



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

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

A. GENERAL INFORMATION

Type of Application: Plat

Name or Title of Proposed Project: Newfield Crossroads Phase 1A-1 Plat

Brief Project Description:

Plat for model block of Newfield - approved Final Site Plan project number is P172-016 (DEV2024050003).

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** 4/29/24

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: _____

Previous Project Name if applicable: Crossroads Phase 1A-1 - Final Site Plan

Parcel Control Number(s)

04384000000000120

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Mattamy Palm Beach LLC

Company Representative: James FitzGerald

Address: 2500 Quantum Lakes Drive, Suite 215

City: Boynton Beach, State: FL Zip: 33426

Phone: 678-316-6856 Email: james.fitzgerald@mattamycorp.c

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Mattamy Palm Beach LLC
Company Representative: James FitzGerald
Address: 2500 Quantum Lakes Drive, Suite 215
City: Boynton Beach, State: FL Zip: 33426
Phone: 678-316-6856 Email: james.fitzgerald@mattamycorp.c

Agent (Name or Company): Mattamy Palm Beach LLC
Company Representative: James FitzGerald
Address: 2500 Quantum Lakes Drive, Suite 215
City: Boynton Beach, State: FL Zip: 33426
Phone: 678-316-6856 Email: james.fitzgerald@mattamycorp.c

Contract Purchaser (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Land Planner (Name or Company): Dover Kohl Partners
Company Representative: Victor Dover
Address: 1571 Sunset Drive
City: Miami, State: FL Zip: 33143
Phone: 305-666-0446 Email: vdover@doverkohl.com

Landscape Architect (Name or Company): EDSA
Company Representative: Rob Hutcheson
Address: 1512 E. Broward Blvd. #110
City: Fort Lauderdale, State: FL Zip: 33301
Phone: (954) 524-3330 Email: rob.hutcheson@edsaplan.com

Surveyor (Name or Company): Bowman Consulting Group, Inc.
Company Representative: Rick Barnes
Address: 301 SE Ocean Blvd., Suite 301
City: Stuart, State: FL Zip: 34994
Phone: 772-283-1413 Email: rbarnes@bowman.com

Civil Engineer (Name or Company): Kimley-Horn
Company Representative: Michael Schwartz, P.E.
Address: 1920 Wekiva Way, Suite 200
City: West Palm Beach, State: FL Zip: 33411
Phone: 561-404-7247 Email: mike.schwartz@kimley-horn.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): MacKenzie Engineering & Planning, Inc.
Company Representative: Shaun MacKenzie, P.E.
Address: 1172 SW 30th Street, Suite 500
City: Palm City, State: FL Zip: 34990
Phone: 772-286-8030 Email: shaun@mackenzieengineeringgroup.com

Architect (Name or Company): Housing Design Matters
Company Representative: Deryl Patterson
Address: 11512 Lake Mead Ave., Unit 301
City: Jacksonville, State: FL Zip: 32256
Phone: 904-572-1505 Email: deryl@housingdesignmatters.com

Attorney (Name or Company): Tyson Waters
Company Representative: Fox McCluskey
Address: 3461 SE Willoughby Blvd.
City: Stuart, State: FL Zip: 34994
Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): EW Consultants, Inc.
Company Representative: Ed Weinberg
Address: 1000 SE Monterey Commons Blvd., Suite 208
City: Stuart, State: FL Zip: 34996
Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

Other Professional (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. 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.

F. 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.


Applicant Signature

7/22/24
Date

JAMES FITZGERALD
Printed Name

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 22nd day of July, 2024, by James Fitzgerald, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida




(Printed, Typed or Stamped Name of Notary Public)



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

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

Digital Submittal Affidavit

I, James FitzGerald, attest that the electronic version included for the project Newfield Crossroads Phase 1A-1 Plat 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.

James FitzGerald
 Applicant Signature

7/22/24
 Date

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 22nd day of July, 2024, by James FitzGerald, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Laura Meyer

(Printed, Typed or Stamped Name of Notary Public)



Mattamy Homes • Southeast Florida Division
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

PROJECT NARRATIVE – NEWIFLED CROSSROADS PHASE 1A-1 PLAT

Updated: 7/25/24

The Application:

The proposed application is for a Plat for Phase 1A-1, a 7.17-acre portion of land situated within the Crossroads Neighborhood. The 139-acre Crossroads Neighborhood, as defined in Section 11.2.1 of the Martin County Land Development Regulations, previously received Master Plan Approval and a 46.46-acre portion of the neighborhood namely “Phase 1A” received Final Site Plan approval for infrastructure (DEV2023060015) as well as Excavation and Fill (ENG2023.090001). The Final Site Plan (vertical) for Phases 1A-1 (DEV2024050003) received approval on June 19, 2024. The project area for the subject application is less than 25% of the approved Master Site Plan complying with Section 11.7.4.

