



Martin County, Florida  
 Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

### DEVELOPMENT REVIEW APPLICATION

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)

#### A. GENERAL INFORMATION

**Type of Application:** Revised Major Final Site Plan

**Name or Title of Proposed Project:** Highpointe Phase 2

**Brief Project Description:**

Phase 2 Site Plan Amendment to add the 6 lots that were approved in the latest PUD and Master Plan Amendment.

**Was a Pre-Application Held?**  YES/ NO **Pre-Application Meeting Date:** \_\_\_\_\_

**Is there Previous Project Information?**  YES/ NO

**Previous Project Number if applicable:** C148-012

**Previous Project Name if applicable:** Pulte at Christ Fellowship

**Parcel Control Number(s)**

<u>173941000007000109</u>	<u>083941000015000300</u>
<u>173941000008000205</u>	<u>083941000015000209</u>
<u>173941000008000107</u>	_____
<u>173941000001000004</u>	_____
<u>173941000002000002</u>	_____

#### B. PROPERTY OWNER INFORMATION

**Owner (Name or Company):** Pulte Home Company

**Company Representative:** Garrett Dinsmore

**Address:** 1475 Centrepark Blvd, Suite 140

**City:** West Palm Beach, **State:** FL **Zip:** 33401

**Phone:** 304-290-6022 **Email:** garrett.dinsmore@pulte.com

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as Owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Cotleur & Hearing

Company Representative: Leah Heinzelmann

Address: 1934 Commerce Ln, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-747-6336 Email: lheinzelmann@cotleur-hearing.c

**Contract Purchaser (Name or Company):** N/A

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Same as Agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** Same as Agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** Caulfield & Wheeler

Company Representative: David Lindley

Address: 7900 Glades Rd

City: Boca Raton, State: FL Zip: 33434

Phone: 561-239-7070 Email: dave@cwiasoc.com

**Civil Engineer (Name or Company):** EDC

Company Representative: David Baggett

Address: 10250 SW Village Pkwy, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 321-848-2851 Email: davidbaggett@edc-inc.com

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** OERP  
Company Representative: Susan O'Rourke  
Address: 969 SW Federal Hwy, Suite 402  
City: Stuart, State: FL Zip: 34994  
Phone: 561-350-8738 Email: seorourke@comcast.net

**Architect (Name or Company):** Same as Applicant  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** Fox McCluskey Bush Robinson  
Company Representative: Tyson Waters  
Address: 3473 SE Willoughby Blvd  
City: Stuart, State: FL Zip: 34994  
Phone: 772-287-4444 Email: twaters@foxmccluskey.com

**Environmental Planner (Name or Company):** Same as Civil Engineer  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**D. Completeness Sufficiency Review**

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

**E. Certification by Professionals**

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

**F. APPLICANT or AGENT CERTIFICATION**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

[Signature]  
Applicant Signature

1-8-25  
Date

Leah Heinzelman  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 8 day of January, 20 25, by Leah Heinzelman.

He or She  is personally known to me or \_\_\_ has produced \_\_\_ as identification.

[Signature]  
Notary Public Signature

Mariana Arias Sanz  
Printed name

STATE OF: FLORIDA at-large



MARIANA ARIAS SANZ  
Notary Public  
State of Florida  
Comm# HH406739  
Expires 6/5/2027



Martin County County Florida Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996  
 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

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### Digital Submittal Affidavit

I, Leah Heinzelmann, attest that the electronic version included for the project Highpointe Phase 2 Site Plan Amendment is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]  
 Applicant Signature

1-23-25  
 Date

### NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 23 day of January, 20 25, by Leah Heinzelmann.

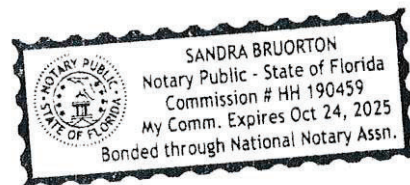
He or She She is personally known to me or — has produced — as identification.

