawful or offensive use shall be made of the property hereinabove referred to.
7. The said land shall be kept clear of all brush, weeds, lobster traps, nets, and other objectionable growths, and shall be kept clean and free of all rubbish and other objectionable accumulations which may create a fire hazard, cause the breeding of insects, or create an unsanitary condition, and failure to correct such condition within fifteen (15) days after written notice to the owner shall be a breach of one of the conditions of this deed.
8. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by builder to advertise the property during the construction and sales period.
9. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. Nor shall oil wells, tanks, tunnels, mineral excavations or shafts shall be permitted upon or in any lot. No derrick or other structure design for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
10. No lots shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Said waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be in a clean and sanitary condition.
11. No vehicles allowed except with current license.
12. Invalidation of any one of these covenants, restrictions, or limitations by judgement or Decree of Court shall in no way affect any of the other restrictions which shall remain in full force and effect.

13. These restrictions and limitations are covenants to run with the land and shall be binding upon all parties and persons claiming any right, title and interest in and to the residential lots of Dolphin Harbour until July 1, 1969 at which time said covenants and restrictions shall automatically be extended for successive periods of 20 years, unless by a vote of a majority of the then owners of the lots, duly signed by them and recorded, it is agreed to change said covenants and restrictions in whole or part. For the purpose of such majority, the owner of one lot shall have one vote.
14. If any of the owners of the residential lots herein referred, either individually or collectively, or their heirs, personal representatives or assigns, shall violate, attempt to violate or permit a violation or if such violation is without their knowledge, any of the covenants, restrictions, and limitations stated herein, it shall be lawful for any person or other persons owning any other lot or lots in said Dolphin Harbour to prosecute in any proceedings at law or in equity against the persons violating or attempting to violate any such covenant or restriction.

Executed in 1969

through 2003



# PHILLIPS & TRICE SURVEYING, INC.

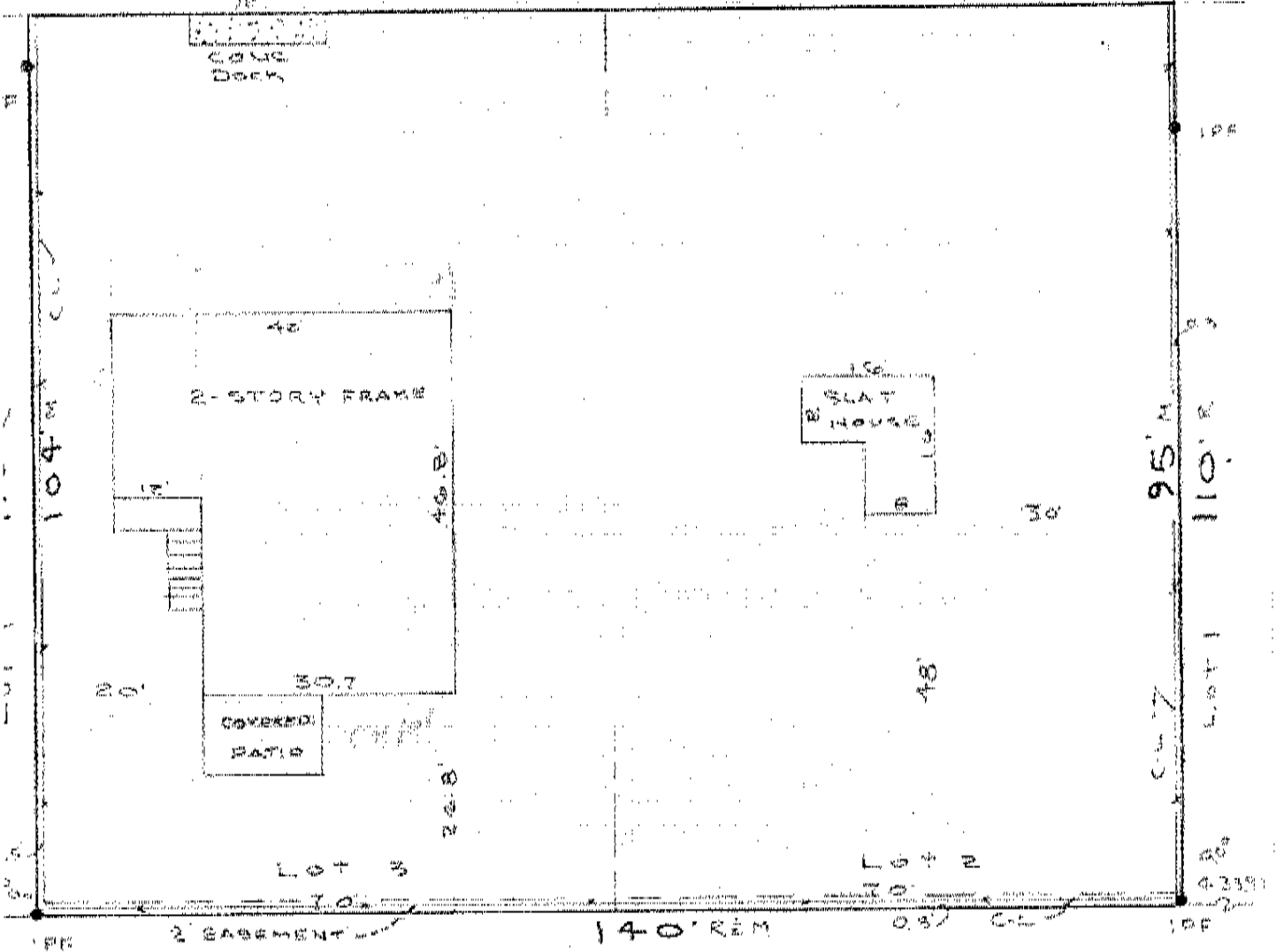
Professional Land Surveyors  
1204 Simonton Street  
Key West, Florida 33040  
(305) 294-4747

