



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Major Master & Final Site Plan

Name or Title of Proposed Project: Paddock Palm City

Brief Project Description:

Contemporary eco-friendly gated community made of glass, steel and concrete.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 02/04/2021

Is there Previous Project Information? ☐ YES/NO ☐

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

24-38-40-000-004-00010-6

24-38-40-000-013-00000-9

24-38-40-000-013-00012-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Finland Capital LLC

Company Representative: Oxana Dyatkevich

Address: 636 NW 38th Circle

City: Boca Raton, State: FL Zip: 33431

Phone: _____ Email: older975@gmail.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Finland Capital LLC

Company Representative: Oxana Dyatkevich

Address: 636 NW 38th Circle

City: Boca Raton, State: FL Zip: 33431

Phone: _____ Email: _____

Agent (Name or Company): HJA Design Studio

Company Representative: Michael Houston

Address: 50 SE Ocean Blvd., Suite 101

City: Stuart, State: FL Zip: 34994

Phone: 772-678-7200 Email: mhouston@hjadstudio.com

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): HJA Design Studio

Company Representative: Michael Houston

Address: 50 SE Ocean Blvd., Suite 101

City: Stuart, State: FL Zip: 4994

Phone: 772-678-7200 Email: mhouston@hjadstudio.com

Surveyor (Name or Company): Northstar Geomatics

Company Representative: _____

Address: 617 NW Baker Road

City: Stuart, State: FL Zip: 34995

Phone: 772-781-2371 Email: _____

Civil Engineer (Name or Company): Creech Consulting, Inc.

Company Representative: Jerry Compton

Address: PO Box 327

City: Stuart, State: FL Zip: 34995

Phone: 772-215-1434 Email: jcompton@creech.consulting

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering & Planning

Company Representative: Susan E. O'Rourke

Address: 22 SE Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): Wright Gardner Architect, LLC

Company Representative: Wright Gardner

Address: 154 Krog Street NE, Suite 125

City: Atlanta, State: GA Zip: 30307

Phone: 404-218-8460 Email: wright@wrightgardnerarcgitect.com

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Advanced Restoration Ecology

Company Representative: Drew Gatewood

Address: 2593 NE Roberta St

City: Jensen Beach, State: FL Zip: 34957

Phone: 772-242-7200 Email: Drew.Gatewood@gmail.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

C. De...
Applicant Signature

11/23/21
Date

Oxana Dyatkevich
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

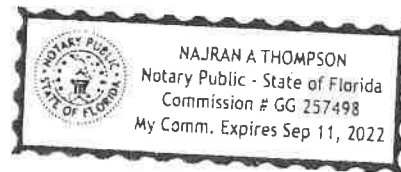
I hereby certify that the foregoing instrument was acknowledged before me this 23rd day of November, 20 21, by Oxana Dyatkevich.

He or She is personally known to me or ✓ has produced Fl. Drivers License as identification.

[Signature]
Notary Public Signature

NAJRAN A THOMPSON
Printed name

STATE OF: Florida at-large





**Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION**
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Michael Houston, attest that the electronic version included for the project Paddock Palm City is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 24 day of November, 20 21, by Michael Houston.

He or She ☒ is personally known to me or ___ has produced ___ as identification.


Notary Public Signature

Angela S Compton
Printed name

STATE OF: Florida at-large



May 1, 2025

Project Narrative

Paddock at Palm City PUD Major Master Final Site Plan

Paddock is an innovative Planned Unit Development (PUD) on 8.60 acres on the southeast corner of CR 714 and SW 30th Avenue in Palm City. The site consists of two parcels, one of which is vacant and undeveloped on the north and an existing single family ranchette home and out- buildings on the south along Danforth Creek which is the southern boundary of the project. To the east is an FDOT stormwater pond built as part of the CR 714 widening improvements. East of that pond is the Magnolia Ridge community. To the west, there is an office building and large undeveloped rural lots.

The site has a land use designation of Medium Density and an RM-8, Medium Density Residential District zoning which allows up to 8 units per acre. The proposed density is 6.7 dwelling units per acre. The site is within walking distance of both Hidden Oaks Middle School and Palm City Elementary schools. After the preliminary meeting with County staff, the developer has addressed the initial comments by moving the main entrance from CR 714 to SW 30th Avenue, reducing the density to 58 units, increasing the preservation and native areas, and dedicating 10' to public right of way adjacent to SW 30th Ave.

