
INSTR # 1822900
OR BK 01992 PG 1595
RECORDED 03/17/2005 10:50:48 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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**MARTIN COUNTY, FLORIDA
STANDARD DEVELOPMENT ORDER**

**REGARDING REVISED FINAL SITE PLAN APPROVAL
FOR LOUIS DREYFUS CITRUS, INC.
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

WHEREAS, Louis Dreyfus Citrus, Inc., submitted an application for standard development revised final site plan approval for Louis Dreyfus Citrus, hereinafter, Louis Dreyfus Citrus, on lands described in Exhibit A, attached hereto; and

WHEREAS, pursuant to Section 10.3.A LDR, Martin County Code, final action on standard development applications shall be taken by the County Administrator or his/her designee; and

WHEREAS, the County Administrator has delegated final action on standard development applications to the Growth Management Director.

**NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR
HEREBY DETERMINES THAT:**

A. The revised final site plan for Louis Dreyfus Citrus, a copy of which has been reduced and attached hereto as Exhibit B, is approved. Development of Louis Dreyfus Citrus, shall be in accordance with the approved final site plan.

B. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code.

C. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, Martin County Code, shall render the final site plan approval null and void.

D. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., Land Development Regulations, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3).

E. Building permits must be obtained within one year of final site plan approval. Development of the entire project, including infrastructure and vertical construction, must be completed within two (2) years of final site plan approval. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

F. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

DATED THIS 18th DAY OF January, 2005.

Nicki van Vonno

**NICKI van VONNO, DIRECTOR OF
GROWTH MANAGEMENT DEPARTMENT**

LEGAL DESCRIPTION

PARCEL CONTROL NUMBER: 26-39-38-001-000-00010.00000

PROPERTY ADDRESS: 19100 SW Warfield Boulevard, Indiantown, Florida 34956

PARCEL A

A parcel of land lying and being in Section 26 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed North 53°39'15" West, for a distance of 51.05 feet to a point on the South line of said Section 26 and said point being 1290.53 feet North 89°57'49" East from the Southwest corner of said Section 26; thence continue North 53°39'15" West, for a distance of 1577.45 feet to a point, (2) thence proceed North 36°20'45" East, for a distance of 700.00 feet to a point on the Southerly Right-of-Way line of said railroad, (3) thence proceed South 53°39'15" East, for a distance of 1628.50 feet to a point, (4) thence proceed South 36°20'45" West, for a distance of 700.00 to the point or place of beginning.

Said parcel of land containing 1,139,950 square feet or 26.17 acres, more or less.

OR BK 01992 PG 1597

LEGAL DESCRIPTION CONTINUED

PARCEL B

A parcel of land lying and being in Section 26, 27, 34 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed North 53°39'15" West, for a distance of 51.05 feet to a point in the South line of said Section 26 and said point being 1290.53 feet North 89°57'49" East from the Southwest corner of said Section 26; thence continue North 53°39'15" West, for a distance of 1577.45 feet to a point, (2) thence proceed South 36°20'45" West, for a distance of 33.12 feet to a point in the West line of said Section 26, said point being 909.03 feet North 00°01'15" East of the Southwest corner of said Section 26, thence continue South 36°20'45" West, for a distance of 1266.88 feet to a point, (3) thence proceed South 53°39'15" East, for a distance of 1878.50 feet to a point, (4) thence proceed North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 911.00 feet to a point, (5) thence proceed North 53°39'15" West, for a distance of 250.00 feet to a point, (6) thence proceed North 36°20'45" East, for a distance of 389.00 feet to the point or place of beginning.

Said parcel of land containing 2,344,800 square feet or 53.83 acres, more or less.

OR BK 01992 PG 1598

LEGAL DESCRIPTION CONTINUED

PARCEL C

A parcel of land lying and being in Section 26 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed South 53°39'15" East, for a distance of 250.00 feet to a point on the West line of the Florida Steel Corporation property, (2) thence proceed North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 221.81 feet to the point of intersection with said line and the South line of Section 26, said point being 1664.46 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 478.19 feet to a point on the Southerly Right-of-Way line of the Seaboard Coast Line railroad, (3) thence proceed North 53°39'15" West along the Southerly Right-of-Way line of said railroad, for a distance of 250.00 feet to a point, (4) thence proceed South 36°20'45" West, for a distance of 700.00 feet to the point or place of beginning.

