

This instrument prepared by:
Colleen .Holmes
Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: SE138th Street
Property Address: SE 138th Street
Project # 2963

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

THIS DEED, made this _____ day of _____, 201____, by MARTIN COUNTY, a political subdivision of the State of Florida, 2401 SE Monterey Road, Stuart, Florida 34996, party of the first part, and A.C.H. Associates, a Florida general partnership, party of the second part, whose mailing address is 555 Madison Avenue, 32nd Floor, New York, New York 10022.

WITNESSETH that the said party of the first part, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the party of the second part, his heirs and assigns forever, the following described land lying and being in Martin County, Florida:

SEE ATTACHED EXHIBIT "A"

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

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MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 1 OF 4

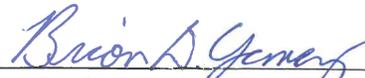
EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON: CONSTRUCTION PLANS FOR SE 138TH STREET REALIGNMENT AND PAVING, BY GIANGRANDE ENGINEERING AND PLANNING, DATED FEBRUARY 9TH, 2018, CAD FILE 17-023 BNDY & TOPO SE 138th STREET 032317.DWG, CAD FILE 17-023 SKL ACH PARCEL 080117.DWG, CAD FILE 18-151.DWG.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. BEARING AND REFERENCE: BEARING IS SOUTH 00°07'11" WEST, REFERENCE IS THE EASTERLY LINE OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND TO BE EXCHANGED.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
8. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
9. 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.
10. LEGEND: DB=DEED BOOK, ORB=OFFICIAL RECORD BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SEC=SECTION

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SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE



BRION D. YANCY, PSM

PROJECT SURVEYOR - SURVEYING DIVISION
PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA LICENSE NO. 7162

DATE: 7-31-2019

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 2, 3, AND 4.

RIGHT-OF-WAY

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 07/31/2019

DRAWING # 19-065.DWG

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 2 OF 4

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°07'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 854.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 36, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 69°00'25" WEST, WITH A RADIUS OF 446.86 FEET, HAVING A CHORD BEARING OF NORTH 14°35'26" WEST, A CHORD LENGTH OF 99.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'19", AN ARC DISTANCE OF 99.87 FEET; THENCE NORTH 08°11'16" WEST, A DISTANCE OF 115.92 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 81°48'44" EAST, WITH A RADIUS OF 950.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'11", AN ARC DISTANCE OF 47.03 FEET, TO A POINT OF A NON-TANGENT LINE; THENCE NORTH 00°07'11" EAST, A DISTANCE OF 328.20 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF SOUTH 89°52'49" EAST, WITH A RADIUS OF 217.30 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'03", A DISTANCE OF 217.30 FEET, TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2563, PAGE 1836 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE SOUTH 89°50'11" EAST, A DISTANCE OF 231.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 57°30'58" EAST WITH A RADIUS OF 317.30 FEET AND HAVING A CHORD BEARING OF SOUTH 37°56'07" EAST, A CHORD LENGTH OF 60.29 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°54'10", AN ARC DISTANCE OF 60.38 FEET, TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°07'11" WEST, A DISTANCE OF 756.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44,150.3 SQUARE FEET, (1.01 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3, AND 4.

RIGHT-OF-WAY

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : *BDY*

DRAWN BY : *MNM* | SCALE : *N/A*

DATE : *07/31/2019*

DRAWING # *19-065.DWG*

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 3 OF 4

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | N08°11'16"W | 115.92' |
| L2 | N00°07'11"E | 328.20' |
| L3 | S89°50'11"E | 231.85' |
| L4 | S00°07'11"W | 756.62' |

| CURVE TABLE | | | | | | |
|-------------|-----------|---------|----------------|---------|---------------|--------------|
| CURVE # | DELTA | LENGTH | RADIAL BEARING | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 12°48'19" | 99.87' | S69°00'25"W | 446.86' | N14°35'26"W | 99.66' |
| C2 | 2°50'11" | 47.03' | N81°48'44"E | 950.00' | | |
| C3 | 90°27'03" | 343.04' | S89°52'49"E | 217.30' | | |
| C4 | 10°54'10" | 60.38' | N57°30'58"E | 317.30' | S37°56'07"E | 60.29' |

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 4.

RIGHT-OF-WAY
SE 138TH STREET
MARTIN COUNTY, FLORIDA

| | |
|----------------------|-------------|
| SUPERVISED BY : BDY | |
| DRAWN BY : MNM | SCALE : N/A |
| DATE : 07/31/2019 | |
| DRAWING # 19-065.DWG | |

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-065

M.C. PROJ. NO. 19-065

SHEET NO. 4 OF 4

S89°50'11"W 897.55'

NORTH LINE OF SECTION 36

VARIABLE WIDTH

25 30

SE BRIDGE ROAD
(RIGHT OF WAY-VARIABLE WIDTH
D&FJ BK 2, PG 37)

ORB 2563, PG 1836

POC

NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 39
SOUTH, RANGE 41 EAST



OWNER: ACH ASSOCIATES
PARCEL CONTROL NUMBER:
36-39-41-000-013-00000-9

AREA=44,150.3 SQUARE FEET
(1.01 ACRES) MORE OR LESS

OWNER: MARTIN COUNTY
PARCEL CONTROL NUMBER:
31-39-42-000-001-00060-0

S00°07'11"W 854.27'

BEARING BASIS

POB

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

HOBE SOUND ROAD
DECLARED 100' ROW
DB 10, PG 407

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200' OR SMALLER.

RIGHT-OF-WAY
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY
DRAWN BY : MNM | SCALE : 1"=200'
DATE : 07/31/2019
DRAWING # 19-065.DWG