

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NO. 25-1.

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
MARTIN COUNTY, FLORIDA, RELATING TO THE DESIGNATION OF
RIGHT-OF-WAY FOR SE COVE ROAD**

WHEREAS, in February 2005, the County acquired property having parcel number 05-39-41-000-000-00090-2 through a Special Warranty Deed, recorded in Official Record Book 1985, Page 617 of the public records of Martin County, Florida; and

WHEREAS, SE Cove Road is a County-owned and County-maintained major arterial public roadway; and

WHEREAS, Martin County, a political subdivision of the State of Florida, has determined that additional right-of-way is needed along SE Cove Road for the future widening of SE Cove Road; and

WHEREAS, the County wishes to designate a portion of the property along the northerly boundary of the parcel numbered 05-39-41-000-000-00090-2 as additional right of way for SE Cove Road; and

WHEREAS, pursuant to Sec. 336.08, Fla. Stat., the Board of County Commissioners may designate the property needed as additional right-of-way by adoption of a Resolution.

WHEREAS, the portion of the property along the northerly boundary of the parcel numbered 05-39-41-000-000-00090-2 is described and depicted on Exhibit A, which is attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED by the Martin County Board of County Commissioners, that the property described on Exhibit A, lying along the northerly boundary of the parcel numbered 05-39-41-000-000-00090-2, is hereby designated as additional County right-of-way and part of the County's public road known as SE Cove Road.

DULY PASSED AND ADOPTED THIS 14th DAY OF January, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 24-054.DWG

M.C. PROJ. NO. 24-054

SHEET NO. 1 OF 3

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE SPECIFIC PURPOSE RIGHT-OF-WAY CONTROL SURVEY OF COVE ROAD, AS RECORDED IN MAP BOOK 1, PAGE 29, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE RIGHT-OF-WAY MAINTENANCE MAP & SPECIFIC PURPOSE SURVEY OF A PORTION OF SW GAINES AVENUE, AS RECORDED IN MAP BOOK 2, PAGE 95, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND SPECIFIC PURPOSE SURVEY, PREFORMED BY BOWMAN CONSULTING GROUP, FPID#441700-1, DRAWING FILE SURVRD01.DGN.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2 AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS SOUTH 01°02'53" WEST ALONG THE BASELINE OF SW GAINES AVENUE AS SHOWN IN MAP BOOK 2, PAGE 95, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY DESIGNATION.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: MB=MAP BOOK, ORB=OFFICIAL RECORDS BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SQFT=SQUARE FEET.

SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

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.

THOMAS M. WALKER, JR., PSM
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE:

RIGHT-OF-WAY DESIGNATION
HOSFORD PARK - SE COVE RD & SW GAINES AVE
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 12/16/2024

DRAWING # 24-054

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME: 24-054.DWG

M.C. PROJ. NO. 24-054

SHEET NO. 2 OF 3

EXHIBIT A

DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41, EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE BASELINE OF SE COVE ROAD, AS RECORDED IN MAP BOOK 1, PAGE 29, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE BASELINE OF SW GAINES AVENUE, AS RECORDED IN MAP BOOK 2, PAGE 95, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 01°02'53" WEST ALONG SAID BASELINE OF SW GAINES AVENUE, A DISTANCE OF 73.19 FEET TO A POINT; THENCE DEPARTING SAID BASELINE NORTH 88°57'07" WEST, A DISTANCE OF 33.00 FEET TO A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SW GAINES AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 01°02'53" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.53 FEET TO A POINT; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 34°55'04" WEST, A DISTANCE OF 47.77 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 123.71 FEET ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 613.08 FEET AND A CENTRAL ANGLE OF 11°33'42", THE CHORD OF SAID CURVE HAVING A BEARING OF NORTH 82°45'43" WEST AND A CHORD DISTANCE OF 123.50 FEET, TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SE COVE ROAD; THENCE NORTH 66°05'37" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.26 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 138.23 FEET ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 24°22'07", THE CHORD OF SAID CURVE HAVING A BEARING OF NORTH 88°04'34" EAST AND A CHORD DISTANCE OF 137.19 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,733 SQUARE FEET, (0.06 ACRES) MORE OR LESS.

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

RIGHT-OF-WAY DESIGNATION
HOSFORD PARK - SE COVE RD & SW GAINES AVE
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW

DRAWN BY: JMM SCALE: N/A

DATE: 12/16/2024

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MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME: 24-054.DWG

M.C. PROJ. NO. 24-054

SHEET NO. 3 OF 3

EXHIBIT A

PCN: 55-38-41-000-042-00081-2

POC
INTERSECTION OF THE BASELINES
OF SE COVE ROAD MB 1, PG 29 &
SW GAINES AVENUE MB 2, PG 95

SE COVE ROAD
VARIED WIDTH ROW
MB 1, PG 29

PCN: 55-38-41-000-042-00083-0

BASELINE OF SE COVE ROAD
SPECIFIC PURPOSE ROW CONTROL SURVEY
MB 1, PG 29

EAST LINE OF
SECTION 5,
TOWNSHIP 39 SOUTH,
RANGE 41 EAST
MB 2, PG 95

SOUTHERLY ROW LINE
SE COVE ROAD
MB 1, PG 29

POB

PCN: 05-39-41-000-000-00090-2

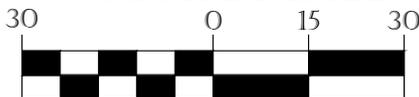
C1

ROW
DESIGNATION
2,733 SQFT
(0.06 ACRES) ±

LINE TABLE		
TAG	BEARING	DISTANCE
L1	S01°02'53"W	73.19'
L2	N88°57'07"W	33.00'
L3	S01°02'53"W	65.53'
L4	N34°55'04"W	47.77'
L5	N66°05'37"E	15.26'

CURVE TABLE					
TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	613.08'	11°33'42"	123.71'	N82°45'43"W	123.50'
C2	325.00'	24°22'07"	138.23'	N88°04'34"E	137.19'

GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

WESTERLY ROW LINE
SW GAINES AVENUE
MB 2, PG 95

SW GAINES AVENUE
VARIED WIDTH ROW
MB 2, PG 95

BASELINE OF SW GAINES AVENUE
ROW MAINTENANCE MAP & SPECIFIC PURPOSE SURVEY
MB 2, PG 95

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

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 30' OR SMALLER.

RIGHT-OF-WAY DESIGNATION
HOSFORD PARK - SE COVE RD & SW GAINES AVE
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW
DRAWN BY : JMM SCALE : 1" = 30'
DATE : 12/16/2024
DRAWING # 24-054