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June 19, 2025

VIA HAND DELIVERY

Mr. Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

RECEIVED

JUN 19 2025

GROWTH MANAGEMENT
DEPARTMENT

Re: Scrivener's Error Application: 456 South Ocean, LLC

Dear Mr. Schilling,

It is our pleasure to submit on behalf of the applicant, 456 South Ocean LLC, a Florida limited liability company, an application for correction of a Scrivener's Error ("Application"). The applicant owns approximately 1,913.59 acres located northeast of the corner of SW Citrus Boulevard and SW 96th Street, just north of the St. Lucie Canal. A location map, legal description, and list of the thirty-eight (38) parcel numbers assigned to the subject property are attached as **Exhibit A**, enclosed with this transmittal (the "Property"). The Property has a Future Land Use Designation of Agricultural Ranchette.

We submit this application to correct a scrivener's error pertaining to assignment of a future land use designation to vacated rights-of-way within the Property. Certain rights-of-way within the Property were vacated by Resolution approved by the Martin County Board of County Commissioners on September 22, 1970, recorded in Official Records Book 16, at Page 151 of the public records of Martin County, Florida, (the "Resolution"). Several years after the Resolution, in 1982, Martin County adopted its Comprehensive Plan and applied future land use designations to the real property in Martin County. Those vacated rights-of-way are included as part of the legal description of the Property but were not assigned a Future Land Use Designation in 1982 with the rest of the property in Martin County. Given that the rights-of-way described in the Resolution were vacated and became a part of the Property in 1970, over a decade prior to the assignment of the Agricultural Ranchette land use to the Property in 1982, we believe the failure to assign a Future Land Use Designation to the abandoned rights-of-ways in 1982 is the result of a scrivener's error.

The Resolution and a survey of the Property are enclosed as **Exhibit B**. Rights-of-way that should have been assigned an Agricultural Ranchette future land use in 1982 are highlighted in the Resolution and assigned a number corresponding to the numbered rights-of-way on the survey. Also enclosed as **Exhibit C** is a graphic identifying the abandoned rights-of-way requiring assignment of the Agricultural Ranchette future land use. Rights-of-way within the Property that are not abandoned and are excluded from this application are not colorized.

We respectfully request that Martin County correct the scrivener's error identified in this application by applying the Agricultural Ranchette future land use to the abandoned rights-of-way identified in Exhibits C and D.

Enclosed is check number 7129, in the sum of Four Hundred Eighty and no/100 Dollars (\$480.00), for payment of the Scrivener's Error application fee. If you have any questions or need any additional information, please do not hesitate to contact me at any time: cspake@gunster.com or (772) 288- 1980.

Sincerely,



Christen Spake, Esq.

Enclosures

Farm Legal Description

A PARCEL OF LAND LYING IN:

A) PALM CITY FARMS, SECTION 2, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

B) TROPICAL FRUIT FARMS, SECTION 11 & 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

C) GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

D) ST LUCIE INLET FARMS, PER PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

E) A PORTION OF LOT 11, OF THE HANSON GRANT ACCORDING TO THE COMMISSIONER'S SUBDIVISION THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE NORTH

00°14'09" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°40'44" EAST, 50.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A", SAID POINT BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, AND ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE NORTH 00°14'09" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2592.08 FEET TO A POINT ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A"; THENCE NORTH 00°10'14" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2648.89 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11 AND THE SOUTH LINE OF SAID PALM CITY FARMS; THENCE SOUTH 89°28'52" EAST ALONG THE SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2590.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE CONTINUE SOUTH 89°28'52" EAST ALONG SAID SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF TRACT 61 AS SHOWN ON SAID PLAT OF PALM CITY FARMS; THENCE NORTH 00°03'12" EAST

ALONG THE EAST LINE OF SAID TRACT 61, A DISTANCE OF 241.97 FEET; THENCE ALONG THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2978, PAGE 280 OF THE PUBLIC RECORDS OF MARTIN COUNTY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 89°59'56" EAST, 345.18 FEET; THENCE NORTH 12°41'46" EAST, 118.65 FEET; THENCE NORTH 04°00'56" EAST, 389.03 FEET; THENCE NORTH 24°02'49" EAST, 124.44 FEET; THENCE NORTH 54°01'42" WEST, 413.94 FEET MORE OR

LESS TO THE CENTERLINE OF SULIVAN'S DITCH (HOG CREEK); THENCE NORTH 66°01'34" EAST ALONG SAID CENTERLINE LINE, 662.98 FEET TO A POINT ON THE NORTH LINE OF TRACT 50 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 89°53'55" EAST ALONG SAID NORTH LINE, 570.54 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF PALM CITY FARMS; THENCE NORTH 23°55'19" WEST ALONG SAID EAST LINE, 4198.43 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE NORTH 65°55'57" EAST ALONG SAID NORTH LINE, 3883.75 FEET; THENCE NORTH 66°00'55" EAST CONTINUING ALONG SAID NORTH LINE, 3577.76 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE 60 FOOT WIDE COUNTY ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 39°35'07" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 4.34 FEET TO A POINT ON A LINE THAT IS 60.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, HANSON GRANT; THENCE NORTH 24°15'29" WEST ALONG SAID PARALLEL LINE AND SAID EASTERLY RIGHT OF WAY LINE, 425.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 95 AS RECORDED IN OFFICIAL RECORD BOOK 590, PAGE 2424, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 03°05'08", SAID POINT ALSO HAVING A RADIAL BEARING OF SOUTH 04°19'22" WEST; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 607.75 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES; THENCE SOUTH 07°24'30" WEST ALONG A RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11205.16 FEET AND A CENTRAL ANGLE OF 03°30'00" THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 684.48 FEET TO A POINT ON A RADIAL LINE; THENCE NORTH 10°54'30" EAST ALONG SAID RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 02°30'00"; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 492.41 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 72°18'58" EAST ALONG SAID NON TANGENT LINE, 492.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11259.16 FEET AND A CENTRAL ANGLE OF 04°36'42" THENCE ALONG THE ARC OF SAID CURVE 906.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 91 (SUNSHINE STATE PARKWAY, A 300 FOOT RIGHT OF WAY); THENCE SOUTH 31°33'27" EAST ALONG SAID RIGHT OF WAY, 2505.96 FEET TO A POINT ON THE SOUTH LINE OF TRACT 6, BLOCK 27 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 66°01'21" WEST ALONG THE SOUTH LINE OF TRACTS 5 AND 6 OF