Said parcel of land containing 175,000 square feet or 4.02 acres, more or less.

DR BK 01992 PG 1599

LEGAL DESCRIPTION CONTINUED

PARCEL D

A parcel of land lying and being in Section 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed South 53°39'15" East, for a distance of 250.00 feet to a point on the West line of the Florida Steel Corporation property, (2) thence proceed South 36°20'45" West along the West line of the Florida Steel Corporation property, for a distance of 389.00 feet to a point, (3) thence proceed North 53°39'15" West, for a distance of 250.00 feet to a point, (4) thence proceed North 36°20'45" East, for a distance of 389.00 feet to the point or place of beginning.

Said parcel of land containing 97,250 square feet or 2.23 acres, more or less.

LESS AND EXCEPT FROM PARCELS A & B THE FOLLOWING:

A parcel of land lying and being in Sections 26 and 27, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Section 27; thence bear North 00°01'15" East along the East line of Section 27, a distance of 909.03 feet to a point in the West line of Caulkins Indiantown Citrus Co. and the Point of Beginning of the herein described parcel of land; thence proceed North 36°20'45" East along said West line, a distance of 733.12 feet to a point on a line 100.00 feet Southwest of, as measured at right angles to the centerline of C.S.X. Railroad main track; thence South 53°39'15" East along a line parallel to said centerline, a distance of 75.00 feet; thence South 36°20'45" West, a distance of 1339.00 feet; thence South 66°19'39" West, a distance of 150.08 feet; thence North 36°20'45" East, a distance of 735.88 feet to the Point of Beginning of the herein described parcel of land.

Said parcel containing 2.42 acres, more or less.

LESS AND EXCEPT from Parcels B, C and D, the following:

A parcel of land lying and being in Sections 26 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 35, thence bear South 0°28'26" West along the West line of said Section 35, a distance of 659.66 feet to a point in a line 2100.00 feet Southwesterly of, as measured at right angles to, the centerline of the CSX Railroad; thence South 53°39'15" East along a line parallel to said centerline, a distance of 927.78 feet to a point on the Easterly top of bank of an existing drainage ditch and the Point of Beginning of the herein described parcel of land; thence proceed North 36°32'24" East along said Easterly top of bank and the projection thereof, a distance of 2000.01 feet to a point in a line 100.00 feet Southwesterly of, as measured at right angles to, the centerline of aforesaid CSX Railroad; thence South 53°39'15" East along a line parallel to said centerline, a distance of 18.93 feet to a point in the West line of Florida Steel corporation property; thence South 36°20'45" West along said West line, a distance of 2000.00 feet; thence North 53°39'15" West, a distance of 25.70 feet to the Point of Beginning of the herein described parcel of land.