JACK M. PHILLIPS, P.L.S.  
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.  
FLORIDA CERTIFICATE NO. 2111

C A N A L

140'R



BAHIA SHORES ROAD 50' R.W.

1" = 20' ASSUMED

EP 7

SURVEYOR'S REPORT:

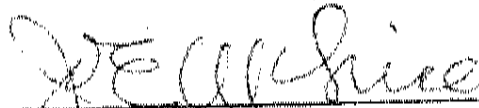
- Improvements situated on the subject land do not encroach upon other lands nor do improvements situated on other lands encroach upon the subject land.
- Flood Insurance Rate Map: Community No: 125129, Panel No: 1529, Suffix: H, Date: March 3, 1997, Zone: AE, Base Flood Elev.: 6.
- This survey is not valid without the original raised seal of the Florida Licensed Surveyor and Mapper whose signature and name appears below the certification as indicated hereon.
- The legal description shown hereon was furnished this surveyor.
- Under ground foundations and utilities, trees and ornamental shrubs were not located.
- The address of the subject property is: 40 Bahia Shores Road, No Name Key, Florida.
- Field work for this project was completed on 5/14/97.
- Field notes for this project can be found in P&TS field book IDK.
- The ownership of fences and/or walls near property lines, if any, is unknown.
- This survey is fully covered by Professional Liability Errors and Omissions Insurance.

BOUNDARY SURVEY OF: Lots 2 and 3 AMENDED PLAT OF DOLPHIN HARBOUR according to the plat thereof as recorded in Plat Book 6 at Page 116 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Jeannette Gato

I HEREBY CERTIFY to Jeannette Gato; to Keys Federal Credit Union and to Eric McCarthy, Esq. that the survey delineated hereon complies with the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 61G17-6.003 of the Florida Administrative Code and that there are no encroachments, above ground, other than those shown hereon if any.

