



Inst: # 2898366  
Bk: 3223 Pg: 2816 Pages: 1 of 9  
Recorded on: 5/12/2021 4:24 PM Doc: GOV  
Carolyn Timmann  
Clerk of the Circuit Court & Comptroller  
Martin County, FL  
Rec Fees: \$78.00

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 21-4.16

REGARDING THE ABANDONMENT OF A PORTION OF  
PLATTED RIGHT-OF-WAY LYING WITHIN ST. LUCIE INLET FARMS,  
MARTIN COUNTY, FLORIDA

WHEREAS, this Board has made the following determinations of fact:

1. Pursuant to notice published in The Stuart News on April 11, 2021, a public hearing was held by the Board of County Commissioners of Martin County, Florida, on the 27<sup>th</sup> of April, in the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida, concerning abandoning and vacating the following described right-of-way in Martin County, Florida:

SEE ATTACHED EXHIBIT "A"

2. Any and all persons desiring to be heard regarding this matter were given an opportunity to present their views to this Board;
3. This Board has determined that the above-described right-of-way will not be needed as a part of the County's road system;
4. This Board has determined that vacating and abandoning said right-of-way would not be contrary to the public interest;
5. This Board has determined that no property owner will be denied access to their property as a result of this abandonment; and

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Martin County, Florida, that:

A. The following described right-of-way in Martin County, Florida, is hereby vacated and abandoned, subject to the conditions set forth in part B:

SEE ATTACHED EXHIBIT "A"

B. The vacation and abandonment of said right-of-way is subject to all easements of record and following conditions precedent:

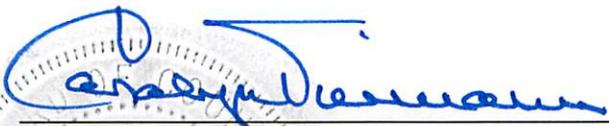
- 1) Recording of the Special Warranty Deed from KANNER 5601, LLC. conveying the real property as described in Exhibit "B" attached hereto, to Martin County; and
- 2) Publication one time within thirty (30) days, a Notice of Adoption of this Resolution in a newspaper of general circulation published in Martin County, Florida.

THIS RESOLUTION SHALL NOT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED.

DULY PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF APRIL, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA



CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER



STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:



SARAH W. WOODS, COUNTY ATTORNEY

## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 15 FEET OF A 30 FOOT WIDE ROAD RESERVATION, LYING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**FOR A POINT OF BEGINNING**, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 7, BLOCK 50 OF SAID PLAT WITH THE CENTERLINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT; THENCE NORTH 23°48'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 7, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 66°11'49" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1109.38 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 893; THENCE SOUTH 23°50'10" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID 30.00 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 66°11'49" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1109.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.38 ACRES MORE OR LESS

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE NORTHERLY LINE OF 30 FOOT WIDE ROAD RESERVATION, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS HAVING A BEARING OF NORTH 66°11'49" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS, WITH SHEET 2 AND 3 BEING THE SKETCH OF DESCRIPTION.

### LEGEND

ORB = OFFICIAL RECORDS BOOK  
⌚ = CENTERLINE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