The Subject Property:

The subject property, Phase 1A-1, is 7.17 acres of vacant land currently under agricultural use. It is a section of the 3,411 acres of MUV land use that lies between the C-23 canal to the north, The Florida Turnpike to the east, Palm City farms to the south and 7J’s, Stuart West/Cobblestone to the west. This parcel/phase is located along SW Newfield Parkway (f.k.a. SW Citrus Boulevard), where it frames the visual corridor to southbound passersby as they approach the Crossroads neighborhood.

The property owner is Mattamy Palm Beach LLC. Underlying land use is Mixed Use Village (MUV) and zoning is Planned Mixed Use Village (PMUV). Surrounding land has the same land use and zoning designation and the same owner. This parcel/phase is hereon referred to as Phase 1A-1.

Phase 1A-1 – Pioneer Square and Model Block:

The subject phase anchors the entrance into the Newfield on SW Prairie Avenue via SW Newfield Parkway, the newly constructed multi-way boulevard that announces the arrival to the town. Visitors arrive to Pioneer Square, a unique “Y”-shaped intersection that integrates the three principal components of the Newfield town together – Newfield Farm, the Town Center and the neighborhood itself. The model block aptly sits at the Pioneer Square intersection and features a variety of homes in different styles, sizes and price points reinforcing the inclusivity of the community that will be a home for individuals of all ages and incomes. One side of the block fronts the Newfield Farm where Creek Street may be blocked off on a Saturday morning for a Farmer’s Market, and the other side of the block fronts a linear green. Internal to the block and accessible mid-block from the public realm via crushed shell paseos, is a pocket park that serves as an extension of residents’ backyards – a place where they can grill, relax by the fire with their friends and neighbors or throw a football with their children.

The model home block within Phase 1A-1 will stimulate sales for homes in the remainder of Phase 1 which are necessary to support the initial phase of the mixed-use town center that is currently under design. Phase 1A-1 will include fifteen model homes, fourteen homesites for the first residents of Newfield, and six tuck-under rental townhomes which will be the first development in the town center east of SW Prairie Avenue.



Mattamy Homes • Southeast Florida Division

2500 Quantum Lakes Dr., Suite 215

Boynton Beach, FL 33426

T 561-413-6101

Phase 1A-1 – Plat Material:

- Plat Checklist:
 - Enclosed is a Plat Checklist outlining the documentation that is included or excluded from the submittal package.
 - Application
 - Affidavit
 - Copyright Permission to Duplicate
 - Narrative
 - Check
 - Disclosure of Interest Affidavit
 - Recorded Deed
 - Property Transfer Certification
 - Legal Description
 - Location Map
 - Development Order
 - Title Commitment
 - Closure Reports
 - Draft Declaration of Covenants and Restrictions
 - Draft Surety
 - Plat Checklist Certification
 - Approved Site Plan
 - Plat
 - Boundary Survey



This document was prepared by
and should be returned to:

Leslie C. Candes, Esq.
Mattamy Homes Corporation
4901 Vineland Road, Suite 450
Orlando, Florida 32811

Purchase Price: \$10.00
Documentary Stamps: \$.70

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 1st day of December 2022, by and between MAM US LLC, a Delaware limited liability company (“**Grantor**”), whose address is 4901 Vineland Road, Suite 450, Orlando, FL 32811, and Mattamy Palm Beach, LLC, a Delaware limited liability company (“**Grantee**”), whose address is 4901 Vineland Road, Suite 450, Orlando, FL 32811.

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by this deed does remise, release and quitclaim unto the Grantee and the assigns of the Grantee forever, all of the right, title and interest, claim and demand which the Grantor has in and to the real property situate in Martin County, Florida (the “**Property**”), more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference.

Subject to any covenants, easements and restrictions of record, if any, with all not specifically reimposed hereby.

Subject to taxes for the year 2022 and thereafter.