The project proposes a Major Master and Final Site Plan to construct a total of 58 units with 51 two story townhome units in eleven buildings, 6 three story twin home (duplex) units and 1 three story single family custom home for a density of 6.7 units per acre

This will be a gated community with access off of 30th Ave, south of the proposed Flora project. Amenities include seat wall along preservation area and an informal nature trail along Danforth Creek, which runs east from SW 30th Ave to a gate access to the FDOT pond on the projects southwest. The site will also include a 2-story clubhouse and pool lounge. An emergency access drive is proposed CR714, and a pedestrian connection to local stores and schools for a walkable community.

There are approximately 4.22 acres of native pine flatwoods on the site which will require 25% preservation of one acre. The plan reflects approximately 29.5% preservation or 1.25 acres along 30th Avenue, providing a natural buffer for the homes. In addition, this site is proposing to plant 100% native vegetation, exceeding the county's 75% requirement.



December 3, 2020

Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

Finland Capital, LLC
1111 Kane Concourse, Suite 209
Bay Harbor Islands, FL 33154

RE: Palm City CR 714 - Paddock: 8.62 acre Townhome Project - Pre-App for Major Final Site Plan

Please be advised that Finland Capital, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process.

Sincerely,

Oleg Dyatkevich
Finland Capital, LLC

By: [Signature] Oleg Dyatkevich Member 12/04/2020
Signature Print Name Title Date

STATE OF FLORIDA
COUNTY OF Palm Beach

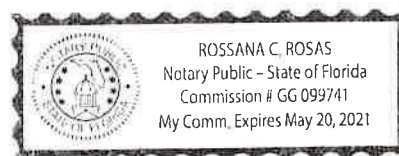
The foregoing instrument was acknowledged before me this 04 day of December

2020 by Oleg Dyatkevich, as Member, a member Limited Liability Company, on behalf of the company who is personally known to me.

(Notary Seal or Stamp)
Notary Public-State of Florida

My Commission Expires May 20, 2021

Signature [Signature]
Print Name ROSSANA C. ROSAS



Prepared by and return to:
Andrew E. Feldman, Esq.
Clear Title Services, Inc.
1111 Kane Concourse Suite 209
Bay Harbor Islands, FL 33154
305-865-5718
File Number: 20-0307 Dyatkev

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Warranty Deed

This Warranty Deed made this 4th day of December, 2020 between Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007 whose post office address is PO Box 137, Palm City, FL 34991, grantor, and FINLAND CAPITAL LLC, a Delaware limited liability company whose post office address is c/o Andrew Feldman, Esq., 1111 Kane Concourse, Ste 209, Bay Harbor Islands, FL 33154, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 as if fully set forth herein.

Parcel Identification Number: 243840000013000120

SUBJECT TO:

1) Taxes for the year 2021 and subsequent years and all applicable zoning ordinances and governmental regulations; 2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing same.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is:

5356 SW Landing Creek Dr., Palm City, FL 34990

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as to both Grantors:

Rison Hartman
Witness Name: Rison Hartman

Janet Hartman
Witness Name: Janet Hartman

The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration
of Trust dated February 20, 2007

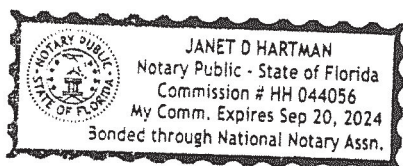
By: Scott L Legg
Scott L Legg, Trustee

By: Sheryl Jo Legg
Sheryl Jo Legg, Trustee

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this
4th day of December, 2020 by Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo
Legg Intervivos Declaration of Trust dated February 20, 2007, who [] are personally known or [X] have produced a driver's
license as identification.

[Notary Seal]



Janet D. Hartman
Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: _____

Exhibit A

20-0307

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of Palm City Farms, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Tract 13; thence North $89^{\circ}54'46''$ East along the North Line of said Tract 13 a distance of 306.11 feet to the Point of Beginning; thence continue along said North line 371.71 feet to the Northeast corner of said Tract 13; thence South $00^{\circ}42'03''$ East along the East line of Tract 13 a distance of 160 feet, more or less, to the center of Danforth Creek; thence return to the Point of Beginning; proceed South $00^{\circ}40'15''$ East 265 feet, more or less, to the center of Danforth Creek; thence Easterly along the center of said Danforth Creek 390 feet, more or less, to the terminus of the second course of this description.