[Signature]  
 Notary Public Signature

Sandra Bruorton  
 Printed name

STATE OF: Florida

at-large



January 21, 2025

Martin County  
Growth Management Department  
2401 SE Monterey Rd  
Stuart, FL 34996

## Highpointe Phase 2 Site Plan Amendment Narrative

### Description:

**Site Address:** 10205 Pratt Whitney Rd, Stuart

**Parcel Size:** 145.313 acres

**Parcel IDs:** 173941000007000109

173941000008000205

173941000008000107

173941000001000004

**Current Land Use:** Estate Density Residential

**Current Zoning:** PUD

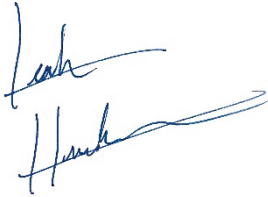
To whom it may concern,

Please accept this letter for **Item 5. Narrative** for the proposed Site Plan Amendment for Phase 2 of the Highpointe project. The overall Highpointe site, approximately 301 acres, is being developed in a total of two phases, the first of which encompasses roughly 156 acres and has been approved and platted for 94 single-family units.

The 145.313-acre Phase 2 project site is located south of Phase 1 and east of the existing Christ Fellowship Church, which is also part of the PUD. The Phase 2 Site Plan was originally approved on February 20, 2024, and consisted of 190 single-family lots. This Site Plan Amendment is being applied for consistency with the latest approved Highpointe PUD Third Amendment. The amendment included a change in the area owned by Christ Fellowship, removing approximately six acres from the Church parcel and adding them to the Phase 2 property. Therefore, the Church parcel decreased from 28.28ac to 22.59ac, and the Pulte Phase 2 property increased from 117.03ac to 122.72. Phase 2 was originally approved for 190 units, and this amendment also includes the addition of six lots across the amenity center, consistent with the latest approved PUD Masterplan and density calculations. These lots are numbered 285 through 290 on the updated Site Plan. All other plans have been revised to reflect these changes.

Should you have any questions or need clarification about the Highpointe Phase 2 Site Plan Amendment application, please do not hesitate to contact me at [Lheinzelmann@cotleur-hearing.com](mailto:Lheinzelmann@cotleur-hearing.com) or 561-406-1007.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah Heinzelmann", with a long horizontal flourish extending to the right.

Leah Heinzelmann  
Cotleur & Hearing - 1934 Commerce Lane  
Suite 1, Jupiter, FL 33458

April 28, 2022

**Owner Consent**  
**Pulte Highpointe**

To whom it may concern,

Please be advised that the undersigned, Christ Fellowship Church, Inc, is the owner of the approximately 321-acre project site located at 10205 SW Pratt Whitney Road. The undersigned does hereby authorize Pulte Home Company, LLC, as the applicant and Cotleur & Hearing as the agent for applications related to this site; including but not limited to PUD amendments, site plans and their respective amendments, and plats and their respective amendments.

Stephen P Austin, 5/2/2022  
Signature Date

STEPHEN P AUSTIN, PRES  
Printed Name

## NOTARY ACKNOWLEDGEMENT

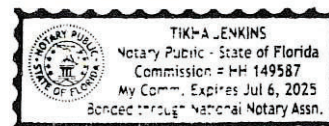
STATE OF Florida

COUNTY OF \_\_\_\_\_

I hereby certify that the foregoing instrument was acknowledged before me this 2nd day of May, 2022, by Stephen P. Austin. He or she has signed in person or  electronically and is  personally known to me or has produced \_\_\_\_\_ as identification.