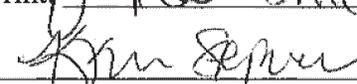
TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and the assigns of the Grantee forever.

This is a conveyance of unencumbered real property by the sole owner of the property to an indirect commonly owned affiliate of the same owners of the Grantor who own the Grantee under an identical ownership arrangement for no consideration received by the owner-Grantor, directly or indirectly, other than the nominal consideration stated on the face of the instrument of conveyance. Accordingly, under the Florida Supreme Court’s decision in Crescent Miami Center, LLC v Florida Dept. of Revenue, 903 So.2d 913 (Fla. 2005), there is no purchaser and no consideration. Accordingly, the deed is subject to only the minimum tax of \$.70.

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

Signed, sealed and delivered
in our presence:

MAM US LLC, a Delaware limited liability
company


Print: Tina Shilale

Print: Kristina Stephens

By: 
Print Name: Leslie C Landes
Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of December 2022, by Leslie Landes, as Vice President of MAM US LLC, a Delaware limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

[Notary Seal]



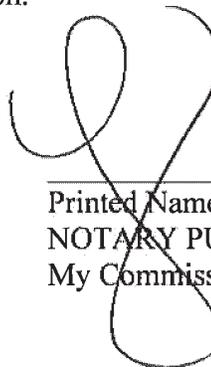

Printed Name: _____
NOTARY PUBLIC – State of Florida
My Commission expires: _____

EXHIBIT ALegal Description of Property

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA;
 THENCE, NORTH 89°52'59" WEST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 2632.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;
 THENCE, CONTINUE NORTH 89°52'59" WEST ALONG SAID NORTH LINE A DISTANCE OF 1786.55 FEET;
 THENCE, NORTH 38°29'35" EAST A DISTANCE OF 8.77 FEET;
 THENCE, NORTH 39°05'47" WEST A DISTANCE OF 331.01 FEET;
 THENCE, NORTH 46°42'56" WEST A DISTANCE OF 1560.75 FEET;
 THENCE, NORTH 10°51'23" EAST A DISTANCE OF 46.36 FEET;
 THENCE, NORTH 24°33'19" EAST A DISTANCE OF 19.77 FEET;
 THENCE, NORTH 60°02'07" WEST A DISTANCE OF 92.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 89.38 FEET, A CENTRAL ANGLE OF 33°29'41", A CHORD BEARING OF SOUTH 85°39'44" WEST AND A CHORD DISTANCE OF 51.51 FEET;
 THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.25 FEET;
 THENCE, NORTH 59°15'02" WEST A DISTANCE OF 597.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 31°05'06", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD DISTANCE OF 366.56 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.09 FEET;
 THENCE, SOUTH 89°39'52" WEST A DISTANCE OF 24.62 FEET TO THE **POINT OF BEGINNING**;
 THENCE, SOUTH 00°20'06" EAST A DISTANCE OF 82.03 FEET;
 THENCE, SOUTH 00°05'39" EAST A DISTANCE OF 101.15 FEET;
 THENCE, SOUTH 89°55'11" EAST A DISTANCE OF 69.27 FEET;
 THENCE, SOUTH 00°04'49" WEST A DISTANCE OF 92.59 FEET;
 THENCE, SOUTH 45°50'23" EAST A DISTANCE OF 74.71 FEET;
 THENCE, SOUTH 46°17'04" EAST A DISTANCE OF 46.00 FEET;
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 124.36 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 25.00 FEET;
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 79.01 FEET;
 THENCE, NORTH 75°33'12" EAST A DISTANCE OF 40.64 FEET;
 THENCE, SOUTH 44°40'54" EAST A DISTANCE OF 54.01 FEET;
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 195.84 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 134.00 FEET;
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 18.00 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 300.33 FEET;
 THENCE, NORTH 39°05'23" WEST A DISTANCE OF 24.15 FEET;