TOGETHER With a 30 foot wide easement for ingress and egress lying between the west line of said Tract 13 and the west line of the above-described property and being North of, along, and contiguous to said Danforth Creek.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "B" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Prepared by and return to:
Andrew E. Feldman, Esq.
Clear Title Services, Inc.
1111 Kane Concourse Suite 209
Bay Harbor Islands, FL 33154
305-865-5718
File Number: 20-0307 Dyatkev
Will Call No.:

[Space Above This Line For Recording Data]

Trust Affidavit

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

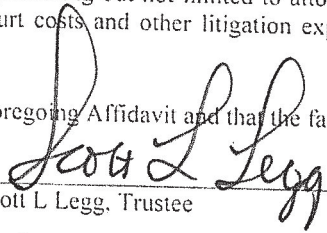
1. Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007 ("Seller"), is the owner of and is selling the following described property to FINLAND CAPITAL LLC, a Delaware limited liability company ("Buyer"), to wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 243840000013000120

2. Affiants are the Co-Trustees of that certain trust known as The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007.
3. Said trust has not been modified. Said trust is in full force and effect and has not been revoked or terminated. The trust provides the trustee with the full power of sale. The subject transaction will not violate the trust.
4. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Clear Title Services, Inc. and Old Republic National Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds Clear Title Services, Inc. and Old Republic National Title Insurance Company harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.



Scott L Legg, Trustee

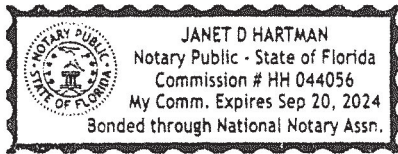


Sheryl Jo Legg, Trustee

State of Florida
County of Martin

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2020 by Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Janet D. Hartman
Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: _____

Exhibit A

20-0307

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TOGETHER With a 30 foot wide easement for ingress and egress lying between the west line of said Tract 13 and the west line of the above-described property and being North of, along, and contiguous to said Danforth Creek.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "B" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Bill of Sale

This Bill of Sale, made on December 4th, 2020, between Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007 ("Seller"), and FINLAND CAPITAL LLC, a Delaware limited liability company ("Buyer").

Witnesseth, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

The only other items included in the purchase are: all fixtures and attached items.

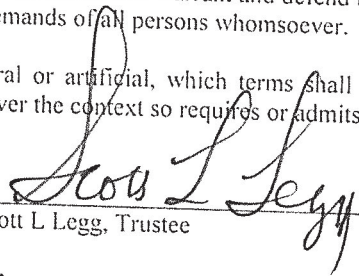
Said property being located at:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

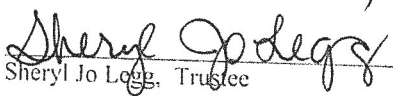
Also known as SW 30th Avenue, Palm City, FL 34990

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.



Scott L. Legg, Trustee

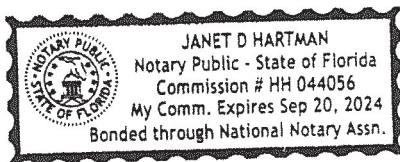


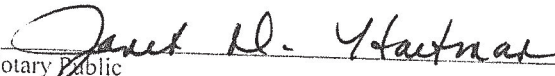
Sheryl Jo Legg, Trustee

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2020 by Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: _____

Exhibit A

20-0307

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THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "B" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Closing Affidavit

(Seller)

Before me, the undersigned authority, personally appeared the undersigned ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. **Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007 ("Seller")**, is the owner of and is selling the following described property to **FINLAND CAPITAL LLC, a Delaware limited liability company ("Buyer")**, to wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

2. The above described property is free and clear of all liens, taxes, encumbrances, mortgages and claims of every kind, nature and description of record whatsoever, except for real estate property taxes for the year 2021, which are not yet due and payable.
3. There have been no improvements, alterations, or repairs since acquisition by the Seller to the above described property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the above described property.
4. There have been no documents recorded in the Public Records of **Martin County, Florida** subsequent to **June 26, 2020, @ 11:00PM** which affect title to the Property and Seller has not entered into any contracts for the sale, disposition or leasing of the Property since said date except as may have been disclosed to **Clear Title Services, Inc.** in writing, and Seller has no knowledge of any matter affecting title to the Property.
5. The personal property contained in the building on said property, or on the said premises, and which, if any, is being sold free and clear of all liens, encumbrances, claims and demands whatsoever. The Seller knows of no violations of Municipal or County Ordinances pertaining to the above described property. No judgment or decree has been entered in any court in this State or the United States against said Seller which remains unsatisfied. There are no persons other than Seller in possession of the above described property.
6. Intentionally deleted.
7. There are no matters pending against the Seller that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.
8. Seller's title to, and possession and enjoyment of, the property have been open, notorious, peaceable and undisturbed, and have never been disputed nor questioned.
9. There are no disputes concerning the boundary lines of the property, and the operation of any buildings on said property has been in compliance with the applicable building codes, ordinances and statutes.
10. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said property within the past ninety (90) days.
11. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
12. There are no unrecorded easements, claims of easement or rights-of-way affecting all or any portion of the property.
13. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:

- a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
- b. Seller's U.S. Taxpayer Identification Number is SL 266-02-2491 SSL 263-81-9074
- c. Seller's address is: PO Box 137, Palm City, FL 34991.
- d. No other persons or entities have an ownership interest in the above described property.

Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

14. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Clear Title Services, Inc. and Old Republic National Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds Clear Title Services, Inc. and Old Republic National Title Insurance Company harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

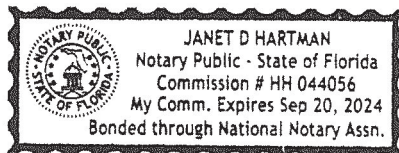
Scott L Legg
Scott L Legg, Trustee

Sheryl Jo Legg
Sheryl Jo Legg, Trustee

State of Florida
County of Martin

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this 4th day of December, 2020 by Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Janet D. Hartman
Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: _____

Exhibit A

20-0307

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of Palm City Farms, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Tract 13; thence North $89^{\circ}54'46''$ East along the North Line of said Tract 13 a distance of 306.11 feet to the Point of Beginning; thence continue along said North line 371.71 feet to the Northeast corner of said Tract 13; thence South $00^{\circ}42'03''$ East along the East line of Tract 13 a distance of 160 feet, more or less, to the center of Danforth Creek; thence return to the Point of Beginning; proceed South $00^{\circ}40'15''$ East 265 feet, more or less, to the center of Danforth Creek; thence Easterly along the center of said Danforth Creek 390 feet, more or less, to the terminus of the second course of this description.

TOGETHER With a 30 foot wide easement for ingress and egress lying between the west line of said Tract 13 and the west line of the above-described property and being North of, along, and contiguous to said Danforth Creek.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "B" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Prepared by and return to:
Andrew E. Feldman, Esq.
Clear Title Services, Inc.
1111 Kane Concourse Suite 209
Bay Harbor Islands, FL 33154
305-865-5718
File Number: 20-0306 Circle

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of December, 2020 between Circle R Homes LLC, a Florida limited liability Company whose post office address is P.O. Box 137, Palm City, FL 34991, grantor, and FINLAND CAPITAL LLC, a Delaware limited liability company whose post office address is c/o Andrew Feldman, Esq., 1111 Kane Concourse, Ste 209, Bay Harbor Islands, FL 33154, grantee;

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 as if fully set forth herein.

Parcel ID #24-38-40-000-013-00000.90000 & ID #24-38-40-000-004-00010.60000.

SUBJECT TO:

1) Taxes for the year 2020 and subsequent years and all applicable zoning ordinances and governmental regulations; 2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing same.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

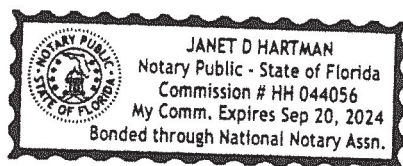
Rigow Hartman
Witness Name: Rigow HARTMAN
Janet Hartman
Witness Name: Janet Hartman

Circle R Homes LLC, a Florida limited liability Company
By: Scott L Legg
Scott L Legg, Manager

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 4th day of December, 2020 by Scott L Legg, Manager of Circle R Homes LLC, a Florida limited liability Company, on behalf of the company, who [] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



Janet D Hartman
Notary Public
Printed Name: Janet D. Hartman
My Commission Expires: _____

Exhibit A

Issuing Office File Number:

20-0306

Parcel 1

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of PALM CITY FARMS, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described

as follows:

Beginning at the Northwest corner of said Tract 13; thence North 89°54'46" East along the North Line of Tract 13, a distance of 306.11 feet to a point; thence South 00°40'15" East 265 feet, more or less, to the center of Danforth Creek thence return to the Point of Beginning and proceed South 00°40'15"

East along the West line of said Tract 13 a distance of 372 feet, more or less, to the center of the aforesaid Danforth Creek; thence run Easterly along the center of Danforth Creek 330 feet, more or less, to the terminus of the second described course of this description.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "A" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Parcel 2

The West half (W1/2) of Tract 4, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; Less Road right-of-way.

Bill of Sale

This Bill of Sale, made on December 4th, 2020, between Circle R Homes LLC, a Florida limited liability Company ("Seller"), and FINLAND CAPITAL LLC, a Delaware limited liability company ("Buyer").

Witnesseth, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

The only other items included in the purchase are: all fixtures and attached items.

Said property being located at:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel ID #24-38-40-000-013-00000.90000 & ID #24-38-40-000-004-00010.60000.

