

This instrument prepared by:
Colleen Holmes, Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: ROW 138th Street/Bridge Road /A.C.H. Associates
Project Number: RPM#2963
Property Address: 4580 SE 138th Street, Hobe Sound, FL 33455
PCN: 36-39-41-000-013-00000-9

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 10th day of June, 2019, between A.C.H. Associates, a Florida General Partnership, whose address is 555 Madison Avenue, 32nd Floor, New York, NY 10022, Grantor, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2019 and subsequent years.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor further warrants that there are no mortgages encumbering the Premises.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

A.C.H. ASSOCIATES,
a Florida General Partnership

By: ANTELOPE HOLDINGS, LLC,
a Delaware Limited Liability Company
Its General Partner

Thomas R. Mars
Print Name: THOMAS R. MARS

Maryellen Rodgers
Print Name: MARY ELLEN RODGERS

By: Theodate L. Coates
Theodate L. Coates, President

STATE OF NEW YORK

COUNTY OF New York

The foregoing instrument was acknowledged before me this 20 day of MAY, 2019 by Theodate L. Coates, as President of Antelope Holdings, LLC, a Delaware Limited Liability Company, as General Partner of A.C.H. Associates, a Florida General Partnership on behalf of the corporation. She is ☒ personally known to me or has produced _____ as identification.

(Notary Seal)

John Stoupakis
Notary Public

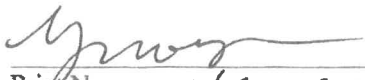
Print Name: _____

My Commission Expires: _____

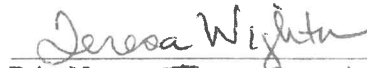
JOHN STOUPAKIS
Notary Public, State of New York
No. 01ST6247616
Qualified in New York County
Commission Expires August 29, 2019

Signed, sealed and delivered
in the presence of:

A.C.H. ASSOCIATES,
a Florida General Partnership

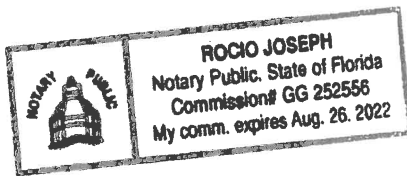

Print Name: YARINA MOYA



CHRISTOPHER T. COWELL
General Partner


Print Name: TERESA NIGHTMAN

STATE OF FLORIDA,
COUNTY OF Palm Beach.


The foregoing instrument was acknowledged before me this 17th day of May 2019,
by Christopher T. Cowell as General Partner of A.C.H. Associates, a Florida General Partnership. He is
() personally known to me or ☒ has produced FL Drivers License as identification.





Notary Public, State of Florida
Print Name: Rocio Joseph
My Commission Expires: Aug 26th, 2022

Signed, sealed and delivered
in the presence of:

A.C.H. ASSOCIATES,
a Florida General Partnership


Print Name: Christopher Alfonso


RICHARD C. COWELL, JR.
General Partner



Print Name: Christine A Bee

STATE OF FLORIDA,
COUNTY OF Palm Beach

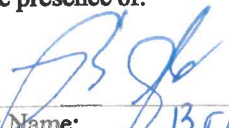
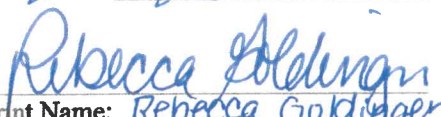
The foregoing instrument was acknowledged before me this 10th day of June 2019,
by Richard C. Cowell, Jr. as General Partner of A.C.H Associates, a Florida General Partnership. He is
() personally known to me or (☒) has produced FDX C400-743-71-004-0 as identification.




Christine A. Bee
Notary Public
State of Florida
My Commission Expires 7/30/2019
Commission No. FF 905050


Notary Public, State of Florida
Print Name: Christine A Bee
My Commission Expires: 07/30/2019

Signed, sealed and delivered
in the presence of:



Print Name: Brian Skowdy

Print Name: Rebecca Goldinger

A.C.H. ASSOCIATES,
a Florida General Partnership


ERNEST E. HAMILTON, JR., Individually and
as Trustee of the Hamilton Investment Trust
General Partner

STATE OF ~~FLORIDA~~, Tennessee
COUNTY OF Knox,

The foregoing instrument was acknowledged before me this 30th day of April 2019,
by Ernest E. Hamilton, Jr, Individually and as Trustee of the Hamilton Investment Trust and General
Partner of A.C.H Associates, a Florida General Partnership. He is () personally known to me or () has
produced FI D.L. as identification.