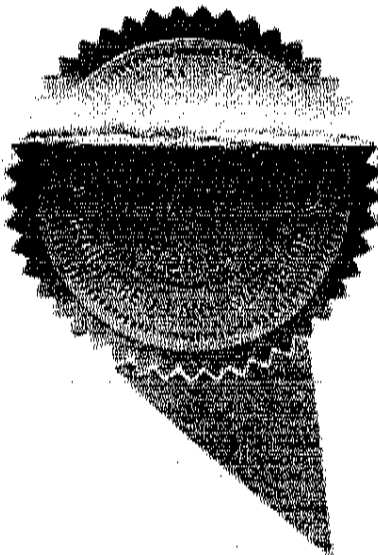
PHILLIPS & TRICE SURVEYING, INC.

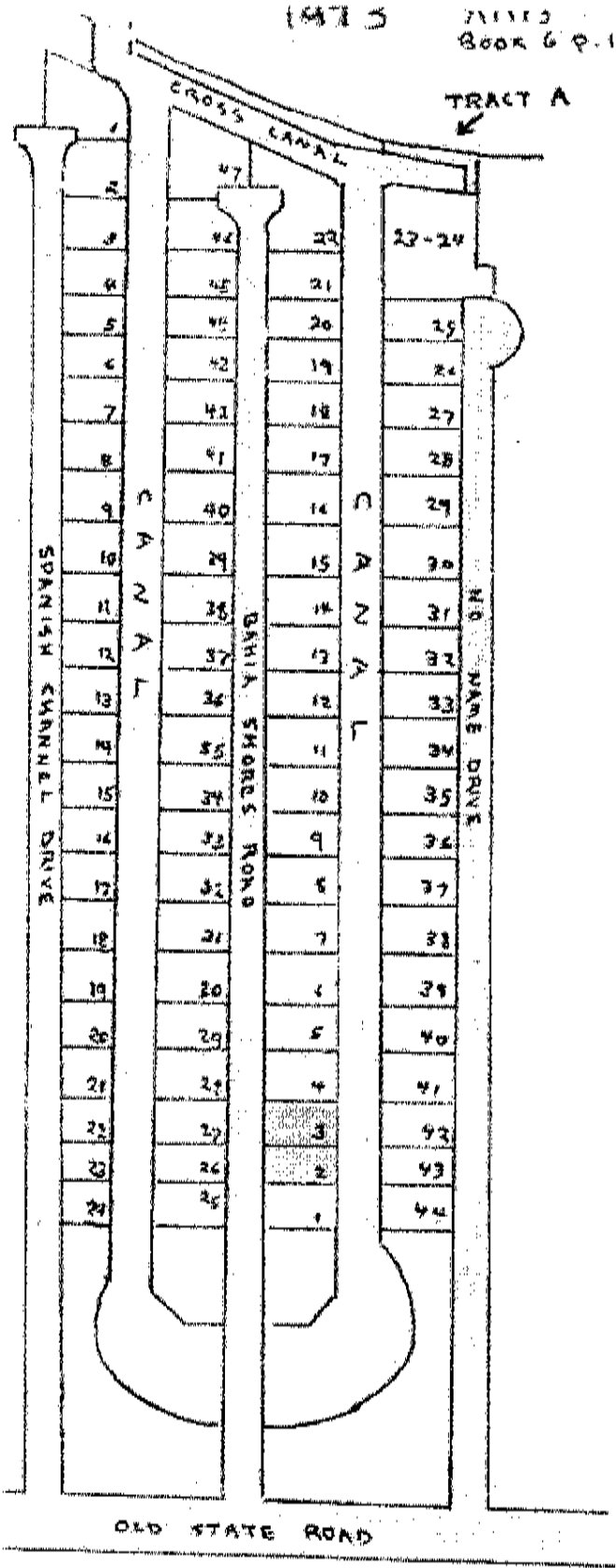


Joe M. Trice, Professional Land Surveyor  
Florida Registration Certificate No. 2110

Signature date: 5/14/97

SHEET 2 OF 2 SHEETS





Lot 2-3

CERTIFIED TO:

TOM GATO

SEC. 18 TWP. 28 S R. 19 E

Job No. 89317

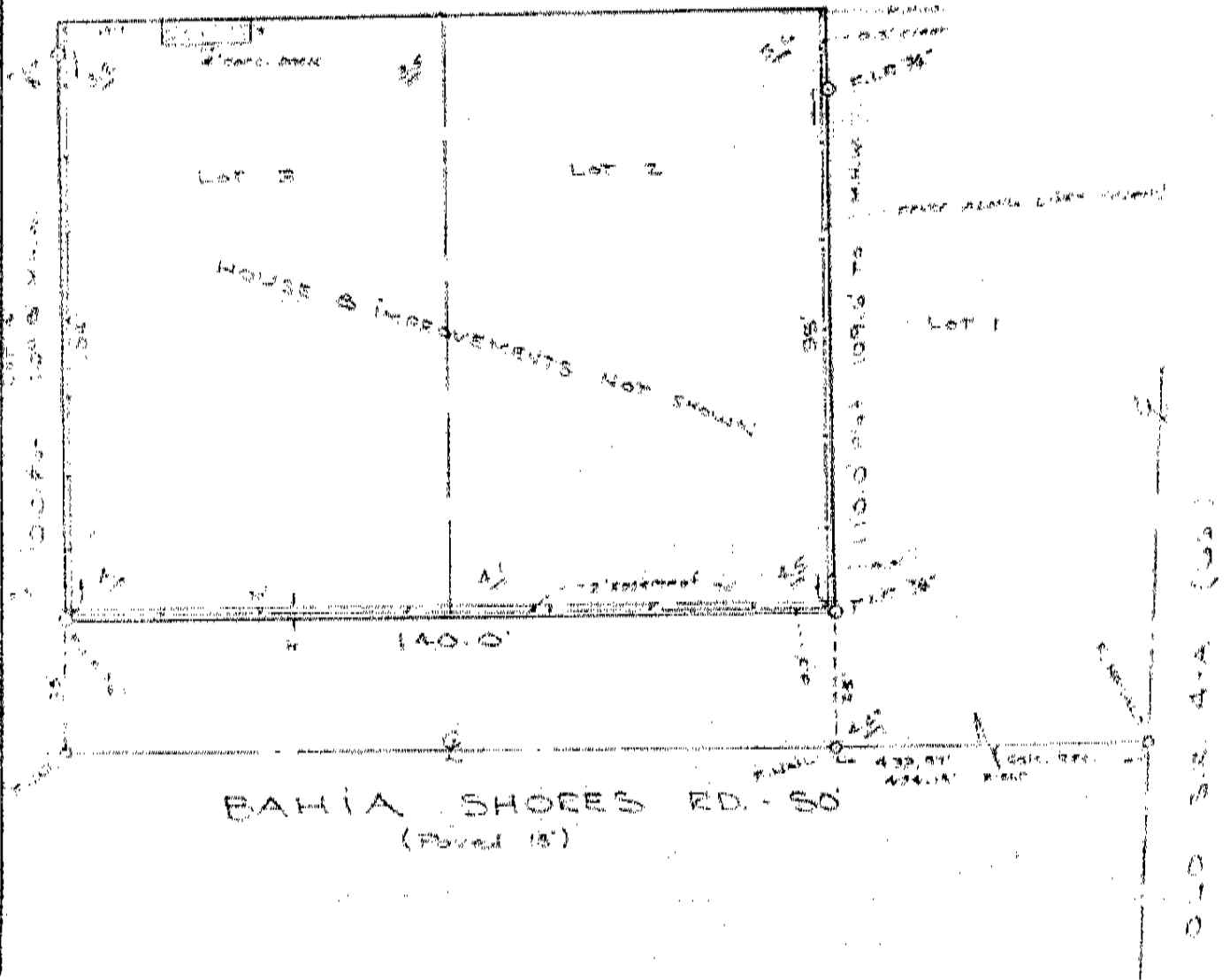
A BOUNDARY SURVEY OF:

Lots 2 & 3 Block —, AMENDED PLAT OF DOLPHIN HARBOUR  
According to the Plat thereof as recorded in Plat Book 6, page 111  
of the Public Records of Monroe County, Florida.

|| ASSUMED FROM PLAT

CANAL

140.0'



This lot appears to be in Flood  
Zone A-10, with a base Flood  
elevation of 9 feet.  
F.I.R.N. No. 12512-1572 S (12-83)

There are no above ground encroachments  
that are not shown.