Also known as 3779 SW 30th Avenue, FL

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

Circle R Homes LLC, a Florida limited liability Company

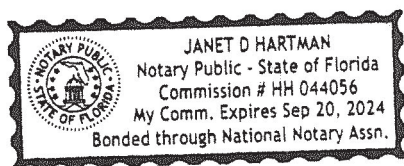
By: Scott L Legg
Scott L Legg, Manager

State of Florida

County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2020 by Scott L Legg, Manager of Circle R Homes LLC, a Florida limited liability Company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Janet D. Hartman
Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: _____

Exhibit A

Issuing Office File Number:

20-0306

Parcel 1

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of PALM CITY FARMS, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described

as follows:

Beginning at the Northwest corner of said Tract 13; thence North $89^{\circ}54'46''$ East along the North Line of Tract 13, a distance of 306.11 feet to a point; thence South $00^{\circ}40'15''$ East 265 feet, more or less, to the center of Danforth Creek thence return to the Point of Beginning and proceed South $00^{\circ}40'15''$

East along the West line of said Tract 13 a distance of 372 feet, more or less, to the center of the aforesaid Danforth Creek; thence run Easterly along the center of Danforth Creek 330 feet, more or less, to the terminus of the second described course of this description.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "A" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Parcel 2

The West half (W1/2) of Tract 4, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; Less Road right-of-way.

Closing Affidavit

(Seller)

Before me, the undersigned authority, personally appeared the undersigned ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. **Circle R Homes LLC**, a Florida limited liability Company ("Seller"), is the owner of and is selling the following described property to **FINLAND CAPITAL LLC**, a Delaware limited liability company ("Buyer"), to wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel ID #24-38-40-000-013-00000.90000 & ID #24-38-40-000-004-00010.60000.

2. The above described property is free and clear of all liens, taxes, encumbrances, mortgages and claims of every kind, nature and description of record whatsoever, except for real estate property taxes for the year **2021**, which are not yet due and payable.
3. There have been no improvements, alterations, or repairs since acquisition by the Seller to the above described property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the above described property.
4. There have been no documents recorded in the Public Records of **Martin County, Florida** subsequent to **June 26, 2020, @ 11:00 PM** which affect title to the Property and Seller has not entered into any contracts for the sale, disposition or leasing of the Property since said date except as may have been disclosed to **Clear Title Services, Inc.** in writing, and Seller has no knowledge of any matter affecting title to the Property.
5. The personal property contained in the building on said property, or on the said premises, and which, if any, is being sold free and clear of all liens, encumbrances, claims and demands whatsoever. The Seller knows of no violations of Municipal or County Ordinances pertaining to the above described property. No judgment or decree has been entered in any court in this State or the United States against said Seller which remains unsatisfied. There are no persons other than Seller in possession of the above described property.
6. Intentionally deleted.
7. There are no matters pending against the Seller that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.
8. Seller's title to, and possession and enjoyment of, the property have been open, notorious, peaceable and undisturbed, and have never been disputed nor questioned.
9. There are no disputes concerning the boundary lines of the property, and the operation of any buildings on said property has been in compliance with the applicable building codes, ordinances and statutes.
10. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said property within the past ninety (90) days.
11. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
12. There are no unrecorded easements, claims of easement or rights-of-way affecting all or any portion of the property.
13. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:

- a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
- b. Seller's U.S. Taxpayer Identification Number is 65-0432429.
- c. Seller's address is: P.O. Box 137, Palm City, FL 34991.
- d. No other persons or entities have an ownership interest in the above described property.

Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

14. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Clear Title Services, Inc. and Old Republic National Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds Clear Title Services, Inc. and Old Republic National Title Insurance Company harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Circle R Homes LLC, a Florida limited liability Company

By:

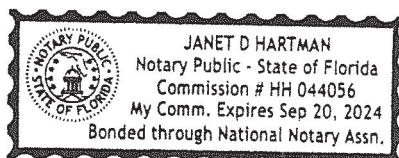
Scott L Legg
Scott L Legg, Manager

State of Florida

County of Martin

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2020 by Scott L Legg, Manager of Circle R Homes LLC, a Florida limited liability Company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Janet D. Hartman
Notary Public

Printed Name:

Janet D. Hartman

My Commission Expires: _____

Exhibit A

Issuing Office File Number:

20-0306

Parcel 1

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of PALM CITY FARMS, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described

as follows:

Beginning at the Northwest corner of said Tract 13; thence North 89°54'46" East along the North Line of Tract 13, a distance of 306.11 feet to a point; thence South 00°40'15" East 265 feet, more or less, to the center of Danforth Creek thence return to the Point of Beginning and proceed South 00°40'15"

East along the West line of said Tract 13 a distance of 372 feet, more or less, to the center of the aforesaid Danforth Creek; thence run Easterly along the center of Danforth Creek 330 feet, more or less, to the terminus of the second described course of this description.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "A" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Parcel 2

The West half (W1/2) of Tract 4, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; Less Road right-of-way.