Notary Public, State of ~~Florida~~ Tennessee
Print Name: Debra L Sattler
My Commission Expires: 6/4/22



My Commission Expires June 4, 2022

MARTIN COUNTY, STUART, FLORIDA
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 1 OF 4

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON: CONSTRUCTION PLANS FOR SE 138TH STREET REALIGNMENT AND PAVING, BY GIANGRANDE ENGINEERING AND PLANNING, DATED FEBRUARY 9TH, 2018, CAD FILE 17-023 BNDY & TOPO SE 138th STREET 032317.DWG, CAD FILE 17-023 SKL ACH PARCEL 080117.DWG.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. BEARING AND REFERENCE: BEARING IS SOUTH 00°07'11" WEST, REFERENCE IS THE EASTERLY LINE OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY DEDICATION.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
8. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LEGEND: DB=DEED BOOK, ORB=OFFICIAL RECORD BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SEC=SECTION

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK

**SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE**


BRION D. YANCY, PSM

PROJECT SURVEYOR - SURVEYING DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162

DATE: 12-18-2018

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, AND 4.**

**RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 2 OF 4

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°07'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 854.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID SECTION 36, SOUTH 00°07'11" WEST, A DISTANCE OF 241.93 FEET; THENCE NORTH 75°23'50" WEST, A DISTANCE OF 15.31 FEET; THENCE NORTH 28°59'26" WEST, A DISTANCE OF 48.35 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 61°00'34" WEST, WITH A RADIUS OF 430.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'28", AN ARC DISTANCE OF 128.39 FEET; THENCE NORTH 11°52'57" WEST, A DISTANCE OF 76.55 FEET; THENCE NORTH 09°12'31" WEST, A DISTANCE OF 55.33 FEET; THENCE NORTH 04°59'29" WEST, A DISTANCE OF 118.12 FEET; THENCE NORTH 09°23'53" WEST, A DISTANCE OF 103.28 FEET; THENCE NORTH 17°35'13" WEST, A DISTANCE OF 255.62 FEET; THENCE NORTH 25°21'55" WEST, A DISTANCE OF 141.54 FEET; THENCE NORTH 29°16'54" WEST, A DISTANCE OF 63.65 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 60°43'06" EAST, WITH A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'39", AN ARC DISTANCE OF 82.36 FEET; THENCE NORTH 60°44'33" WEST, A DISTANCE OF 92.56 FEET TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2563, PAGE 1836 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE NORTH 89°50'11" EAST, A DISTANCE OF 166.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 46°02'16" EAST WITH A RADIUS OF 510.00 FEET AND HAVING A CHORD BEARING OF SOUTH 31°08'17" EAST, A CHORD LENGTH OF 195.28 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'32", AN ARC DISTANCE OF 196.50 FEET; THENCE SOUTH 21°53'12" EAST, A DISTANCE OF 37.87 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 68°06'48" EAST, WITH A RADIUS OF 2050.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'08", AN ARC DISTANCE OF 243.38 FEET; THENCE SOUTH 15°05'04" EAST, A DISTANCE OF 52.42 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 74°54'56" EAST, WITH A RADIUS OF 950.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'47", AN ARC DISTANCE OF 114.35 FEET; THENCE SOUTH 08°11'16" EAST, A DISTANCE OF 115.92 FEET, TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 81°48'44" WEST, WITH A RADIUS OF 446.86 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'19", AN ARC DISTANCE OF 99.87 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 92,187.53 SQUARE FEET, (2.116 ACRES) MORE OR LESS.

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 3, AND 4.**

RIGHT OF WAY DEDICATION

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 3 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00° 07' 11"W	241.93'
L2	N75° 23' 50"W	15.31'
L3	N28° 59' 26"W	48.35'
L4	N11° 52' 57"W	76.55'
L5	N09° 12' 31"W	55.33'
L6	N04° 59' 29"W	118.12'
L7	N09° 23' 53"W	103.28'
L8	N17° 35' 13"W	255.62'
L9	N25° 21' 55"W	141.54'
L10	N29° 16' 54"W	63.65'
L11	N60° 44' 33"W	92.56'
L12	N89° 50' 11"E	166.77'
L13	S21° 53' 12"E	37.87'
L14	S15° 05' 04"E	52.42'
L15	S08° 11' 16"E	115.92'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING	CHORD BEARING	CHORD LENGTH
C1	128.39'	430.00'	17°06'28"	S61°00'34"W		
C2	82.36'	150.00'	31°27'39"	N60°43'06"E		
C3	196.50'	510.00'	22°04'32"	N46°02'16"E	S31°08'17"E	195.28
C4	243.38'	2050.00'	06°48'08"	N68°06'48"E		
C5	114.35'	950.00'	06°53'47"	N74°54'56"E		
C6	99.87'	446.86'	12°48'19"	S81°48'44"W		