SAID PLAT OF ST LUCIE INLET FARMS, 591.65 FEET TO THE POINT OF INTERSECTION WITH THE NORTH TOP OF BANK OF THE ST LUCIE CANAL; THENCE ALONG THE NORTH TOP OF BANK THE FOLLOWING THREE (3) COURSES; THENCE SOUTH 84°38'58" WEST, 182.71 FEET; THENCE SOUTH 80°57'12" WEST, 273.24 FEET; THENCE SOUTH 67°21'23" WEST, 169.95 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, BLOCK 27; THENCE NORTH 23°17'15" WEST ALONG SAID WEST LINE, 527.51 FEET TO THE NORTHEAST CORNER OF TRACT 8, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°02'09" WEST ALONG THE NORTH LINE OF TRACTS 6, 7 AND 8, BLOCK 22 OF SAID PLAT, 1979.76 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 23°16'13" EAST, 659.91 FEET TO THE SOUTHEAST CORNER OF TRACT 5, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°10'54" WEST ALONG THE SOUTH LINE OF SAID TRACT 5, BLOCK 22, A DISTANCE OF 657.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE NORTH 23°31'05" WEST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 22 OF SAID PLAT, 1317.52 FEET TO THE NORTHEAST CORNER OF TRACT 1, BLOCK 15 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 65°59'08" WEST ALONG THE NORTH LINE OF TRACTS 1, 2, 3 AND 4, BLOCK 15 OF SAID PLAT, 2634.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4, BLOCK 15; THENCE SOUTH 23°37'44" EAST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 15 OF SAID PLAT, 1316.52 FEET TO THE SOUTHWEST CORNER OF TRACT 5, BLOCK 15 OF SAID PLAT; THENCE NORTH 65°49'57" EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, BLOCK 15 OF SAID PLAT, 1317.13 FEET TO THE NORTHEAST CORNER OF TRACT 3, BLOCK 16 OF SAID PLAT; THENCE SOUTH 23°22'42" EAST ALONG THE EAST LINE OF TRACTS 3 AND 6, BLOCK 16 AND THE EAST LINE OF TRACT 3, BLOCK 17 OF SAID PLAT OF ST LUCIE INLET FARMS, 1487.78 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ST LUCIE CANAL AS RECORDED IN PLAT BOOK 2, PAGE 35 AND DEED BOOK 10, PAGE 588, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 31°14'38" WEST, 4343.34 FEET; THENCE SOUTH 65°54'39" WEST, 129.56 FEET; THENCE SOUTH 31°14'30" WEST, 3751.13 FEET; THENCE SOUTH 89°42'59" EAST, 319.73 FEET; THENCE SOUTH 31°14'43" WEST, 710.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" SAID POINT ALSO BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 89°37'52" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 180.69 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 11, THENCE NORTH 89°40'46" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2642.12 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89°40'44" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2593.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE MARTIN COUNTY PUBLIC USE RIGHT OF WAY AS RECORDED IN OFFICIAL
RECORD BOOK 1063, PAGE 2451 AND OFFICIAL RECORD BOOK 590, PAGE 2424,
BOTH
OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING RIGHT OF WAYS AS SHOW ON ST. LUCIE
INLET
FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 98,
OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THE NORTH 15.00 FEET OF THE 30.00 FOOT OF RIGHT OF WAY ABUTTING TRACTS
7
AND 8, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY
ABUTTING TRACT 2, BLOCK 22; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT
OF
WAY ABUTTING TRACTS 1, 2 AND 3, BLOCK 23; THE SOUTH 15.00 FEET OF THE
30.00
FOOT RIGHT OF WAY ABUTTING TRACT 4, BLOCK 26; THE NORTH 15.00 FEET OF
THE
30.00 FOOT RIGHT OF WAY ABUTTING TRACT 5, BLOCK 26; THE WEST 15.00 FEET
OF
THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 8, BLOCK 23; THE EAST
15.00 OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 4 AND 5, BLOCK 26;
THE
NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 7 AND 8;
BLOCK 3; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING
TRACTS 1 AND 2, BLOCK 4; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF
WAY
ABUTTING TRACTS 5, 6 AND 7; BLOCK 10, AND THAT PORTION OF TRACT 8,
BLOCK 10
FROM THE WESTERN BOUNDARY OF SAID TRACT 8 TO THE EAST END OF HOG
CREEK
DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 10; AND THE
SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 2, 3 AND
4,
BLOCK 9 AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY
ABUTTING
THAT PORTION OF TRACT 1, BLOCK 9 FROM THE WESTERN BOUNDARY OF SAID
TRACT 1 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A
SOUTHEAST DIRECTION IN BLOCK 9.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF THAT CERTAIN 60.00 FOOT COUNTRY ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ACROSS PORTIONS OF TRACTS 3 AND 6, BLOCK 24, ACROSS THE EASTERLY 60.00 FEET OF TRACTS 3 AND 6, BLOCK 23, AND ACROSS THE EASTERLY 60.00 FEET OF TRACT 3, BLOCK 22, ALL THE ABOVE RIGHT OF WAY LYING IN ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH:

Tracts 46 and 47, Block 2, according to the plat of Palm City Farms as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida.
Together with the North 15.00 feet of the abandoned 30.00 foot road right of way along the south line of said Tracts 46 and 47.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2840, PAGE 1892, WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1909 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1912.

TOTAL AREA OF PARCEL = 83355954.67 s.f. (1,913.59 ac.)± MORE OR LESS.
ACREAGE IS EXCLUDING NON VACATED RIGHT OF WAYS

Farm Parcel Control Numbers

The Farm Parcel IDs		
Owner	Parcel ID	Acres
456 SOUTH OCEAN LLC	11-39-40-000-002-00000-7	535.00
456 SOUTH OCEAN LLC	55-38-41-000-006-00010-3	80.00
456 SOUTH OCEAN LLC	55-38-41-000-009-00010-7	80.00
456 SOUTH OCEAN LLC	55-38-41-000-010-00010-5	80.00
456 SOUTH OCEAN LLC	55-38-41-000-012-00010-1	80.00
456 SOUTH OCEAN LLC	55-38-41-000-011-00010-3	80.00
456 SOUTH OCEAN LLC	55-38-41-000-013-00010-9	80.00
456 SOUTH OCEAN LLC	55-38-41-000-008-00010-9	79.12
456 SOUTH OCEAN LLC	55-38-41-000-024-00010-6	68.92
456 SOUTH OCEAN LLC	55-38-41-000-005-00040-9	47.78
456 SOUTH OCEAN LLC	12-39-40-000-011-00000-6	46.00
456 SOUTH OCEAN LLC	55-38-41-000-022-00010-0	44.09
456 SOUTH OCEAN LLC	55-38-41-000-007-00010-1	41.33
456 SOUTH OCEAN LLC	55-38-41-000-016-00030-8	40.00
456 SOUTH OCEAN LLC	55-38-41-000-014-00030-3	40.00
456 SOUTH OCEAN LLC	55-38-41-000-014-00010-7	40.00
456 SOUTH OCEAN LLC	55-38-41-000-023-00030-4	40.00
456 SOUTH OCEAN LLC	02-39-40-000-050-00000-5	39.51
456 SOUTH OCEAN LLC	55-38-41-000-023-00010-8	38.65
456 SOUTH OCEAN LLC	55-38-41-000-004-00010-8	37.00
456 SOUTH OCEAN LLC	55-38-41-000-003-00010-0	36.00
456 SOUTH OCEAN LLC	55-38-41-000-002-00010-2	36.00
456 SOUTH OCEAN LLC	55-38-41-000-001-00010-4	32.41
456 SOUTH OCEAN LLC	11-39-40-000-016-00000-7	30.00
456 SOUTH OCEAN LLC	55-38-41-000-005-00010-5	25.50
456 SOUTH OCEAN LLC	55-38-41-000-026-00040-5	19.00
456 SOUTH OCEAN LLC	55-38-41-000-027-00050-0	17.20
456 SOUTH OCEAN LLC	12-39-40-000-000-00040-1	17.00
456 SOUTH OCEAN LLC	55-38-41-000-027-00030-5	16.14
456 SOUTH OCEAN LLC	55-38-41-000-017-00030-6	15.99
456 SOUTH OCEAN LLC	02-39-40-000-046-00000-3	10.23
456 SOUTH OCEAN LLC	11-39-40-000-016-00010-5	9.30
456 SOUTH OCEAN LLC	02-39-40-000-047-00000-1	7.81
456 SOUTH OCEAN LLC	55-38-41-000-026-00030-7	7.30
456 SOUTH OCEAN LLC	55-38-41-000-022-00020-8	5.00
456 SOUTH OCEAN LLC	55-38-41-000-025-00030-9	4.57
456 SOUTH OCEAN LLC	46-38-41-000-000-00011-4	3.38
456 SOUTH OCEAN LLC	55-38-41-000-017-00050-1	3.00
Totals	↑	1913.23