Benchmark BM 4.43; Nail in E of ROAD 15  
W of SW lot 508

SURVEYORS NOTES:  
S.I.R. = set iron rod 1/2" with cap No. LB 286  
F.I.R. = found iron rod size as shown  
F.I.P. = found iron pipe size as shown  
S.N.D. = set nail and disk No. LB 2863  
F.N.D. = found nail and disk No. as shown  
Elevations are shown thus 0.00. ANY AND ALL  
All lot angles are 90° unless shown otherwise  
M.H.W. (mean high water) is approximate and does  
not purport to establish local datum or tidal  
boundary property lines.  
SURVEY IS NOT VALID UNLESS SEALED WITH A RAISED  
EMBOSSED SEAL.

**CERTIFICATION:**

I Hereby Certify That This Survey Meets The Minimum Requirements  
Of Chapter 21-III-6, Florida Administrative Code.

*Harold L. Overbeck*

Harold L. Overbeck, Fla. Reg. Land Surveyor No. 2912

Date: 5-10-89  
Scale: 1" = 30'

H.L. Overbeck, Inc.  
P.O. BOX 1146 BIC PINE KEY, FLA.  
33043-1146 (305) 872-4319

Drawn By: +  
Revised:

Jeannette Gray  
 1909 Bahia Shores Rd.  
 No Name Key, FL 33043  
**A SOLAR COMMUNITY**