THENCE, NORTH 31°00'59" WEST A DISTANCE OF 138.41 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 102.30 FEET;
 THENCE, SOUTH 58°59'01" WEST A DISTANCE OF 83.97 FEET;
 THENCE, SOUTH 45°35'04" WEST A DISTANCE OF 60.61 FEET;
 THENCE, SOUTH 44°10'40" WEST A DISTANCE OF 60.00 FEET;
 THENCE, NORTH 59°11'42" WEST A DISTANCE OF 43.23 FEET;
 THENCE, SOUTH 44°25'20" WEST A DISTANCE OF 120.54 FEET;
 THENCE, SOUTH 46°24'23" EAST A DISTANCE OF 9.85 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 114.30 FEET;
 THENCE, SOUTH 45°08'41" EAST A DISTANCE OF 32.13 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 82.33 FEET;
 THENCE, NORTH 80°50'59" EAST A DISTANCE OF 3.16 FEET;
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 132.19 FEET;
 THENCE, SOUTH 44°55'10" WEST A DISTANCE OF 288.04 FEET;
 THENCE, NORTH 69°22'46" WEST A DISTANCE OF 212.74 FEET;
 THENCE, SOUTH 25°11'29" WEST A DISTANCE OF 122.72 FEET;
 THENCE, SOUTH 48°05'48" WEST A DISTANCE OF 18.75 FEET TO THE EASTERLY
 RIGHT OF WAY LINE OF SOUTHWEST CITRUS BOULEVARD AND THE BEGINNING
 OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2234.00 FEET, A
 CENTRAL ANGLE OF 05°46'18", A CHORD BEARING OF NORTH 39°01'03" WEST AND
 A CHORD DISTANCE OF 224.94 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID
 EASTERLY RIGHT OF WAY LINE A DISTANCE OF 225.04 FEET;
 THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE THE NEXT SIX (6)
 COURSES:
 THENCE, NORTH 36°07'54" WEST A DISTANCE OF 289.45;
 THENCE, NORTH 53°52'06" EAST A DISTANCE OF 15.00 FEET;
 THENCE, NORTH 36°07'54" WEST A DISTANCE OF 45.00 FEET;
 THENCE, SOUTH 53°52'06" WEST A DISTANCE OF 15.00 FEET;
 THENCE, NORTH 36°07'54" WEST A DISTANCE OF 459.36 FEET TO THE BEGINNING
 OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2350.00 FEET,
 A CENTRAL ANGLE OF 11°33'43", A CHORD BEARING OF NORTH 41°54'46" WEST
 AND A CHORD DISTANCE OF 473.41 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF
 474.21 FEET;
 THENCE, NORTH 45°21'40" EAST A DISTANCE OF 255.92 FEET THE BEGINNING OF A
 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1035.00 FEET, A
 CENTRAL ANGLE OF 44°18'11", A CHORD BEARING OF NORTH 67°30'46" EAST AND
 A CHORD DISTANCE OF 780.51 FEET;
 THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF
 800.30 FEET;
 THENCE, NORTH 89°39'52" EAST A DISTANCE OF 728.52 FEET TO THE **POINT OF
 BEGINNING.**

CONTAINING 46.07 ACRES, MORE OR LESS.



Prepared By and Return To:

Nelson Mullins Riley & Scarborough LLP
Attn: Jo O. Thacker, Esq.
390 N. Orange Ave., Suite 1400
Orlando, FL 32801

Parcel Nos. 04-38-40-000-00010-6, 05-38-40-000-00010-3,
06-38-40-000-00010-1, 08-38-40-000-00010-7, 09-38-40-000-00010-5,
03-38-40-000-00013-0, 03-38-40-000-00061-0, 10-38-40-000-00022-0,
03-38-40-000-00012-6, 03-38-40-000-00060-7, 10-38-40-000-00020-1, and
11-38-40-000-000070-8

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 3rd day of June 2022 by **SHADOW LAKE GROVES, INC.**, a Florida corporation, whose address is 1717 K Street NW, Suite 900, Washington D.C. 20006-5349, **MARTIN GATEWAY CENTER, LLC**, a Florida limited liability company whose address is 1717 K Street NW, Suite 900, Washington D.C. 20006-5349 and **MARTIN GATEWAY ESTATES, LLC**, a Florida limited liability company whose address is 1717 K Street NW, Suite 900, Washington D.C. 20006-5349 (collectively, the “**Grantors**”), to and in favor of **MAM US LLC**, a Delaware limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the “**Grantee**”).

WITNESSETH:

Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grant, bargain, sell and convey to Grantee, and its successors and assigns, all that certain real property lying and being in Martin County, Florida, and more particularly described as follows:

See Exhibit “A” attached hereto and made a part hereof (the “Property”).