EXHIBIT "B"
RESOLUTION & SURVEY

Mr. Honey cutti stated that after he was told he had to have plans before he could get a building permit, he had gone and hired an Architect, but the Architect never sent the plans, and he had to get another one, but in the meantime, he became ill and hospitalized; however, he expected to have his plans completed during this week.

After discussion on this matter, Chairman Owens stated that he wants Mr. Glass and Mr. Higgins to go out to Mr. Honeycutt's property and determine the violation. He then read the motion that was made at the morning session, which pointed out that the County Attorney was to proceed with enforcing the violation, with whatever action is necessary, in his office.

Mr. Bondy said that they knew he was putting the trailer on the property, and he told them he would bring his plane in, and then he got into the house.

Chairman Shook pointed out that he is on the Board would be negligent if it did not require the regulations adopted, and also the dependence upon Mr. Clark and Mr. Higgins to enforce, and he wants to see this matter worked out, and if it can be done to the satisfaction of all.

Mr. Rosenberg stated that he would do this.

SEPTEMBER 1955

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

① In SE, LITTLE HOLE CREEK is a 15 foot realization from the West boundary on the North side of tract 2 of block 1 east to the Sunshine State Parkway; and

2 A 10 foot concession from the East boundary between Tract 1 of Block 1 and Tract 2 of Block 2 East to the Sunshine State Parkway, excluding the North 15 foot boundary on Tracts 1 and 2 in Block 1 and Tract 4 in Block 2; and

3 a 30 foot dedication from the West boundary between Tract 1 of Block 2 and Tract 2 of Block 1 East to Madison State Parkway, enclosing the South 15 feet centering on Tract 1 of Block 2 and Tract 3 of Block 2, and all of the dedication between Tract 1 of Block 2, the Tract 1 of Block 2, and

④ a 70 foot designation lying between Tract 5 of Block 3 and Tract 4 of Block 3, then picking up again on the west end at Tract 7 of Block 3 and Tract 2 of Block 5 back to the U. S. Government Land; and

3) a 20 foot dedication on the West boundary between Tract A of Block 4 and

MARTIN COUNTY BOARD OF COUNTY COMMISSIONER, REGULAR MEETING, SEPTEMBER 22, 1970

- (5) Tract 4 of Block 6 East to the St. Lucie Canal; and
- (6) a 15 foot dedication from the West boundary on the South side of Tract 5 of Block 6 East to the St. Lucie Canal; and
- (7) a 15 foot dedication from the North boundary on the West side of Tract 5 of Block 4 South to the South boundary of Tract 5 of Block 6; and
- (8) a 30 foot dedication from the North boundary lying between Tract 1 of Block 1 and Tract 4 of Block 12 South to the Southern boundary of Tract 2 of Block 6 and Tract of Block 7; and
- (9) a 30 foot dedication from the North boundary between Tract 1 of Block 12 and Tract 6 of Block 13 South to the St. Lucie Canal; and
- (10) a 20 foot dedication from the North boundary between Tract 1 of Block 13 and Tract 4 of Block 24 South to the U. S. Government land; and
- (11) a 30 foot dedication from the North boundary between Tract 1 of Block 24 and Tract 4 of Block 25 South to the Southern boundary of Tract 6 of Block 24 and Tract 5 of Block 25; and
- (12) a 10 foot dedication between Tract 1 of Block 22 and Tract 4 of Block 27; and
- (13) a 15 foot dedication on the West side of Tract 5 of Block 27; and
- (14) a 15 foot dedication on the South side of Tracts 5 and 6 and Block 27; and
- (15) In PALM CITY FARMS a 30 foot dedication from Hog Creek Ditch on the West to St. Lucie Inlet Farm on the East running between Tracts 4 and 47 of the North and Tract 50 and 51 on the South; and
- (16) a 20 foot dedication from the West boundary of Tract 42 to the East boundary of Tract 40 on the South side.

WHEREAS, all persons desiring to be heard with respect to such matter were given notice; and

WHEREAS, this Board is of the opinion that it would be in the best interest of the public that the said road right of way be closed, abandoned and vacated; and

WHEREAS, this Board did table the matter until the meeting of September 8, 1970, to allow petitioners to include a portion of said right of way within the LARRELLA FARMS dedication that had not been advertised previously; and

WHEREAS, pursuant to notice published in the Stuart News on August 20, 1970, a public hearing was held by and for the Board of County Commissioners of Martin County, Florida at 2:00 O'clock P. M. on September 4, 1970, in the County Courthouse in Stuart, Florida, concerning the advisability of vacating, closing and abandoning the following described road (Tract of 24):

- (17) In ST. LUCIE INLET FARMS a 30 foot dedication from the West boundary on the North side of Tract 5 of Block 1 West to the Sunshine State Parkway; and
- (18) a 30 foot dedication from the West boundary on the South side of Tract 5 of Block 6 East to the St. Lucie Canal; and
- (19) a 30 foot dedication from the North boundary on the West side of Tract 5 of Block 4 South to the South boundary of Tract 5 of Block 6; and
- (20) a 30 foot dedication from the East end of Hog Creek Ditch where it turns to a Southeast direction lying somewhere between Tract 8 of Block 10 and Tract 1 of Block 9, thence young East to the Eastern boundary of Tract 1 in Block 15, and Tract 2 of Block 10; and
- (21) a 15 foot dedication from the West boundary on the South side of Tract 7 of Block 15 to the East boundary of Tract 5 of Block 22; and
- (22) In PALM CITY FARMS a 30 foot dedication from Hog Creek Ditch on the North and running South to the Southern end of Tracts 52 and 53; and
- (23) a 15 foot dedication from the West boundary of Tract 40 on the South side running East to Hog Creek Ditch