Tikha Jenkins  
Notary Public Signature

Tikha Jenkins  
Printed Name


State of Florida at-large



Record and Return to:  
The Tullio Law Firm  
Title Processing Center  
35412 Chancey Road  
Zephyrhills, FL 33541

Rec Fees \$35.50  
Doc Stamps \$26250.00

Prepared by and return to:  
John Fenn Foster, Esq.  
Foster & Fuchs, P.A.  
4425 Military Trail Suite 109  
Jupiter, FL 33458  
561-799-6797  
File Number: CFC-Martin Pres

  
INSTR # 2326030  
OR BK 02571 PG 1380  
Pgs 1380 - 13837 (4pgs)  
RECORDED 04/13/2012 12:29:13 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 26,250.00  
RECORDED BY S Phoenix

[Space Above This Line For Recording Date]

## Warranty Deed

**This Warranty Deed** made this 12th day of April, 2012 between Taylor Morrison of Florida, Inc., a Florida corporation, whose post office address is 1211 N. Westshore Blvd., Suite 512, Tampa, FL 33607, grantor, and Christ Fellowship Church, Inc., a Florida Not-for-Profit Corporation whose post office address is 5343 Northlake Blvd., Palm Beach Gardens, FL 33418, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to (1) taxes and assessments for the year 2012 and subsequent years; (2) covenants, conditions, restrictions, limitations, reverters and easements of record, none of which are intended to be reimposed hereby; and (3) governmental, land use and zoning restrictions and regulations.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2011**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

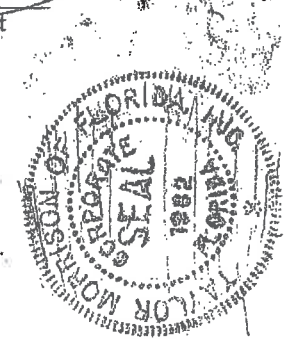
[Signature]  
Witness Name: S. Todd Merrill

[Signature]  
Witness Name: Elaine A. Stulic

Taylor Morrison of Florida, Inc.

By: [Signature]  
Louis E. Steffens, President

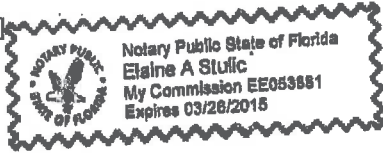
(Corporate Seal)



State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April, 2012 by Louis E. Steffens, President of Taylor Morrison of Florida, Inc., on behalf of the corporation. He/she  is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Elaine A. Stulic

My Commission Expires: 03-26-2015

Exhibit "A"  
Legal Description

All of Tracts 1, 2, 7, 8, 9, 10 and the North three quarters of Tracts 15 and 16, Section 17, Township 39 South, Range 41 East, Tropical Fruit Farms, according to the Plat thereof, as recorded in Plat Book 3, Page 6, of the Public Records of Palm Beach County (Now Martin County), Florida;

Together with the South 834.49 feet of that part of Tracts 15 and 16, Section 8, Township 39 South, Range 41 East, of said Plat of Tropical Fruit Farms, lying Westerly of the right-of-way for Florida's Turnpike;

Excepting therefrom the right-of-way deeded to Martin County in Deed Book 42, Page 517 and Deed Book 42, Page 524, of the Public Records of Martin County, Florida;

Also excepting the rights-of-way deeded to Martin County in Official Record Book 111, Page 546 and Official Record Book 111, Page 551, and Official Record Book 111, page 556, all of the Public Records of Martin County, Florida;

Also excepting the right-of-way for the South Fork High School access road, recorded in Official Record Book 494, Page 2683, of the Public Records of Martin County, Florida;

Also excepting the 40 foot posted and viewed right of way (Kansas Avenue) by declaration of the County Commissioners of Palm Beach County September 5, 1923.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 02°15' 47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556,

OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA

Parcel Identification Nos: 08-39-41-000-015-00020-9  
08-39-41-000-015-00030-0  
17-39-41-000-001-00000-4  
17-39-41-000-002-00000-2  
17-39-41-000-007-00010-9  
17-39-41-000-008-00010-7  
17-39-41-000-008-00020-5