Prepared by & return to:
Andrew E. Feldman
Feldman & van der Vlugt, P.A.
1111 Kane Concourse - Suite 200
Bay Harbor Islands, FL 33154

LLC AFFIDAVIT

BEFORE ME, on this day, personally appeared Scott L. Legg and John L. Legg, ("Affiants"), who upon being duly sworn, deposes and says:

1. Affiants are the Managers of Circle R Homes, LLC, a Florida limited liability company (the "Company") and in such capacity, Affiant has personal knowledge of the facts stated herein.
2. The Company is a limited liability company duly organized in the State of Florida.
3. The Company is currently validly existing and has not been dissolved, but the Company has not entered into an Operating Agreement.
4. No act or event has occurred which would require the dissolution of the Company or the winding up of the business of the Company.
5. Neither the Company nor its Members have declared bankruptcy, nor has any bankruptcy proceeding been filed against the Company or its Members.
6. The Member have not assigned their interest in the Company. There are no creditors who have acquired or attempting to acquire control of the limited liability company. The limited liability company is not a family or group of any other entities in a bankruptcy.
7. The Company is Manager managed and as the Managers of the Company, Affiants have full power and authority to execute all instruments on behalf of and to fully bind the Company on all documents, including, without limitation, any notes, mortgages, closing statements, assignments and agreements, with respect to property, real or personal, owned by the Company.
8. That Scott L. Legg, as Manager, acting alone, are authorized to execute and deliver any/all documentation required in connection with the sale and conveyance of the property more particularly described as follows, to wit:

See attached Exhibit "A"
9. That attached hereto from the Florida Department of State Division of Corporations as Exhibit "A" is the Entity Detail which shows that Circle R Homes LLC is in existence and good standing with the State of Florida.
10. Affiant further states that he is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature.

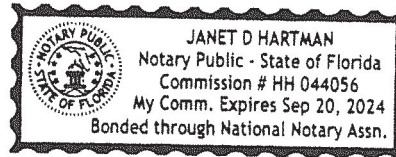
Scott L. Legg
Scott L. Legg, Manager

John L. Legg
John L. Legg, Manager

State of Florida
County of Martin

The foregoing instrument was sworn to and subscribed before me by means of (☒) physical presence or () online notarization, this 4th day December, 2020, by Scott L. Legg and John L. Legg, as Managers of Circle R Homes, LLC, a Florida limited liability company, on behalf of said company, who ☒ is personally known or [] has produced _____ as identification.

Janet D. Hartman
Print Name: Janet D. Hartman
My Commission Expires:





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CIRCLE R HOMES LLC

Filing Information

Document Number	L12000160716
FEI/EIN Number	65-0432429
Date Filed	12/26/2012
Effective Date	01/01/2013
State	FL
Status	ACTIVE

Principal Address

5356 SW LANDING CREEK DR
PALM CITY, FL 34991

Mailing Address

P.O. BOX 137
PALM CITY, FL 34991

Changed: 03/19/2013

Registered Agent Name & Address

LEGG, SCOTT L
5356 SW LANDING CREEK DR
PALM CITY, FL 34991

Authorized Person(s) Detail

Name & Address

Title MGR

LEGG, SCOTT L
PO BOX 137
PALM CITY, FL 34991

Title MGR

LEGG, JOHN L
3250 SW BOAT RAMP ROAD
PALM CITY, FL 34991

Annual Reports

Report Year	Filed Date
2018	02/19/2018
2019	03/28/2019
2020	02/03/2020

Document Images

02/03/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
02/19/2018 -- ANNUAL REPORT	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
02/19/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/12/2014 -- ANNUAL REPORT	View image in PDF format
12/26/2012 -- Florida Limited Liability	View image in PDF format

Exhibit A

Issuing Office File Number:

20-0306

Parcel 1

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of PALM CITY FARMS, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described

as follows:

Beginning at the Northwest corner of said Tract 13; thence North 89°54'46" East along the North Line of Tract 13, a distance of 306.11 feet to a point; thence South 00°40'15" East 265 feet, more or less, to the center of Danforth Creek thence return to the Point of Beginning and proceed South 00°40'15"

East along the West line of said Tract 13 a distance of 372 feet, more or less, to the center of the aforesaid Danforth Creek; thence run Easterly along the center of Danforth Creek 330 feet, more or less, to the terminus of the second described course of this description.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "A" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Parcel 2

The West half (W1/2) of Tract 4, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; Less Road right-of-way.