SUBJECT TO those matters set forth on Exhibit “B” attached hereto and made a part hereof, none of which Grantors seeks to re-impose, and ad valorem real estate taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors is lawfully seized of the Property in fee simple, and that Grantors has good, right and lawful authority to sell and convey

said Property, and Grantors hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but no others.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR
SHADOW LAKE GROVES, INC., a Florida
corporation

Saul Boulanger
Print Name: Saul Boulanger

Matthew C. Winton
Matthew C. Winton, Vice President

Bethany Regs
Print Name: Bethany Regs

DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of May 2022, by Matthew C. Winton as Vice President of Shadow Lake Groves, Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification.

(Seal)



Saul Boulanger
(Signature of Notary Public)

Saul Boulanger
(Typed Name of Notary Public)
Notary Public, District of Columbia
My Commission Expires: 10/14/24

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

Signed, sealed and delivered
in the presence of:

Saul Boulanger
Print Name: Saul Boulanger

Brittany Keys
Print Name: Brittany Keys

GRANTOR
MARTIN GATEWAY CENTER, LLC, a
Florida limited liability company

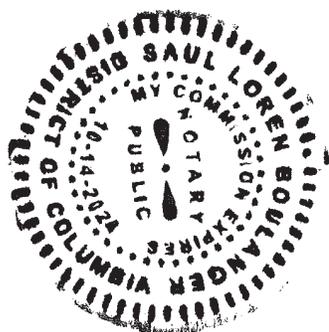
By: Outlook, Inc., a Delaware corporation,
Its Sole Member and Manager

By: *Matthew C. Winton*
Matthew C. Winton, Agent

DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 31st day of May 2022, by Matthew C. Winton as
Agent of Outlook, Inc., a Delaware corporation, Manager of Martin Gateway Center, LLC, a
Florida limited liability company, who is personally known to me or who has produced
as identification.

(Seal)



Saul Boulanger
(Signature of Notary Public)

Saul Boulanger
(Typed Name of Notary Public)
Notary Public, District of Columbia
My Commission Expires: 10/14/24

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

Signed, sealed and delivered
in the presence of:

Saul Boulanger
Print Name: Saul Boulanger

Brittany Keys
Print Name: Brittany Keys

GRANTOR
MARTIN GATEWAY ESTATES, LLC, a
Florida limited liability company

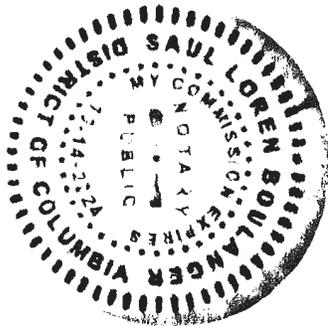
By: Outlook, Inc., a Delaware corporation,
Its Sole Member and Manager

By: Matthew C. Winton
Matthew C. Winton, Agent

DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 31st day of May 2022, by Matthew C. Winton as
Agent of Outlook, Inc., a Delaware corporation, Manager of Martin Gateway Estates, LLC, a
Florida limited liability company, who is personally known to me or who has produced
as identification.

(Seal)



Saul Boulanger
(Signature of Notary Public)

Saul Boulanger
(Typed Name of Notary Public)
Notary Public, District of Columbia
My Commission Expires: 10/14/24

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of MARTIN, State of Florida, and described as follows:

All of Sections 4, 5, 6, 8 and 9, Township 38 South, Range 40 East. LESS AND EXCEPT from the above, the right-of-way of Central and Southern Florida Flood Control District Canal No. C-23, and less the South 15 feet of Sections 8 and 9.

Less and Except

Those lands described in Official Records Book 1690, Page 2736. Said lands being more particularly described as follows:

A parcel of land lying in the Southwest Quarter of Section 8, Township 38 South, Range 40 East, Martin County, Florida, said parcel being more particularly described as follows:

Commence at the Southwest corner of said Section 8, Township 38 South, Range 40 East; Thence North 00°01'57" West along the West line of said Section 8 a distance of 15.00 feet to the Northerly right-of-way line of SW Busch Street and the Point of Beginning; Thence North 00°01'57" West along said West line of Section 8 a distance of 2190.08 feet; Thence South 89°41'32" East along a line that is parallel to the Southerly line of said Section 8 a distance of 1142.55 feet; Thence South 00°01'57" East along a line that is parallel to the Westerly line of said Section 8 a distance of 2190.08 feet to the Northerly right-of-way line of said SW Busch Street; Thence North 89°41'32" West along said Northerly right-of-way line of SW Busch Street said line being 15.00 feet Northerly of and parallel to the South line of said Section 8 a distance of 1142.55 feet to the Point of Beginning.