**THIS INSTRUMENT PREPARED BY:**

John Fenn Foster, Esq.  
FOSTER & FUCHS, P. A.  
4425 Military Trail – Ste 109  
Jupiter, FL 33458  
Tel: (561) 799-6797  
Email: [jfoster@fosterfuchs.com](mailto:jfoster@fosterfuchs.com)

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*(above space reserved for recording information)*

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made the 11 day of May, 2022, by **CHRIST FELLOWSHIP CHURCH, INC.**, a Florida not-for-profit corporation, whose post office address is 5343 Northlake Blvd., Palm Beach Gardens, FL 33418 (hereinafter referred to as the “**Grantor**”), to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose post office address is 1475 Centrepark Blvd, Suite 140, West Palm Beach, FL 33401 (hereinafter referred to as the “**Grantee**”).

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Martin County, Florida, as more particularly described on **Exhibit A** attached hereto and made a part hereof (the “**Land**”).

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Land (together, the “**Property**”).

TO HAVE AND TO HOLD, the same unto Grantee, its successors and assigns, in fee simple forever.

THIS CONVEYANCE MADE SUBJECT to (i) the lien of real estate taxes and special assessments for 2022 and subsequent years, (ii) all applicable laws, including zoning, subdivision, and building ordinances and land use laws and regulations; (iii) restrictions and matters appearing on any plat of the Land or otherwise common to the subdivision of the Land; (iv) any conditions of approval for development of the Land; (v) those covenants, conditions, easements, dedications, rights-of-way and matters of record set forth on the attached **Exhibit B**, none of which are reimposed, with all of the foregoing (i) through (v), inclusive, being the “**Permitted Exceptions**”.


And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be duly executed this Special Warranty Deed to be effective as of the day and year first above written.


**GRANTOR:**

**CHRIST FELLOWSHIP CHURCH, INC.**

a Florida not-for-profit corporation

  
Printed Name: Elizabeth Bogatin

  
Printed Name: John Penn Foster

By:   
Thomas D. Mullins, Vice Pres.

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing Special Warranty Deed was acknowledged before me by means of  physical presence or  online notarization this 11 day of May, 2022, by Thomas D. Mullins, as Vice President of CHRIST FELLOWSHIP CHURCH, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is  personally known to me or,  has produced \_\_\_\_\_ as identification.

  
Notary Public - State of Florida



**EXHIBIT A****Legal Description of Land**

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1 AND 2, AND A PORTION OF TRACTS 7, 8, 9 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.00°42'48"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 4,261.92 FEET; THENCE S.54°46'15"W., A DISTANCE OF 9.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°09'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 12.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 29°25'26"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.68 FEET; THENCE S.39°30'08"W., A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°53'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 17.36 FEET; THENCE S.59°23'28"W., A DISTANCE OF 86.37 FEET; THENCE S.63°32'35"W., A DISTANCE OF 50.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°08'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 31.53 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°18'39"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 92.69 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°41'53"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 17.19 FEET; THENCE N.65°56'09"W., A DISTANCE OF 58.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°57'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.53 FEET; THENCE N.38°58'29"W., A DISTANCE OF 40.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 60°58'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 53.21 FEET; THENCE N.21°59'54"E., A DISTANCE OF 17.30 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 58°43'47"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 51.25 FEET; THENCE N.06°08'04"E., A DISTANCE OF 49.26 FEET; THENCE N.20°02'07"E., A DISTANCE OF 67.33 FEET; THENCE N.27°55'10"E., A DISTANCE OF 61.01 FEET; THENCE N.33°16'26"E., A DISTANCE OF 57.70 FEET; THENCE N.45°44'54"E., A DISTANCE OF 40.93 FEET; THENCE N.32°57'23"E., A DISTANCE OF 13.10 FEET; THENCE N.00°55'59"W., A DISTANCE OF 49.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°52'14"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 41.78 FEET; THENCE N.46°56'16"E., A DISTANCE OF 64.84 FEET; THENCE N.34°38'27"W., A DISTANCE OF 12.67 FEET; THENCE N.03°05'22"E., A DISTANCE OF 57.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°58'32"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 15.69 FEET; THENCE N.14°53'10"W., A