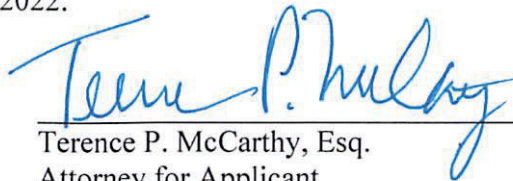
CERTIFICATE OF OWNERSHIP

According to the Martin County Clerk of Court's website as of the date provided herein, the undersigned certifies that the property legally described on Exhibit "A" attached hereto and made a part hereof is owned by Finland Capital LLC, a Delaware limited liability company, and as of January 24, 2022 there have been no recorded transfers of the subject property since the following deeds to Finland Capital LLC, both dated December 4, 2020 and both recorded in the Public Records of Martin County, Florida:

Warranty Deed from Circle R. Homes LLC recorded at Official Records Book 3179, Page 24, on December 8, 2020, and

Warranty Deed from Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of the Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007, recorded at Official Records Book 3178, Page 2863, on December 8, 2020.

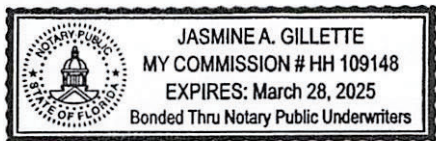
DATED this 28th day of January, 2022.


Terence P. McCarthy, Esq.
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of January, 2022, by Terence P. McCarthy, who is personally known to me or has produced Drivers License as identification.

[SEAL]




Signature of Notary Public
Jasmine A. Gillette
Print, type, or stamp commissioned
Name of Notary Public
My Commission expires: march, 28, 2025

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of PALM CITY FARMS, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described

as follows:

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East along the West line of said Tract 13 a distance of 372 feet, more or less, to the center of the aforesaid Danforth Creek; thence run Easterly along the center of Danforth Creek 330 feet, more or less, to the terminus of the second described course of this description.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "A" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Parcel 2

The West half (W1/2) of Tract 4, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; Less Road right-of-way.

EXHIBIT A

Continued

Parcel 3

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of Palm City Farms, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Tract 13; thence North 89°54'46" East along the North Line of said Tract 13 a distance of 306.11 feet to the Point of Beginning; thence continue along said North line 371.71 feet to the Northeast corner of said Tract 13; thence South 00°42'03" East along the East line of Tract 13 a distance of 160 feet, more or less, to the center of Danforth Creek; thence return to the Point of Beginning; proceed South 00°40'15" East 265 feet, more or less, to the center of Danforth Creek; thence Easterly along the center of said Danforth Creek 390 feet, more or less, to the terminus of the second course of this description.

TOGETHER With a 30 foot wide easement for ingress and egress lying between the west line of said Tract 13 and the west line of the above-described property and being North of, along, and contiguous to said Danforth Creek.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "B" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Paddock Palm City

LEGAL DESCRIPTION

PARCEL 1

ALL THAT PART OF TRACT 13 LYING NORTH OF THE CENTERLINE OF DANFORTH CREEK, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED

AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 13; THENCE NORTH 89°54'46" EAST ALONG THE NORTH LINE OF TRACT 13, A DISTANCE OF 306.11 FEET TO A POINT; THENCE SOUTH 00°40'15" EAST 265 FEET, MORE OR LESS, TO THE CENTER OF DANFORTH CREEK THENCE RETURN TO THE POINT OF BEGINNING AND PROCEED SOUTH 00°40'15"

EAST ALONG THE WEST LINE OF SAID TRACT 13 A DISTANCE OF 372 FEET, MORE OR LESS, TO THE CENTER OF THE AFORESAID DANFORTH CREEK; THENCE RUN EASTERLY ALONG THE CENTER OF DANFORTH CREEK 330 FEET, MORE OR LESS, TO THE TERMINUS OF THE SECOND DESCRIBED COURSE OF THIS DESCRIPTION.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "A" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

PARCEL 2

THE WEST HALF (W1/2) OF TRACT 4, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY.