  
7/10/20  
DATE

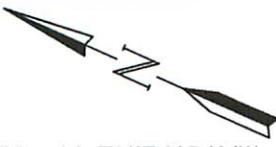


**NORTHSTAR  
GEOMATICS**

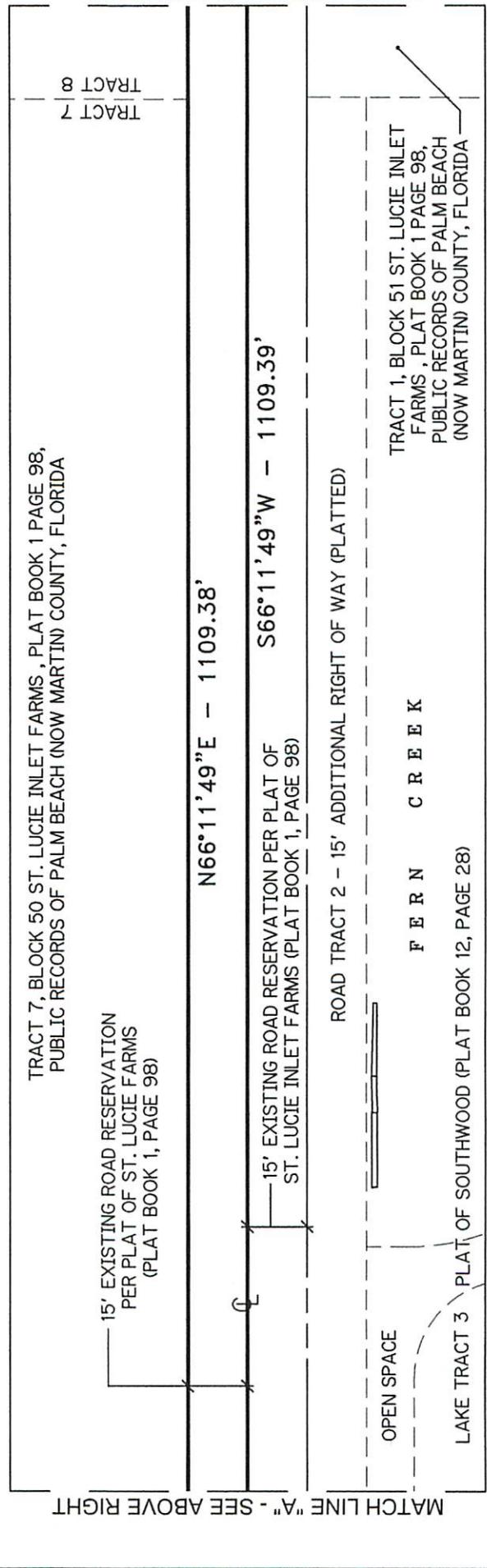
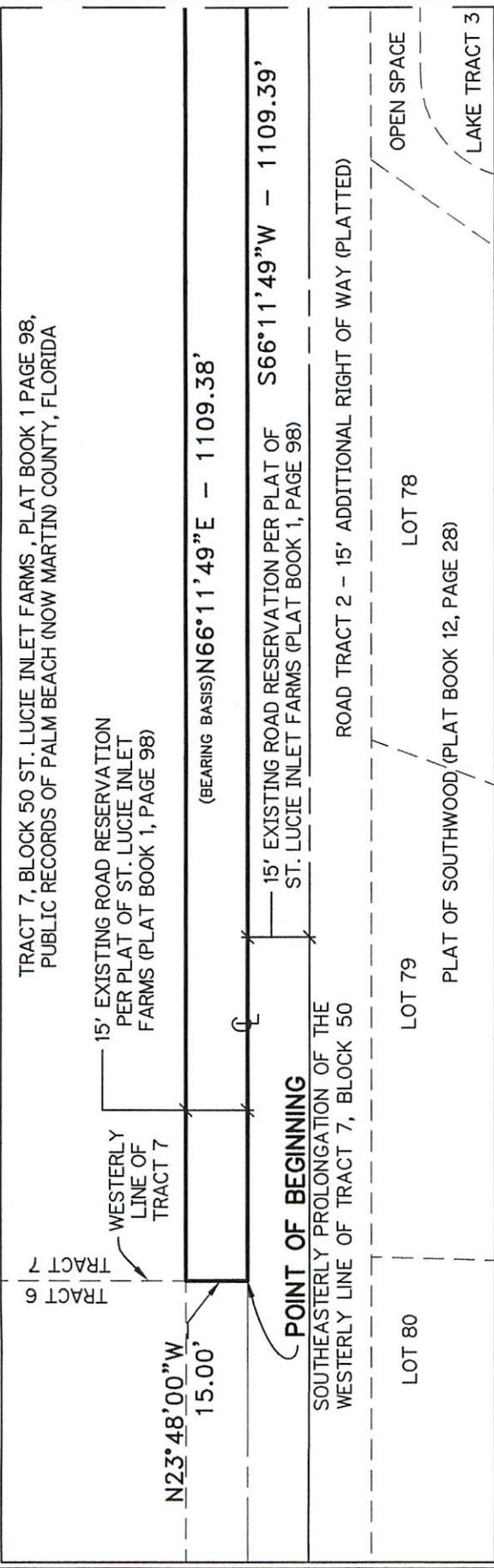
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
15' RIGHT-OF-WAY ABANDONMENT  
FOR  
KANNER 5601  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 3  
PROJECT NO.  
13-037.15



INTENDED DISPLAY  
SCALE: 1"=40'



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GEOMATICS**

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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
15' RIGHT-OF-WAY ABANDONMENT  
FOR  
KANNER 5601  
MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 3

PROJECT NO.  
**13-037.15**

MATCH LINE "B" - SEE SHEET 2

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,  
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION  
PER PLAT OF ST. LUCIE FARMS  
(PLAT BOOK 1, PAGE 98)