Conserve Energy

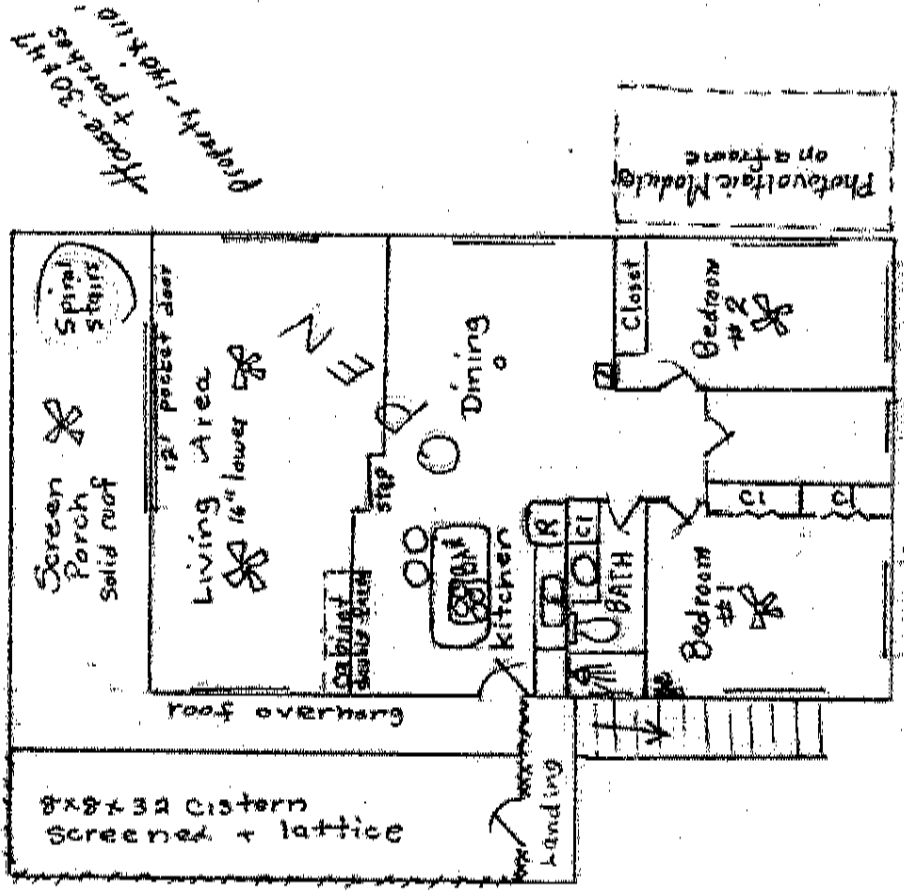


146' water frontage

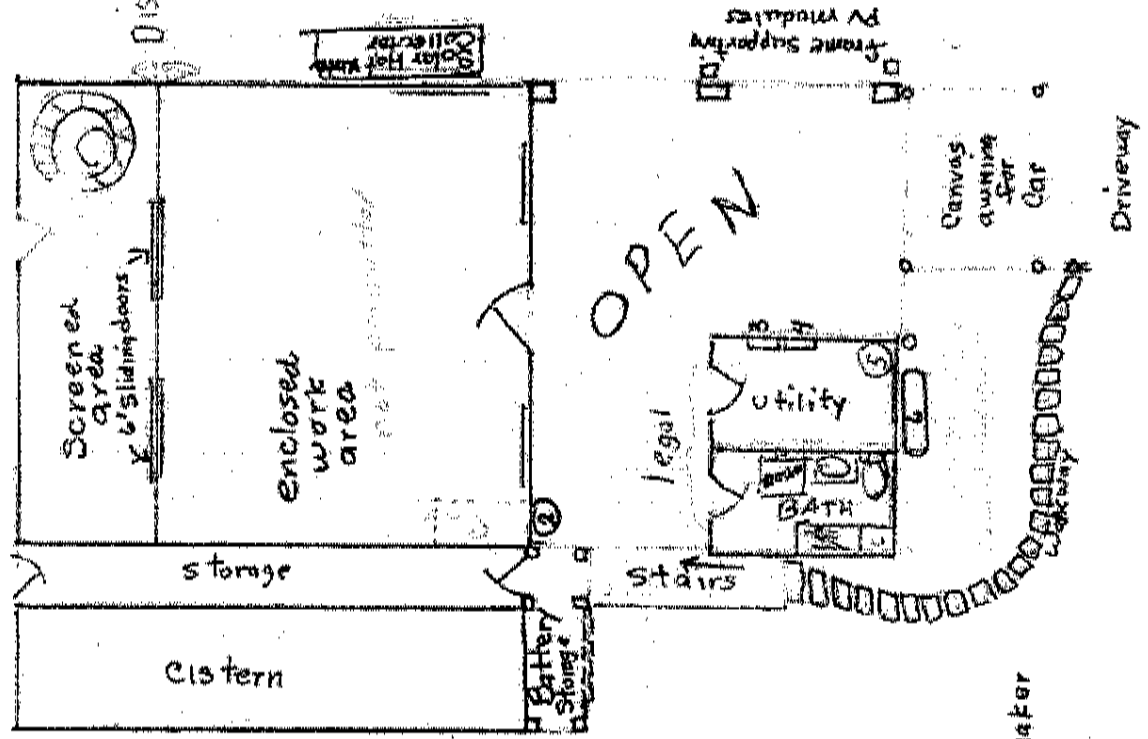
1/2" concrete sea wall



**MAIN FLOOR**



**GROUND LEVEL**



- #1 - gas space heater
- #2 - Water heater
- #3 - PV controller
- #4 - inverter
- #5 - water pump/tank
- #6 - Propane gas tank

**Solar Works!**

- have: 190' elec refrigerator + ice maker
- microwav
- front load washer
- Dish TV
- Computer, scanner, printer
- Small AC in bedroom
- Fans in every room

Accordion shutters on all windows + 12' glass sliding door  
 1/2" concrete sea wall  
 ground to top property  
 Galvalume metal roof - 1989