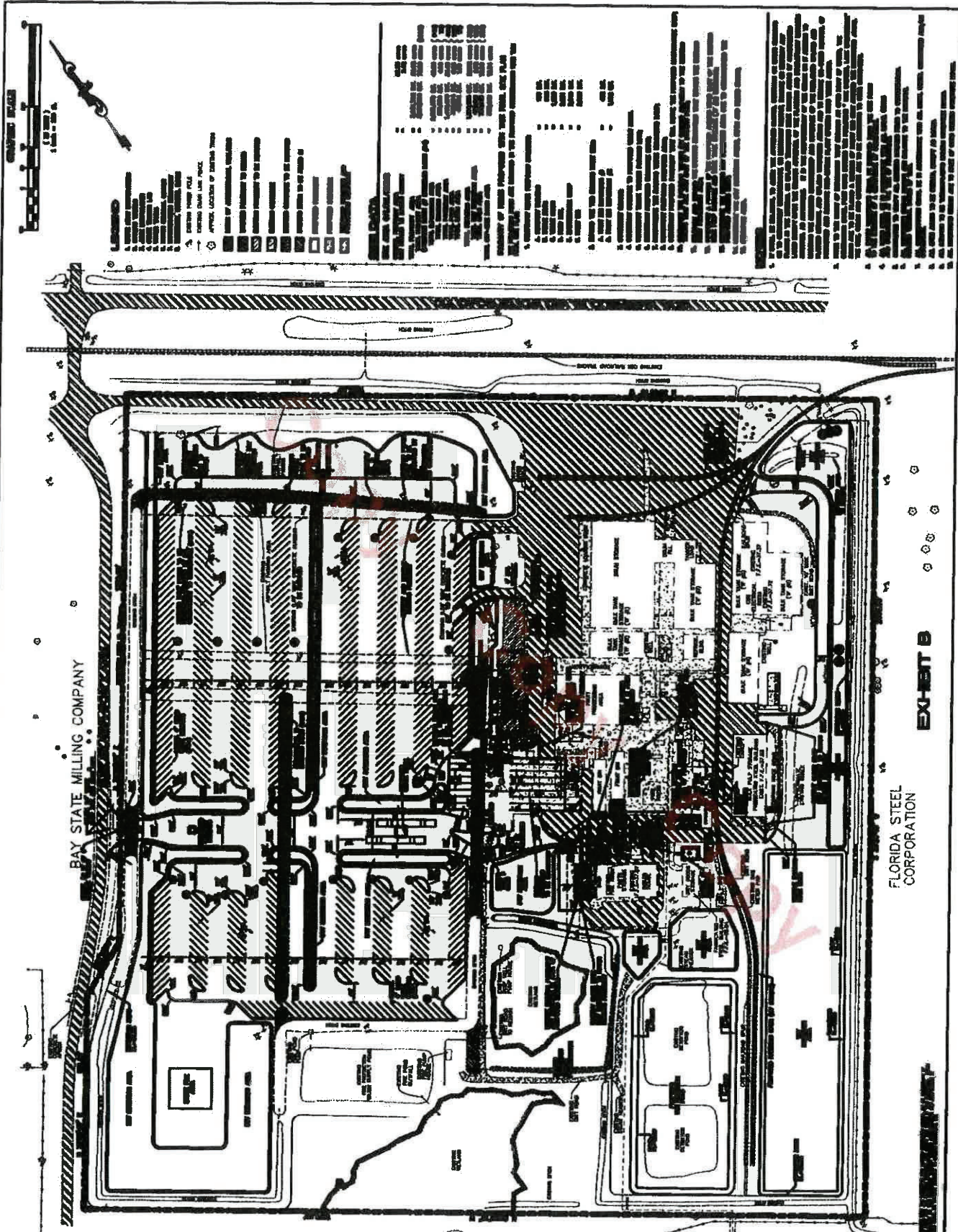
Said parcel contains 1.02 acres, more or less.

EXHIBIT A

DR BK 01992 PG 1600

BAY STATE MILLING COMPANY

INDIANTOWN COGENERATION LIMITED PARTNERSHIP



ORPTECH
ENGINEERS, INC.

LOUIS DREYFUS OILS INC.
POUL. OILS PLAN
NEW ORLEANS
PLANT

[illegible]

RETURN TO:
Martin County
Planning and Development Services
2401 SE Monterey Road
Stuart, Florida 34996

UNITY OF TITLE

In consideration of the issuance of a permit to Louis Dreyfus Citrus, Inc
as "Owner(s)" for the construction of Site Development-Please refer to Final Site Plan Approval for Louis Dreyfus Dated January 18 2005
in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

Signed, acknowledged and notarized on this 9 day of February

WITNESSES:

Sign: Brenda King

Print Name: Brenda King

Sign: Wendy Carver

Print Name: Wendy Carver

"OWNER"

Name of Corporation

Louis Dreyfus Citrus, Inc

By: Peter Hahn

Print Name: Peter Hahn

Title: Vice President

Address: 355 S. 9th Street
Winter Garden FL 34777-0399

ATTEST Suzanne M. Campbell

Print Name: Suzanne M. Campbell
Secretary

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing Unity of Title was acknowledged before me this 9 day of February
by Peter Hahn, Vice President (Name of officer/agent and title) of
Louis Dreyfus Citrus, Inc. (name of corporation), a Delaware
(state or place of incorporation) corporation, on behalf of the corporation. He or she ☒ is personally known to
me or ☐ has produced _____ as identification.

NOTARY PUBLIC

Stephanie E. Blake

Name Printed:

State of FLORIDA at Large

My Commission Expires:



Stephanie E. Blake
MY COMMISSION # DD255417 EXPIRES
December 22, 2007
BONDED THRU TROY FARM INSURANCE, INC.

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate officer's signature and corporate seal applied and one witness; or, corporate officer's signature and two (2) witnesses.