Less and Except

Those lands described in Official Records Book 840, Page 220. Said lands being more particularly described as follows:

Being a parcel of land lying in Section 6, Township 38 South, Range 40 East, Martin County, Florida and being more particularly described as follows:

Begin at the Southwest corner of said Section 6, thence N 00°16'50" E, along the West line of said Section 6 a distance of 600.00 feet; thence departing said West line of said Section 6, S 88°42'06" E a distance of 467.18 feet to a 3/4" iron pipe;

Thence N 42°16'23" E a distance of 244.74 feet to a 3/4" iron pipe;
Thence N 54°50'17" E a distance of 208.29 feet to a 3/4" iron pipe;
Thence N 47°33'43" E a distance of 182.81 feet to a 3/4" iron pipe;
Thence S 72°33'40" E a distance of 217.74 feet to a 3/4" iron pipe;
Thence N 44°24'12" E a distance of 124.37 feet to a 3/4" iron pipe;

Thence S 87°45'20" E a distance of 221.94 feet to a 3/4" iron pipe;
 Thence S 82°12'28" E a distance of 252.79 feet to a 3/4" iron pipe;
 Thence S 09°01'12" E a distance of 169.17 feet to a 3/4" iron pipe;
 Thence S 88°57'05" E a distance of 47.28 feet to a 3/4" iron pipe;
 Thence S 67°56'28" E a distance of 236.90 feet to a 3/4" iron pipe;
 Thence S 88°52'42" E a distance of 178.83 feet to a 3/4" iron pipe;
 Thence N 73°24'16" E a distance of 230.46 feet to a 3/4" iron pipe;
 Thence N 52°46'35" E a distance of 161.72 feet to a 3/4" iron pipe;
 Thence N 64°55'30" E a distance of 261.40 feet to a 3/4" iron pipe;
 Thence S 44°05'55" E a distance of 255.04 feet to a 3/4" iron pipe;
 Thence S 47°01'28" E a distance of 185.29 feet to a 3/4" iron pipe;
 Thence S 34°03'49" E a distance of 171.00 feet to a 3/4" iron pipe;
 Thence S 30°35'28" E a distance of 128.84 feet to a 3/4" iron pipe;
 Thence S 60°15'03" E a distance of 140.23 feet to a 3/4" iron pipe;
 Thence S 85°04'44" E a distance of 276.69 feet to a 3/4" iron pipe;
 Thence S 86°46'51" E a distance of 130.00 feet to a 3/4" iron pipe;
 Thence S 82°52'47" E a distance of 270.78 feet to a 3/4" iron pipe;
 Thence S 83°12'53" E a distance of 728.39 feet to a 3/4" iron pipe;

Thence S 01°53'38" W, to the intersection with the South line of Section 6, Township 38 South, Range 40 East, a distance of 314.94 feet; thence N 89°13'28" W along the South line of said Section 6, a distance of 2085.84 feet; thence N 88°42'07" W along the South line of said Section 6, a distance of 2663.54 feet to the Point of Beginning.

Less and Except

Those lands described in Official Records Book 2180, Page 120. Said lands being more particularly described as follows:

A parcel of land lying in Section 4, Township 38 South, Range 40 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the said Section 4, thence S00°07'39"W, along the East line of said Section 4, 300.00 feet; thence N89°54'32"W, 50.00 feet to the West right-of-way line of S.W. 60th Avenue and the South right-of-way line of C-23 Canal, and also being the Point of Beginning; thence continue N89°54'32"W along the South right-of-way line of the C-23 Canal 1600.00 feet; thence leaving said South right-of-way, S00°07'39"W, parallel to the East line of said Section 4, 3450.00 feet; thence S89°54'32"E, parallel to the South right-of-way line of said C-23 Canal, 1600.00 feet to the West right-of-way line of S.W. 60th Avenue; thence N00°07'39"E along said West right-of-way line, 3450.00 feet back to the Point of Beginning.

Together with: The appurtenant easement rights and interest set forth in Access Easement recorded October 17, 2002 in Official Records Book 1690, page 2739, Public Records of Martin County, Florida.

Together with:

Agriculture Area O.R.B. 2344, Page 1533

Being a parcel of land lying in Sections 3 and 10, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

The East 610.00 feet of the West 660.00 feet of said Section 3.