N66°11'49"E - 1109.38'

15' EXISTING ROAD RESERVATION PER PLAT OF  
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98) S66°11'49"W - 1109.39'

MATCH LINE "C" - SEE BELOW LEFT

TRACT 1, BLOCK 51 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,  
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

MATCH LINE "C" - SEE ABOVE RIGHT

TRACT 8, BLOCK 50 ST. LUCIE INLET FARMS, PLAT BOOK 1 PAGE 98,  
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

15' EXISTING ROAD RESERVATION PER PLAT OF  
ST. LUCIE INLET FARMS (PLAT BOOK 1, PAGE 98)

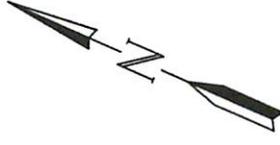
S66°11'49"W  
1109.38'

NOT INCLUDED - EXISTING STORMWATER TREATMENT AREA  
(MARTIN COUNTY ORB 1865, PAGE 0893)  
PARCEL ID NO. 55-38-41-000-050-00081-5

S23°50'10"E - 15.00' 208.71'

15' EXISTING ROAD RESERVATION PER PLAT  
OF ST. LUCIE FARMS (PLAT BOOK 1, PAGE 98)

S66°11'49"W - 1109.39'



INTENDED DISPLAY  
SCALE: 1"=40'



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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
15' RIGHT-OF-WAY ABANDONMENT  
FOR

KANNER 5601  
MARTIN COUNTY, FLORIDA

SHEET NO.

3  
OF 3

PROJECT NO.

13-037.15

# EXHIBIT "B"

This instrument prepared by:  
Ellen MacArthur  
Real Property Division  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: Kanner Lake  
Property Address: N/A  
PCN: 55-38-41-006-001-00010-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 29<sup>th</sup> day of December, 2020, between KANNER 5601, LLC, a Florida limited liability company, whose address is 7995 Mahogany Run Lane, Naples, FL 34113 ("Grantor"), to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, more particularly described on Exhibit "A" attached hereto (the "Land").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO real estate taxes for 2020, if any, and all subsequent years, and easements and restrictions of record, if any.

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Accepted pursuant to  
Resolution No. 21-4.17

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Print Name: Rensickje Langbeek

[Signature]  
Print Name: Birgit de Lange  
Two witnesses as to Grantor

**GRANTOR:**

KANNER 5601, LLC, a Florida limited liability company

By: LELY DEVELOPMENT CORPORATION, a Florida corporation, Its Authorized Member

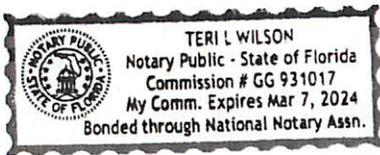
[Signature]  
By: \_\_\_\_\_  
Joseph D. Boff, President

STATE OF FLORIDA  
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of DECEMBER, 2020, by JOSEPH D. BOFF, as President of LELY DEVELOPMENT CORPORATION, a Florida corporation, as Authorized Member of KANNER 5601, LLC, a Florida limited liability company. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

[Affix Notary Seal]

[Signature]  
Print Name: Teri L Wilson  
Notary Public, State of Florida  
Commission No.: 66931017  
My Commission Expires: 3/7/2024



## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN TRACT 1 AND TRACT 8, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1, SAID POINT LYING ON THE WESTERLY AND SOUTHERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID ST. LUCIE INLET FARMS SUBDIVISION PLAT; THENCE SOUTH 23°50'10" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 1 AND ALONG THE SAID WESTERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION, A DISTANCE OF 300.80 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 23°50'10" EAST, ALONG SAID EASTERLY LINE OF TRACT 1 AND EASTERLY LINE OF TRACT 8 AND ALONG SAID WESTERLY LINE OF A 30 FOOT WIDE ROAD RESERVATION, A DISTANCE OF 793.67 FEET; THENCE SOUTH 66°11'49" WEST, A DISTANCE OF 10.00' TO A POINT THAT IS 10.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 23°50'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 793.19 FEET; THENCE NORTH 63°24'22" EAST, A DISTANCE OF 10.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.18 ACRES MORE OR LESS

### SURVEYOR'S NOTES

1. BEARING BASIS IS THE EASTERLY LINE OF TRACT 1, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION HAVING A BEARING OF SOUTH 23°50'10" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