CAN'T READ ASSUMING IT'S A 3

WHEREAS, all persons desiring to be heard with respect to such matter were given notice; and

WHEREAS, this Board is of the opinion that it would be in the best interests of the public

MARTIN COUNTY BOARD OF COUNTY COMMISSIONER, REGULAR MEETING, SEPTEMBER 22, 1970

that the said road right of way be closed, abandoned and vacated; and

WHEREAS, the said road right of way does not lead to any navigable waters of Martin County, Florida; and

IT IS THEREFORE, RESOLVED by the Board of County Commissioners of Martin County, Florida, pursuant to Chapter 330.09 - .10, Florida Statutes as follows:

1. That the following described road right of way be, and the same is hereby closed, vacated and abandoned insofar as the right of Martin County, Florida, and the public in and to such portion of road right of way is concerned:

(22) IN ST. LUCIE INLET FARMS a 15 foot dedication from the West boundary on the North side of Tract 2 of Block 1 East to the Sunshine State Parkway; and

(23) a 30 foot dedication from the West boundary between Tract 7 of Block 1 and Tract 2 of Block 2 East to the Sunshine State Parkway, excluding the North 15 feet bordering on Tracts 1 and 2 in Block 29 and Tract 4 in Block 24; and

(24) a 30 foot dedication from the West boundary between Tract 7 of Block 2 and Tract 2 of Block 3 East to Sunshine State Parkway, excluding the South 15 ft. bordering on Tract 6 of Block 23 and Tract 5 of Block 24 and all of the dedication between Tract 7 of Block 2 and Tract 2 of Block 22; and

(25) a 30 foot dedication lying between Tract 3 of Block 4 and Tract 4 of Block 1, the picking up again on the West end of Tract 7 of Block 4 and Tract 2 of Block 1 East to the U. S. Government lands; and

(26) a 30 foot dedication on the West boundary between Tract 3 of Block 4 and Tract 4 of Block 1 East to the St. Lucie Canal; and

(27) a 15 foot dedication on the West boundary on the South side of Tract 5 of Block 4 East to the St. Lucie Canal; and

(28) a 15 foot dedication from the North boundary on the West side of Tract 1 of Block 4 South to the South boundary of Tract 5 of Block 4; and

(29) a 30 foot dedication from the North boundary lying between Tract 1 of Block 1 and Tract 4 of Block 13 South to the Southern boundary of Tract 2 of Block 2 and Tract 3 of Block 1; and

(30) a 30 foot dedication from the North boundary between Tract 1 of Block 1 and Tract 4 of Block 13 South to the St. Lucie Canal; and

(31) a 30 foot dedication from the North boundary between Tract 1 of Block 1 and Tract 4 of Block 13 South to the U. S. Government lands; and

(32) a 30 foot dedication from the North boundary between Tract 1 of Block 1 and Tract 4 of Block 13 South to the Southern boundary of Tract 2 of Block 2 and Tract 3 of Block 1; and

(33) a 30 foot dedication between Tract 1 of Block 2 and Tract 4 of Block 13 South to the St. Lucie Canal; and

(34) a 15 foot dedication on the West side of Tract 3 of Block 24; and

(35) a 15 foot dedication on the South side of Tracts 5 and 6 of Block 24; and

(36) a 30 foot dedication from the West boundary on the North side of Tract 2 of Block 1 East to the Sunshine State Parkway; and

(37) a 30 foot dedication from the West boundary on the South side of Tracts 5 and 6 of Block 24 East to the St. Lucie Canal; and

(38) a 30 foot dedication from the North boundary on the West side of Tract 1 of Block 4 South to the South boundary of Tract 5 of Block 4; and

(39) a 30 foot dedication from the East end of Hog Creek Branch where it turns to a Southeast direction, lying somewhere between Tract 5 of Block 14 and Tract 1 of Block 5, thence going East to the Eastern boundary of Tract 6 in Block 15 and Tract 3 of Block 14; and

(40) a 15 foot dedication from the West boundary on the South side of Tract 7 of Block 15 to the East boundary of Tract 3 of Block 24; and

IN PALM CITY FARMS a 30 foot dedication from Hog Creek Branch on the North and running South to the Southern end of Tracts 52 and 53; and

(41) a 15 foot dedication from the West boundary of Tract 46 on the South side of Hog Creek Branch East to Hog Creek Branch; and

(42) a 30 foot dedication from Hog Creek Branch on the West to St. Lucie Inlet Farms on the East running between Tracts 46 and 47 on the North and Tract 50 and 48 on the South; and

(43) a 30 foot dedication from the West boundary of Tract 43 to the East boundary of Tract 44 on the South side; and

2. That notice of the adoption of this Resolution shall be published at the time

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, REGULAR MEETING, SEPTEMBER 22, 1970

within thirty days from the date hereof in The Stuart News, a newspaper of general circulation published in Martin County, Florida.

DATED this 22nd day of September, 1970.

BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

By: /s/ WILLIAM E. OWENS

William E. Owens, Chairman

ATTEST:

/s/ DOROTHY PIERCE

Dorothy Pierce, Clerk

(County Commissioner Seal)

NOTICE OF CLOSING ROAD RIGHT OF WAY

NOTICE IS HEREBY GIVEN that following a duly advertised public hearings held on August 11, 1970 and September 2, 1970 at 10:00 A. M. in the County Courthouse in Stuart, Florida, the Board of County Commissioners of Martin County, Florida adopted a Resolution closing, vacating and abandoning insofar as the rights of Martin County and the public in and to the same are concerned, the following road right of way:

1. (44) In ST. LUCIE ISLET FARMS a 15 foot dedication from the West boundary on the North side of Tract 2 of Block 1 East to the Sunshine State Parkway; and
2. (45) a 10 foot dedication from the West boundary between Tract 1 of Block 1 and Tract 2 of Block 2 East to the Sunshine State Parkway, excluding the North 15 feet bordering on Tract 1 and 2 of Block 2; and Tract 4 of Block 2; and
3. (46) a 10 foot dedication from the West boundary between Tract 1 of Block 2 and Tract 2 of Block 2 East to Sunshine State Parkway, excluding the South 15 feet bordering on Tract 1 of Block 2; and Tract 3 of Block 2; and all of the dedication between Tract 1 of Block 2 and Tract 2 of Block 2; and
4. (47) a 10 foot dedication lying between Tract 1 of Block 4 and Tract 4 of Block 5 and 1/2 mile on each on the West end of Tract 7 of Block 4 and Tract 2 of Block 5 East to the U. S. Government land; and
5. (48) a 10 foot dedication on the West boundary between Tract 1 of Block 5 and Tract 4 of Block 5 East to the St. Lucie Canal; and
6. (49) a 15 foot dedication from the West boundary on the South side of Tract 5 of Block 4 South to the South boundary of Tract 2 of Block 5; and
7. (50) a 10 foot dedication from the North boundary on the West side of Tract 5 of Block 4 South to the South boundary of Tract 2 of Block 5; and
8. (51) a 10 foot dedication from the North boundary lying between Tract 1 of Block 1 and Tract 4 of Block 12 South to the Southern boundary of Tract 4 of Block 6 and Tract 1 and Block 7; and
9. (52) a 10 foot dedication from the North boundary between Tract 1 of Block 12 and Tract 4 of Block 13 South to the St. Lucie Canal; and
10. (53) a 10 foot dedication from the North boundary between Tract 1 of Block 12 and Tract 4 of Block 13 South to the U. S. Government land; and
11. (54) a 10 foot dedication from the North boundary between Tract 1 of Block 24 and Tract 4 of Block 25 South to the Southern boundary of Tract 4 of Block 24 and Tract 1 of Block 25; and
12. (55) a 10 foot dedication between Tract 1 of Block 22 and Tract 4 of Block 27; and
13. (56) a 10 foot dedication on the West side of Tract 5 of Block 27; and
14. (57) a 10 foot dedication on the South side of Tract 5 and 6 of Block 27; and
15. (58) a 10 foot dedication from the West boundary on the North side of Tract 7 of Block 1 East to the Sunshine State Parkway; and
16. (59) a 10 foot dedication from the West boundary on the South side of Tract 5 of Block 6 East to the St. Lucie Canal; and
17. (60) a 10 foot dedication from the North boundary on the West side of Tract 1 of Block 4 South to the South boundary of Tract 1 of Block 6; and
18. (61) a 10 foot dedication from the East end of Hog Creek ditch where it turns to a Southeast direction lying somewhere between Tract 4 of Block 10 and Tract 1 of Block 8, thence going East to the Eastern boundary of Tract 6 in Block

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MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, REGULAR MEETING, SEPTEMBER 22, 1970

15, and Tract 3 of Block 15; and

20 (61) a 15 foot dedication from the West boundary on the South side of Tract 1 of Block 15 to the East boundary of Tract 5 of Block 22; and

IN PALM CITY FARMS a 30 foot dedication from Hog Creek Ditch on the North and running South to the Southern end of Tracts 52 and 53; and

21 (62) a 15 foot dedication from the West boundary of Tract 40 on the South side running East to Hog Creek Ditch; and

15 (63) a 30 foot dedication from Hog Creek Ditch on the West to St. Lucia Inlet Farms on the East running between Tracts 46 and 47 on the North and Tract 50 and 51 on the South; and

16 (64) a 30 foot dedication from the West boundary of Tract 02 and the East boundary of Tract 04 on the South side.

DATED this 22nd day of September, 1970.

BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

By: /s/ WILLIAM E. OWENS
William E. Owens, Chairman

ATTEST:

/s/ DOROTHY PIERCE

Dorothy Pierce, Clerk

(County Commission Seal)

Published: October 15, 1970

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An Attorney from Fort Pierce (could not detect the name) appeared before the Board, and stated he was here representing the Farrells people and that Mr. Dorn was also here. He stated that the Commissioner had abandoned the boom-time s/o road corridor in St. Lucia Farms Inc., s/o subject to the working out of a 60' road right of way to the County leading into the Park along the canal. He pointed out the location in question, and state that Mr. Gray has met with the evinrudas and they will give a 60' road right of way along the southerly border of the tract as pointed out, over to the existing county road. The Evinrudas condition is giving this out would be on the County abandoning the 60' road corridors that appear in red on the map, and the only one they need permission to advertise for the abandonment is the one that hits on the Turnpike, as shown on his map. (Legal description from Mr. Berry)

Commissioner Wachon moved that the Board authorize permission to advertise for public hearing on October 15, 1970, for the abandonment of this road, seconded by Commissioner Myers and UNANIMOUSLY CARRIED.

The attorney was asked to draw up all the papers required and to give them to Mr. Scott, County Attorney.

Law Offices
NEILL GRIFFIN & JEFFRIES
Chartered
Second Floor Skidley Building
Fort Pierce, Florida 34950