Less and excepting therefrom:

Road right of way as described in Deed Book 59, Page 437 of the public records of Martin County, Florida, and South Florida Water Management District Canal C-23 right-of-way.

Together With:

The East 610.00 feet of the West 660.00 feet of said Section 10.

Less and excepting therefrom:

The South 1320.00 feet thereof.

Together with:

Industrial Area O.R.B. 2344, Page 1536

Being a parcel of land lying in Sections 3, 10 and 11, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

All of that portion of said Sections 3, 10 and 11 lying Westerly of the Westerly right-of-way line of the Sunshine State Parkway (Florida's Turnpike).

Less and excepting therefrom the following:

Less the West 660.00 feet of said Sections 3 and 10.

Also less the South 1320.00 of said Section 10

Also less the right-of-way for the South Florida Water Management District Canal C-23

Also less the road rights-of-way as recorded on Deed Book 59, Page 437 and Deed Book 56, Page 278, of the public records of Martin County, Florida.

Less and Except

SW Citrus Boulevard Right-of-Way as recorded in O.R.B. 2187, Page 2455, also Martin County Right-of-Way Map "Palm City Corridor".

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Reservations unto the State of Florida for 200 foot State Road Right of Way as contained in Deed recorded November 26, 1943 in Deed Book 32, Page 327.
2. Reservations unto the State of Florida for 200 foot State Road Right of Way as contained in Deed recorded January 27, 1944 in Deed Book 32, Page 338.
3. Oil, gas and mineral reservations contained in Deed from Carl M. Brukenfeld, also known as Carl M. Brukenfeld, joined by his wife Helen A. Brukenfeld, recorded June 12, 1952 in Deed Book 57, page 178, as affected by Ratification Agreement recorded December 2, 1955 in Subsurface Book 2, Page 435, and further affected by Quit-Claim Deed recorded December 8, 1969 in Book 278, Page 170.. The right of entry under said reservations has been released or is barred by Florida Statutes. (Chapter 704.05 and Chapter 712)
4. Declaration of Restrictions as set forth in instrument recorded January 17, 1989 in Book 795, Page 2611.
5. Drainage Easement granted to Martin County by instrument recorded October 12, 2006 in Book 2188, page 357.
6. Easement granted to BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Florida by instrument recorded August 2, 2013 in Book 2667, Page 2797.
7. Resolution No. 18-9.7 as recorded November 2, 2018 in Book 3025, Page 275.
8. Notice of Establishment of the Newfield Community Development District as set forth in instrument recorded January 13, 2021 in Book 3189, Page 1299.
9. Development Agreement as set forth in instrument recorded March 4, 2021 in Book 3203, Page 1357.
10. Resolution No. 20-12.12 as recorded March 4, 2021 in Book 3203, Page 1388.
11. PAMP 1 Preserve Area Management Plan as set forth in instrument recorded March 4, 2021 in Book 3203, Page 1393.
12. PAMP II Preserve Area Management Plan as set forth in instrument recorded March 4, 2021 in Book 3203, Page 1502.
13. Farming Lease to Long Land Co., Inc., a Florida corporation dated November 1, 2012, as amended by First Amendment dated June 5, 2018; Second Amendment dated June 11, 2021; Third Amendment dated August 1, 2021; Fourth Amendment dated August 23, 2021, and Notice to Tenant dated September 29, 2021.

14. Grazing Lease to Southeast Agricultural Services dated March 30, 2018.
15. Billboard Lease to Outfront Media, Inc. dated January 11, 2000.
16. Subject to the terms and conditions of Access Easement granted to Shadow Lake Groves, Inc., a Florida corporation by instrument recorded in Book 1690, Page 2739. (As to the Easement Parcel)



Mattamy Homes • Southeast Florida Division
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

July 10, 2024

CERTIFICATION OF NO PROPERTY TRANSFER

As representative of the Owner of the lands described in Exhibit A, I certify that no title transfer has occurred since site plan approval.

Sincerely,

A handwritten signature in blue ink, appearing to be "Karl Albertson", written over a horizontal line.

Karl Albertson, V.P.