  
GREGORY S. FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350



1-20-21  
DATE



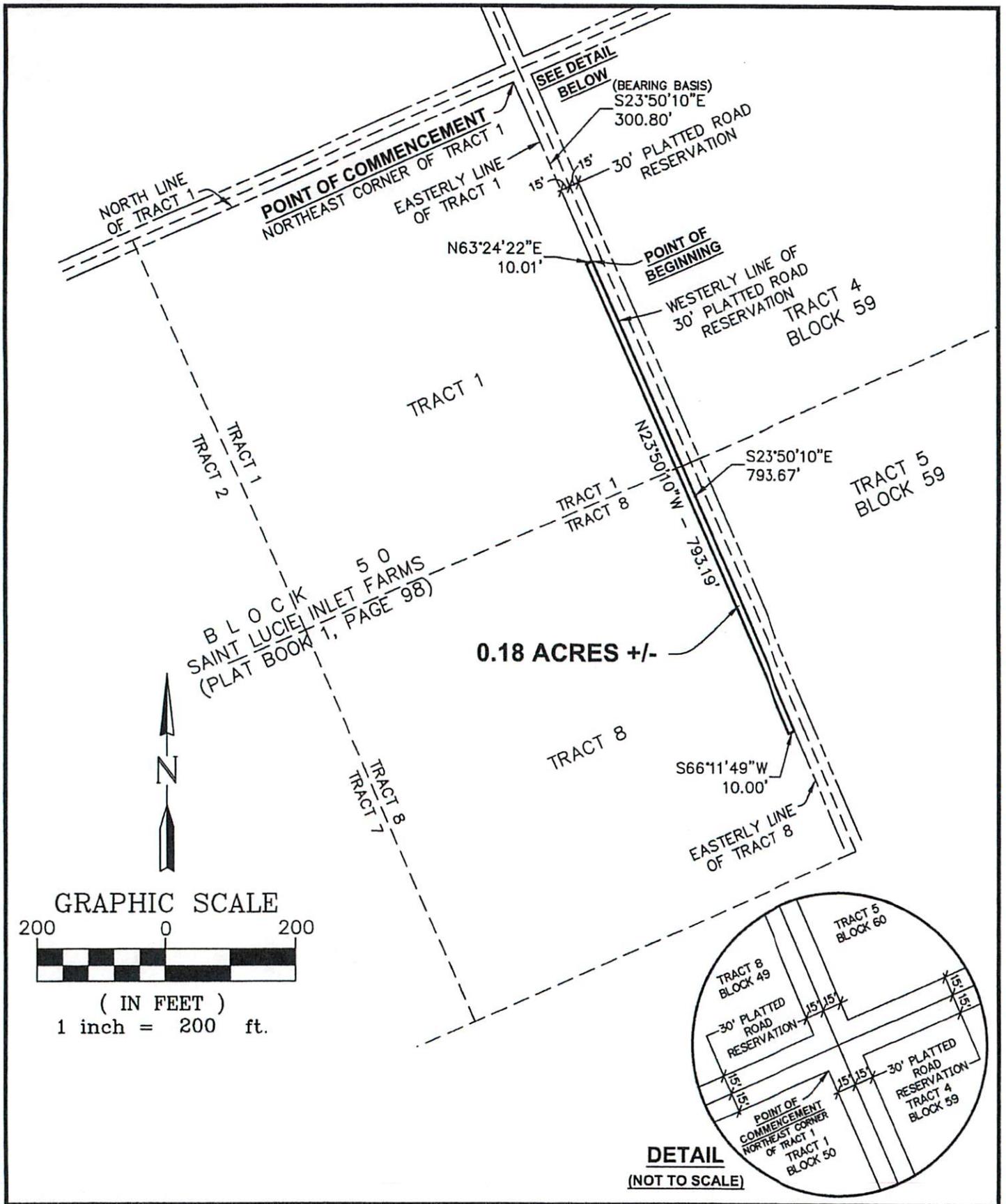
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(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
DRAINAGE RIGHT-OF-WAY DONATION  
KANNER 5601

MARTIN COUNTY, FLORIDA

SHEET NO.
<u>1</u>
OF <u>2</u>
PROJECT NO.
<u>13-037.15</u>



**NORTHSTAR GEOMATICS**  
617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
DRAINAGE RIGHT-OF-WAY DONATION  
KANNER 5601  
MARTIN COUNTY, FLORIDA

SHEET NO.	2
OF	2
PROJECT NO.	13-037.15