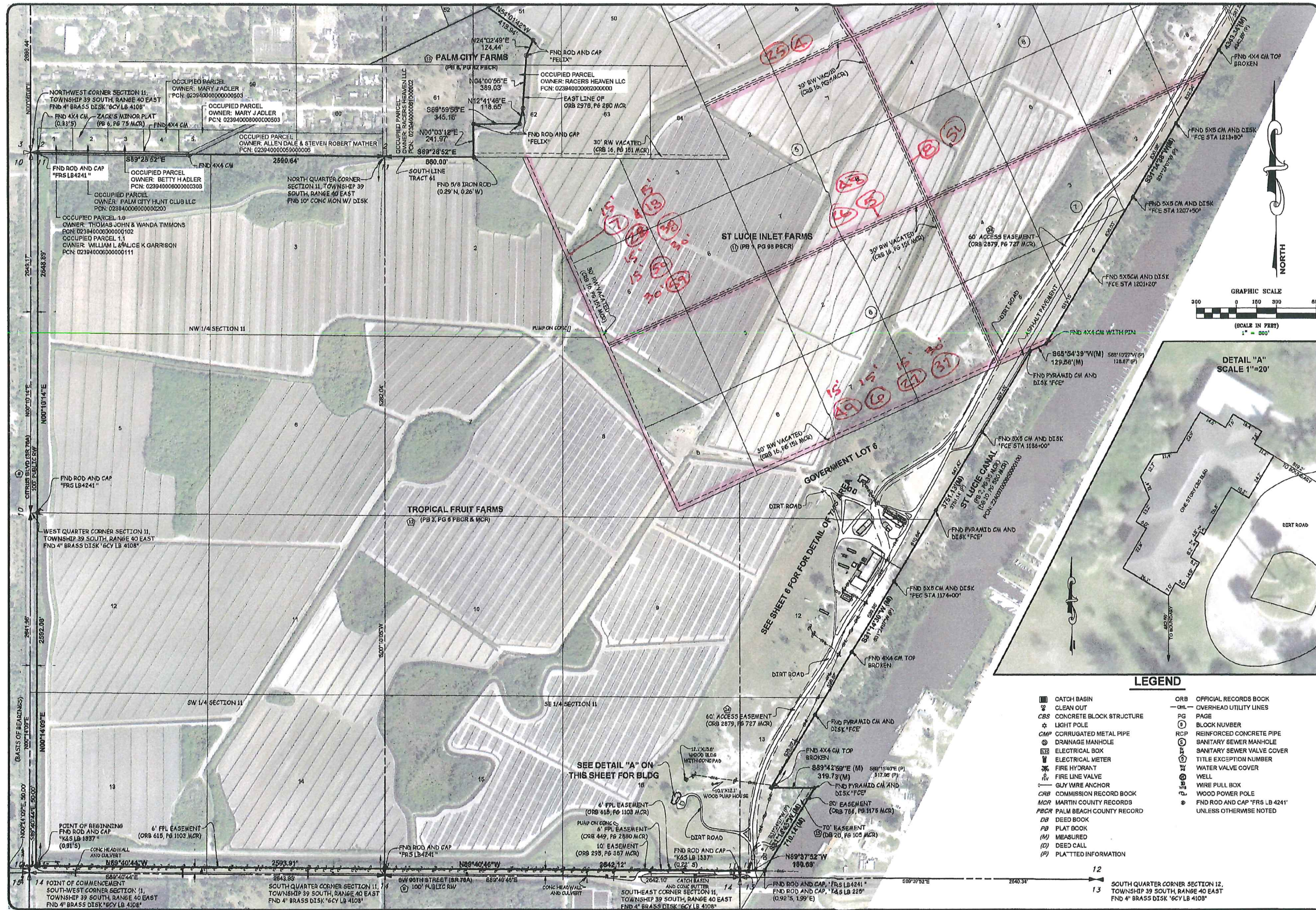
September 22, 1970

Board of County Commissioners
of Martin County, Florida
Stuart, Florida

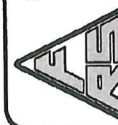
Attestation:

Pursuant to the requirements of Section 336.10, Florida Statutes, I hereby make request on behalf of L & E Corporation, A Florida corporation, for the vacation, closing and abandonment of the 30-foot road right of way described as follows:

That part of the 30 foot county road right of way that lies West of the West right of Way line of the Sunshine State Parkway and lying South of, adjacent and contiguous to, the South line of Tracts 42 and 43 and lying North of, adjacent and contiguous to, the North line of Tracts 54 and 55, Palm City Farms subdivision, Section 24, Township 38 South, Range 40 East, Palm Beach County (Now Martin County)



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. 13 4241
2207 VISTA PARADISE, SUITE 4
WEST PALM BEACH, FL 33411
Tel: 561.833.7777
Web Site: www.frsurvey.com



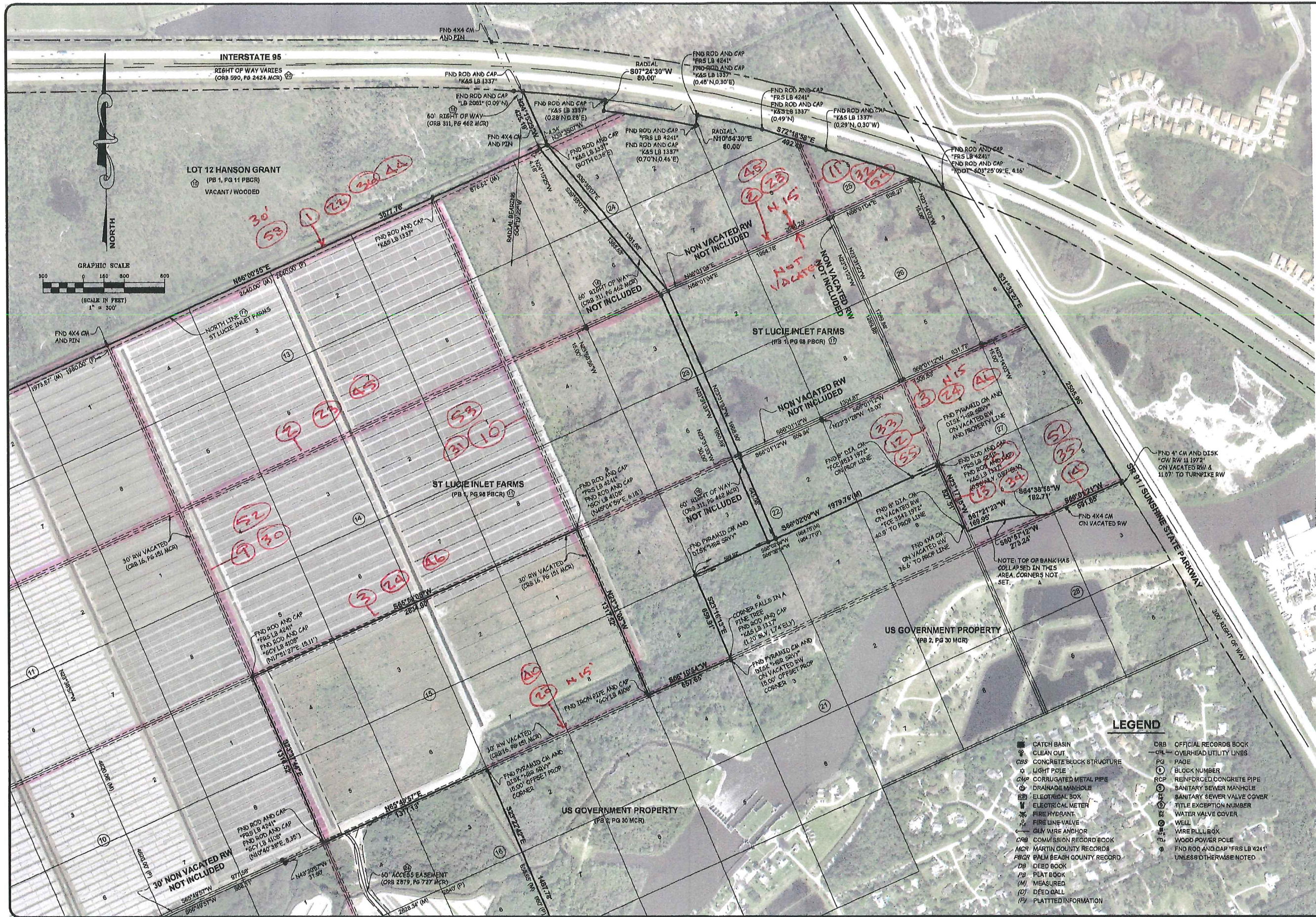
ALTANSPS LAND TITLE SURVEY
OF HARBOR EDGE MARTIN COUNTY FOR
BREVARD-HARBOR EDGE, LLC

REVISIONS
BY: DATE:

DRAWN BY:
T. C. MULLIN
APPROVED BY:
G. P. WILLIAMS
SCALE:
1" = 300'
DATE:
03/28/2022
FIELD BOOK/PAGES
G.P.S. COLLECTED

JOB NUMBER:
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F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB-4241
2257 WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178
Web Site: www.frsurvey.com