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 4.**

**RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY
DRAWN BY : MNM | SCALE : N/A
DATE : 12/18/2018
DRAWING # 18-151.DWG

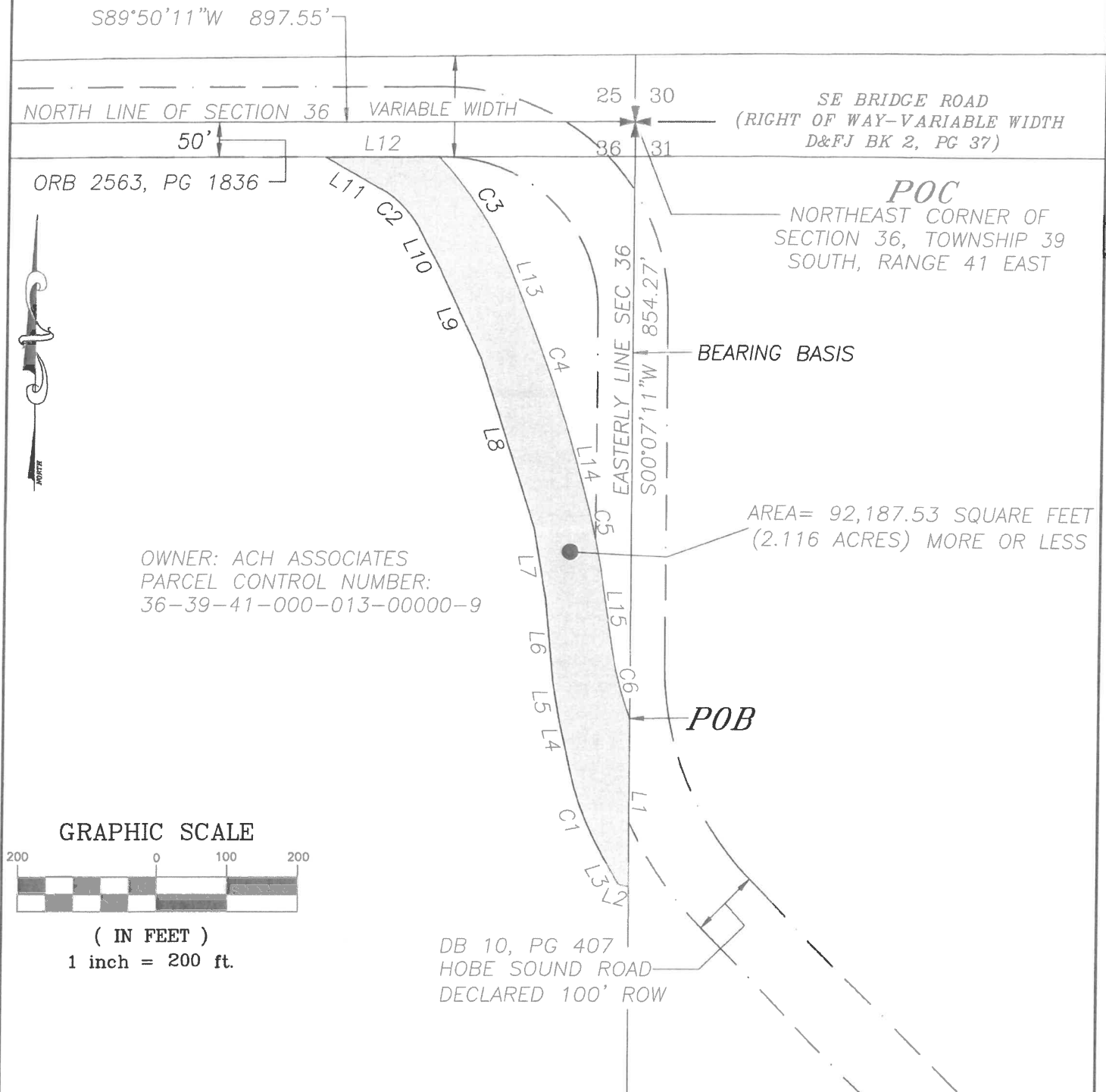
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 3. SEE SHEET 3 FOR LINE AND CURVE TABLES.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200' OR SMALLER.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY
DRAWN BY : MNM SCALE : 1"=200'
DATE : 12/18/2018
DRAWING # 18-151.DWG