PARCEL 3

ALL THAT PART OF TRACT 13 LYING NORTH OF THE CENTERLINE OF DANFORTH CREEK, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 13; THENCE NORTH 89°54'46" EAST

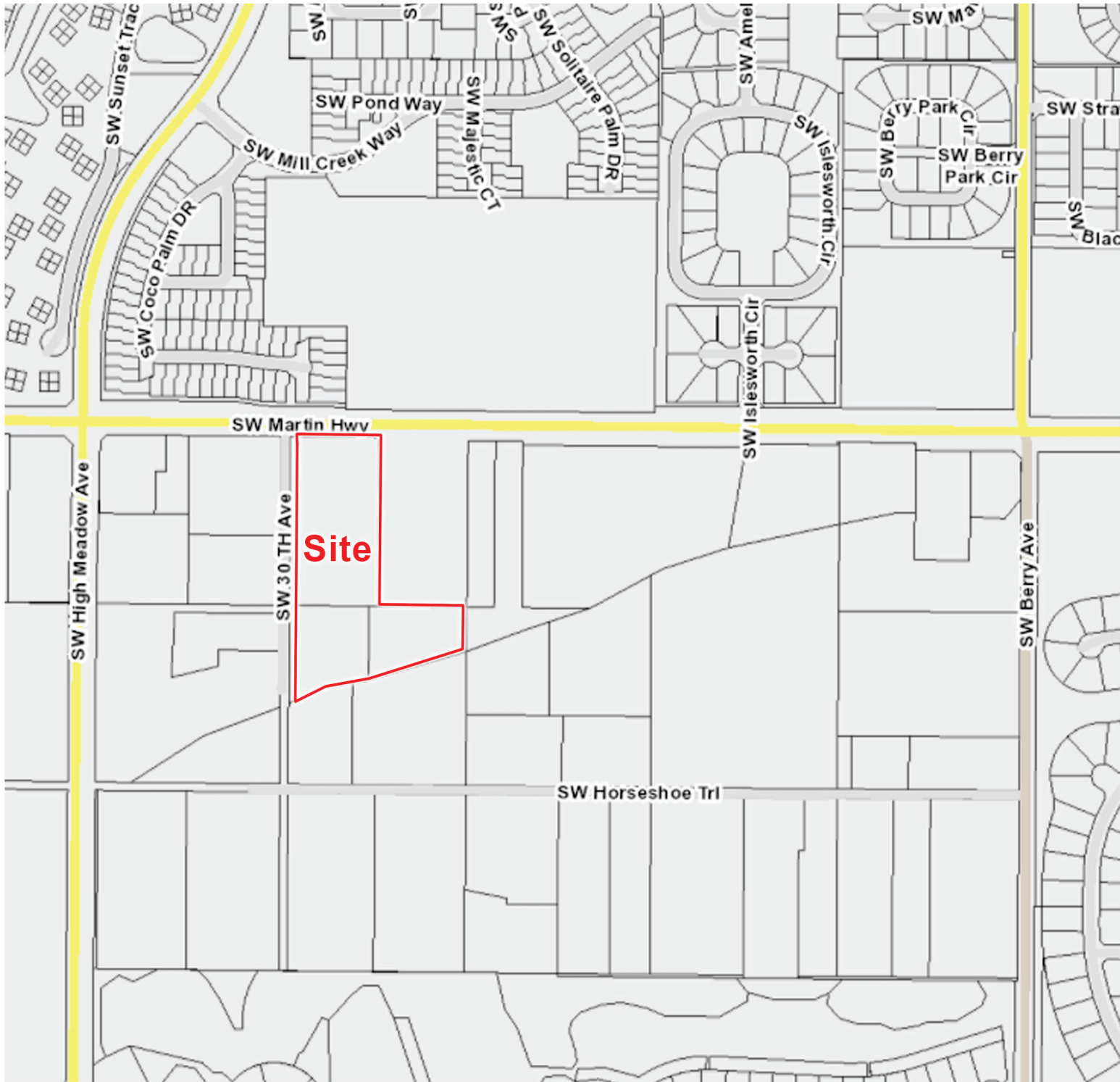
ALONG THE NORTH LINE OF SAID TRACT 13 A DISTANCE OF 306.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE 371.71 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13; THENCE SOUTH 00°42'03" EAST ALONG THE EAST LINE OF TRACT 13 A DISTANCE OF 160 FEET, MORE OR LESS, TO THE CENTER OF DANFORTH CREEK; THENCE RETURN TO THE POINT OF BEGINNING; PROCEED SOUTH 00°40'15" EAST 265 FEET, MORE OR LESS, TO THE CENTER OF DANFORTH CREEK; THENCE EASTERLY ALONG THE CENTER OF SAID DANFORTH CREEK 390 FEET, MORE OR LESS, TO THE TERMINUS OF THE SECOND COURSE OF THIS DESCRIPTION.

TOGETHER WITH A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING BETWEEN THE WEST LINE OF SAID TRACT 13 AND THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY AND BEING NORTH OF, ALONG, AND CONTIGUOUS TO SAID DANFORTH CREEK.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "B" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

The Paddock at Palm City

Location Map
Martin County, FL



Prepared by:



Project # : 2020-22