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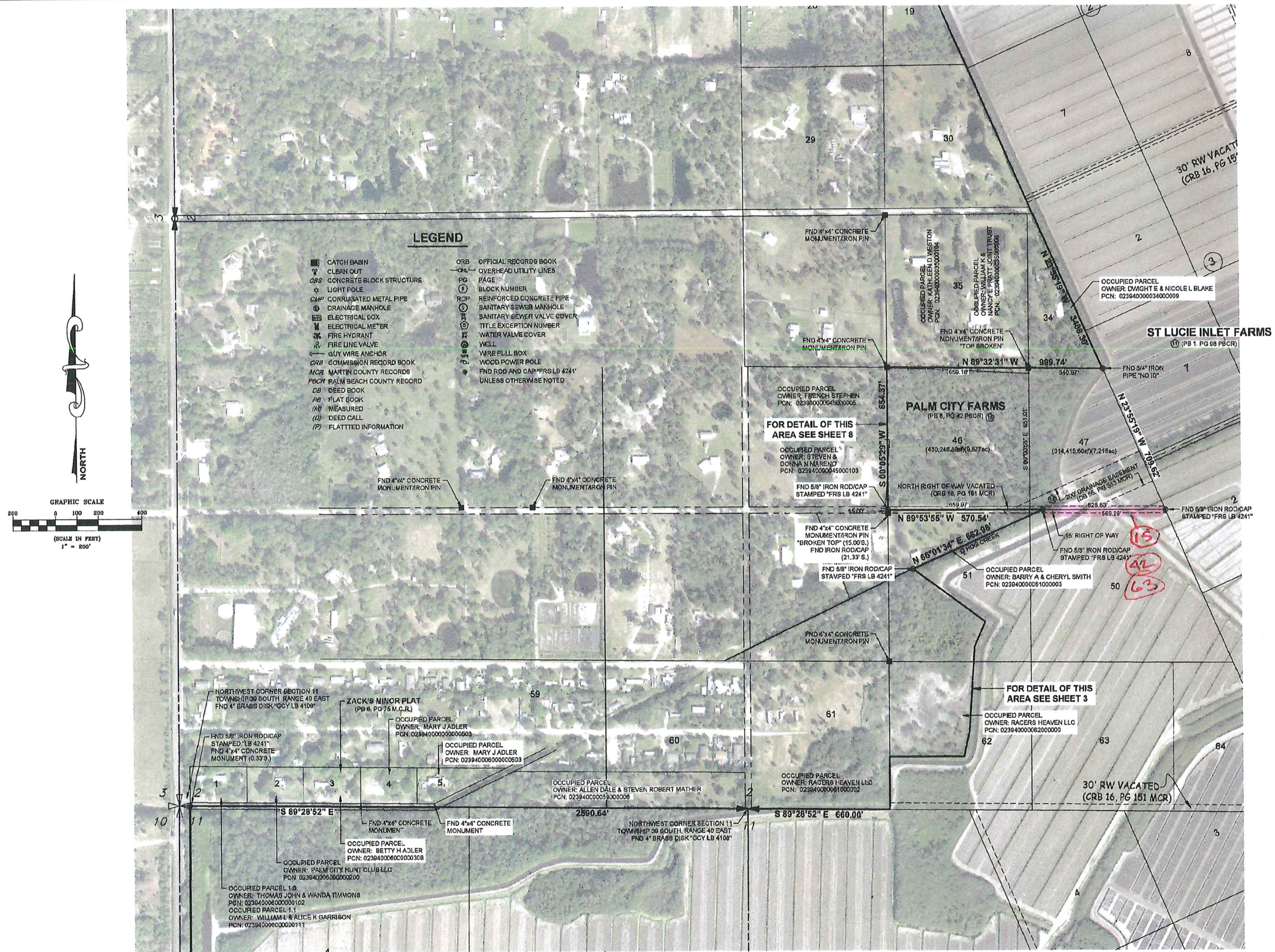
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F.R.S. & ASSOCIATES, INC., (561) 478-7178



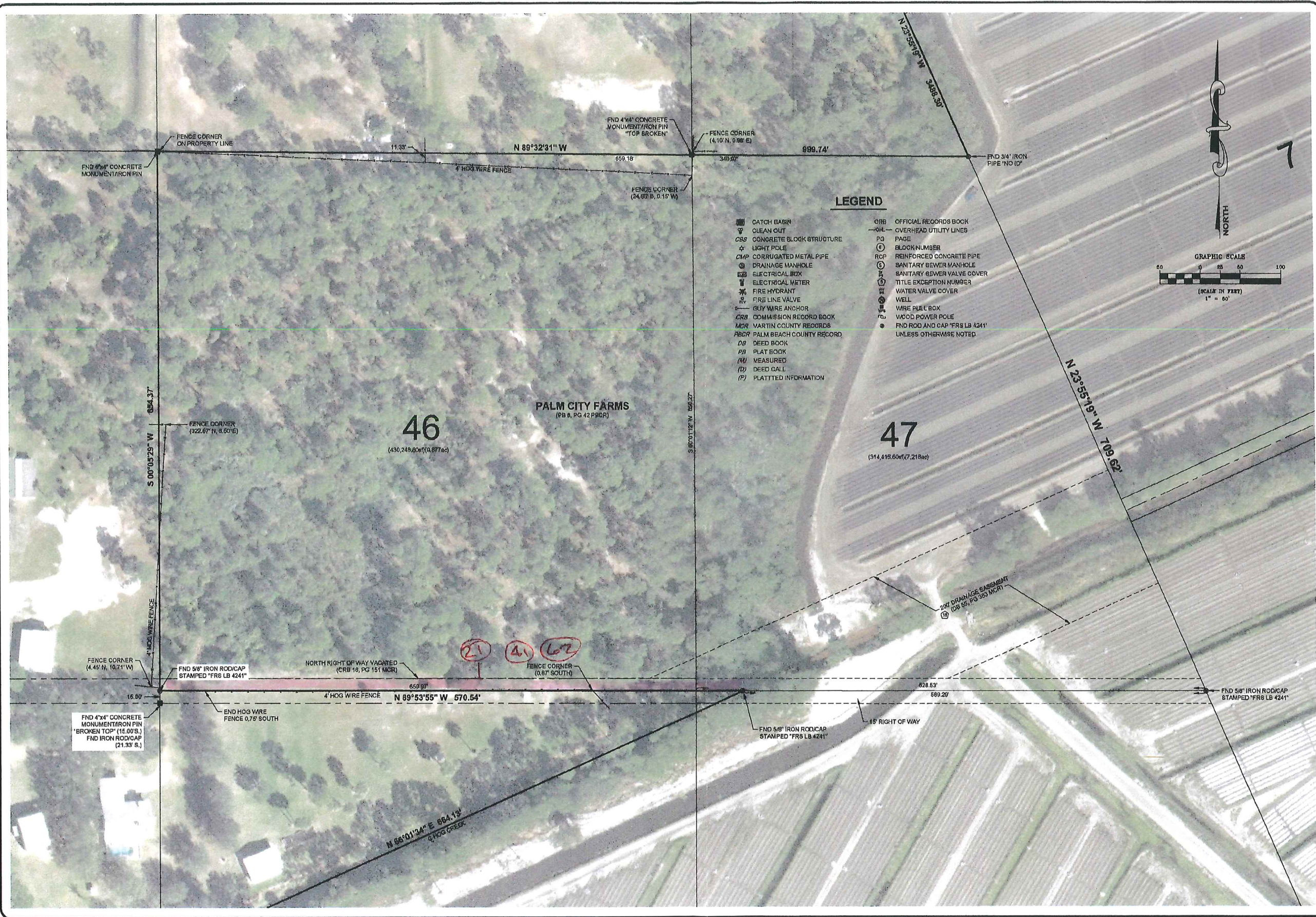
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**ALTANSPS LAND TITLE SURVEY
OF HARBOR EDGE MARTIN COUNTY FOR
BREVARD-HARBOR EDGE, LLC**