Mattamy Palm Beach LLC

EXHIBIT A – LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE, NORTH 89°52'59" WEST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 2632.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE, CONTINUE NORTH 89°52'59" WEST A DISTANCE OF 1786.55 FEET; THENCE, NORTH 38°29'35" EAST A DISTANCE OF 8.77 FEET; THENCE, NORTH 39°05'47" WEST A DISTANCE OF 331.01 FEET; THENCE, NORTH 46°42'56" WEST A DISTANCE OF 1560.75 FEET; THENCE, NORTH 10°51'23" EAST A DISTANCE OF 46.36 FEET; THENCE, NORTH 24°33'19" EAST A DISTANCE OF 19.77 FEET; THENCE, NORTH 60°02'07" WEST A DISTANCE OF 92.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 89.38 FEET, A CENTRAL ANGLE OF 33°29'41", A CHORD BEARING OF SOUTH 85°39'44" WEST AND A CHORD DISTANCE OF 51.51 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.25 FEET; THENCE, NORTH 59°15'02" WEST A DISTANCE OF 597.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 31°05'06", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD DISTANCE OF 366.56 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.09 FEET; THENCE, SOUTH 89°39'52" WEST A DISTANCE OF 753.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 44°18'11", A CHORD BEARING OF SOUTH 67°30'46" WEST AND A CHORD DISTANCE OF 780.51 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 800.30 FEET; THENCE, SOUTH 45°21'40" WEST A DISTANCE OF 255.92 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2187, PAGE 2455, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2350.00 FEET, A CENTRAL ANGLE OF 11°33'43", A CHORD BEARING OF SOUTH 41°54'46" EAST AND A CHORD DISTANCE OF 473.41 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 474.21 FEET; THENCE, SOUTH 36°07'54" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 459.36 FEET; THENCE, NORTH 53°52'06" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 15.00 FEET; THENCE, SOUTH 36°07'54" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3.15 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 57°01'16" EAST A DISTANCE OF 132.63 FEET; THENCE, NORTH 33°50'59" WEST A DISTANCE OF 124.24 FEET; THENCE, NORTH 56°09'01" EAST A DISTANCE OF 47.00 FEET; THENCE, NORTH 56°57'13" EAST A DISTANCE OF 62.64 FEET; THENCE, NORTH 44°27'55" EAST A DISTANCE OF 130.33 FEET; THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 80.57 FEET; THENCE, NORTH 44°27'55" EAST A DISTANCE OF 156.00 FEET; THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 22.18 FEET; THENCE, NORTH 44°27'55" EAST A DISTANCE OF 102.00 FEET; THENCE, NORTH 52°55'45" EAST A DISTANCE OF 20.22 FEET; THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 281.02 FEET; THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 81.00 FEET; THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 162.24 FEET; THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 41.00 FEET; THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 60.00 FEET; THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 54.00 FEET; THENCE, NORTH 45°32'05" WEST A DISTANCE OF 60.00 FEET; THENCE, SOUTH 44°27'55" WEST A DISTANCE OF

140.00 FEET; THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 101.50 FEET; THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 154.00 FEET; THENCE, NORTH 45°32'05" WEST A DISTANCE OF 101.50 FEET; THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 136.68 FEET; THENCE, SOUTH 25°13'56" WEST A DISTANCE OF 166.26 FEET TO SAID EASTERLY RIGHT OF WAY LINE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2234.00 FEET, A CENTRAL ANGLE OF 1°37'00", A CHORD BEARING OF NORTH 40°44'17" WEST AND A CHORD DISTANCE OF 63.04 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE A DISTANCE OF 63.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.05 FEET, A CENTRAL ANGLE OF 22°16'47", A CHORD BEARING OF NORTH 35°52'47" EAST AND A CHORD DISTANCE OF 19.34 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.46 FEET; THENCE, NORTH 25°13'56" EAST A DISTANCE OF 122.94 FEET; THENCE, NORTH 33°50'59" WEST A DISTANCE OF 361.41 FEET; THENCE, SOUTH 57°01'16" WEST A DISTANCE OF 145.81 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE, NORTH 36°07'54" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3.40 FEET; THENCE, NORTH 53°52'06" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 15.00 FEET; THENCE, NORTH 36°07'54" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 41.85 FEET TO THE POINT OF BEGINNING. CONTAINING 7.17 ACRES MORE OR LESS.



Mattamy Homes • Southeast Florida Division
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

LOCATION MAP

NEWFIELD - CROSSROADS NEIGHBORHOOD PHASE 1A-1