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T. C. MULLIN
APPROVED BY:
G. P. WILLIAMS
SCALE:
1" = 200'
DATE:
03/29/2022
FIELD BOOK/PAGES
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5 OF X



LEGEND

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|------|--------------------------|-----|-------------------------------|
| CB | CATCH BASIN | OR | OFFICIAL RECORDS BOOK |
| CO | CLEAN OUT | OH | OVERHEAD UTILITY LINES |
| CBS | CONCRETE BLOCK STRUCTURE | PG | PAGE |
| LP | LIGHT POLE | BN | BLOCK NUMBER |
| CMP | CORRUGATED METAL PIPE | RC | REINFORCED CONCRETE PIPE |
| DM | DRAINAGE MANHOLE | SM | SANITARY SEWER MANHOLE |
| EB | ELECTRICAL BOX | SV | SANITARY SEWER VALVE COVER |
| EW | ELECTRICAL WETER | TN | TITLE EXCEPTION NUMBER |
| FH | FIRE HYDRANT | WC | WATER VALVE COVER |
| FLV | FIRE LINE VALVE | W | WELL |
| GWA | GLY WIRE ANCHOR | WPB | WIRE PULL BOX |
| CRB | COMMISSION RECORD BOOK | WPP | WOOD POWER POLE |
| MCR | MARTIN COUNTY RECORDS | FR | FND ROD AND CAP "FRS LB 4241" |
| PBCR | PALM BEACH COUNTY RECORD | | UNLESS OTHERWISE NOTED |
| DB | DEED BOOK | | |
| PB | PLAT BOOK | | |
| M | MEASURED | | |
| D | DEED CALL | | |
| P | PLATTED INFORMATION | | |



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**ALT/NSPS LAND TITLE SURVEY
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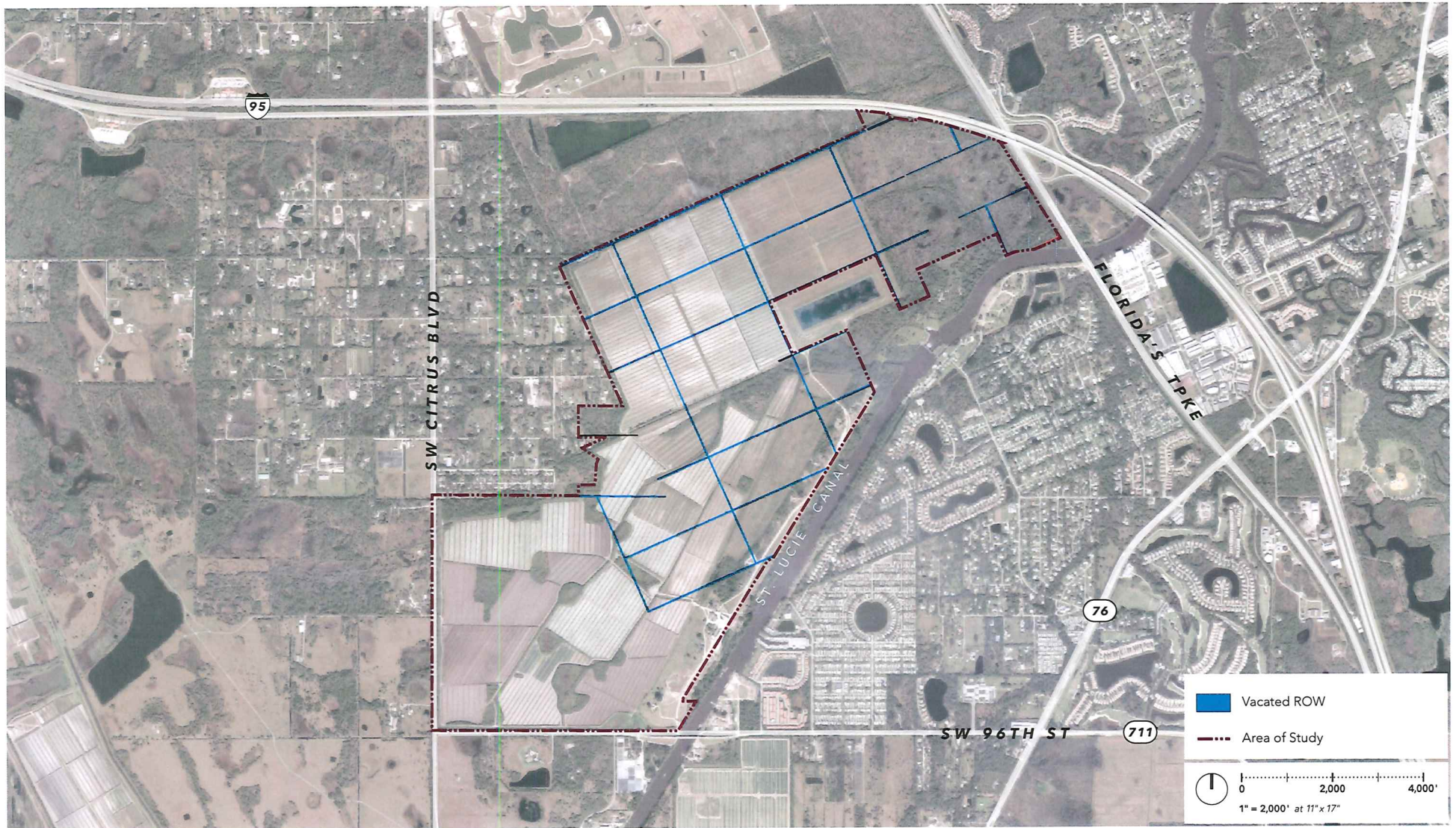
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8 OF X

EXHIBIT "C"
ROW GRAPHIC



The Farm | Right of Way Exhibit