DISTANCE OF 52.83 FEET; THENCE N.03°16'33"W., A DISTANCE OF 75.49 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 111°22'20"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 97.19 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°59'05"E., A RADIAL DISTANCE OF 85.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 79°18'17", A DISTANCE OF 119.02 FEET; THENCE N.03°12'08"E., A DISTANCE OF 41.81 FEET; THENCE N.07°12'17"E., A DISTANCE OF 50.55 FEET; THENCE N.12°26'30"E., A DISTANCE OF 40.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 29°12'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 113.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.99 FEET AND A CENTRAL ANGLE OF 39°49'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 369.14 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 09°14'20"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.25 FEET; THENCE N.13°49'18"E., A DISTANCE OF 62.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 31°12'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.18 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 382.90 FEET AND A CENTRAL ANGLE OF 57°03'33"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 381.31 FEET; THENCE N.19°45'59"W., A DISTANCE OF 42.44 FEET; THENCE N.25°15'40"W., A DISTANCE OF 123.37 FEET; THENCE N.42°50'43"W., A DISTANCE OF 82.99 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 121.40 FEET AND A CENTRAL ANGLE OF 63°36'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 134.76 FEET; THENCE S.73°33'17"W., A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°23'58"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 91.10 FEET; THENCE N.89°02'46"W., A DISTANCE OF 155.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°10'02"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 85.81 FEET; THENCE N.39°52'44"W., A DISTANCE OF 79.42 FEET; THENCE N.32°34'24"W., A DISTANCE OF 48.74 FEET; THENCE N.29°13'27"W., A DISTANCE OF 95.50 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°25'28"W., A RADIAL DISTANCE OF 114.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 141°15'28", A DISTANCE OF 282.42 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 66.24 FEET AND A CENTRAL ANGLE OF 99°13'27"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 114.71 FEET; THENCE N.27°52'09"W., A DISTANCE OF 122.57 FEET; THENCE S.46°11'08"W., A DISTANCE OF 49.49 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.38°26'38"W., A RADIAL DISTANCE OF 167.73 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°54'05", A DISTANCE OF 242.69 FEET; THENCE N.54°25'04"W., A DISTANCE OF 5.95 FEET; THENCE S.40°11'34"E., A DISTANCE OF 148.55 FEET; THENCE S.48°07'29"W., A DISTANCE OF 171.00 FEET; THENCE S.49°33'51"W., A DISTANCE OF 62.14 FEET; THENCE N.33°33'33"W., A DISTANCE OF 165.67 FEET; THENCE S.54°24'26"W., A DISTANCE OF 42.34 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°43'44"W., A RADIAL DISTANCE OF 34.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°17'20", A DISTANCE OF 37.78 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 299.68 FEET AND A CENTRAL ANGLE OF 07°24'29"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 85.70 FEET AND A CENTRAL ANGLE OF 13°32'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 20.27 FEET TO A



POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 293.41 FEET AND A CENTRAL ANGLE OF  $08^{\circ}52'02''$ ; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF  $14^{\circ}43'18''$ ; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 52.67 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 241.82 FEET AND A CENTRAL ANGLE OF  $24^{\circ}55'28''$ ; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 105.19 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 46.50 FEET AND A CENTRAL ANGLE OF  $40^{\circ}58'23''$ ; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 33.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.24 FEET AND A CENTRAL ANGLE OF  $32^{\circ}43'28''$ ; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.26 FEET; THENCE  $S.61^{\circ}28'32''W.$ , A DISTANCE OF 39.71 FEET; THENCE  $S.57^{\circ}23'10''W.$ , A DISTANCE OF 40.18 FEET; THENCE  $S.60^{\circ}43'39''W.$ , A DISTANCE OF 112.39 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF  $06^{\circ}59'25''$ ; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 54.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 244.05 FEET AND A CENTRAL ANGLE OF  $10^{\circ}33'42''$ ; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.99 FEET; THENCE  $S.64^{\circ}17'57''W.$ , A DISTANCE OF 123.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 259.42 FEET AND A CENTRAL ANGLE OF  $17^{\circ}31'19''$ ; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 79.34 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.30 FEET AND A CENTRAL ANGLE OF  $37^{\circ}27'22''$ ; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.11 FEET; THENCE  $N.02^{\circ}15'47''E.$ , A DISTANCE OF 1,387.97 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 4,683.75 FEET AND A CENTRAL ANGLE OF  $08^{\circ}22'46''$ ; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 684.99 FEET; THENCE  $N.02^{\circ}15'47''E.$ , A DISTANCE OF 317.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE  $S.89^{\circ}59'32''W.$  ALONG SAID SOUTH LINE, A DISTANCE OF 30.03 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE  $N.01^{\circ}58'42''E.$ , A DISTANCE OF 834.99 FEET; THENCE  $N.89^{\circ}59'32''E.$  ALONG A LINE LYING 834.49 FEET NORTH (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, A DISTANCE OF 2,218.93 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE), AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY, PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE  $S.22^{\circ}15'27''E.$  ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET; THENCE  $S.03^{\circ}46'16''W.$  ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8, A DISTANCE OF 218.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CONTAINING 7,652,969 SQUARE FEET/175.688 ACRES MORE OR LESS.

**EXHIBIT B**

1. Terms, covenants, conditions, easement rights and obligations as set forth in that certain Warranty Deed recorded in Book 342, Page 822.
2. Terms, covenants, conditions, easement rights and obligations as set forth in that certain Order of Taking in favor of Florida Power & Light Company recorded in Book 919, Page 310.
3. Terms, covenants, conditions, easement rights and obligations as set forth in that certain Utility Easement Deed in favor of Martin County recorded in Book 1690, Page 2529.
4. Deed of Conservation Easement granted to the South Florida Water Management District recorded in Book 2323, Page 593; as affected by that certain Partial Release of Conservation Easement recorded in Book 2900, Page 874.
5. Easement granted to Florida Power & Light Company by instrument recorded in Book 2186, Page 2312; as affected by Partial Release of Easement recorded in Book 2324, Page 2694.
6. Resolution Number 06-4.11 Regarding Master Site Plan Approval by the Board of County Commissioners of Martin County recorded in Book 2154, Page 115; as amended by Martin County, Florida Development Order Change recorded in Book 2356, Page 2823.
7. Non-Exclusive Flow-Through Drainage and Access Easement granted to Martin County recorded in Book 2694, Page 1019; as corrected by Resolution No. 15-5.9 Regarding Corrective Non-Exclusive Flow-Through Drainage and Access Easement recorded in Book 2792, Page 2141; as further corrected by that certain Corrective Non-Exclusive Flow-Through Drainage and Access Easement recorded in Book 2792, Page 2156; and re-recorded in Book 2813, Page 2594.
8. Utility Easement granted to Martin County recorded in Book 2694, Page 1043; as corrected by that certain Corrective Utility Easement recorded in Book 2793, Page 685.

9. Terms and conditions of the PAMP set forth in Martin County, Florida Development Order Regarding Final Site Plan Approval recorded in Book 2694, Page 1052; Martin County, Florida Development Order Change Regarding Revised Final Site Plan Approval recorded in Book 2824, Page 957, and Development Order Change Regarding Revised Final Site Plan Approval recorded in Book 2920, Page 1893.
10. Terms and conditions set forth in Drainage Agreement and Assignment for Water Control recorded in Book 2697, Page 1184.
11. Terms and conditions set forth in Right-of-Way Maintenance Agreement recorded in Book 2700, Page 937.
12. Terms and conditions set forth in Water and Wastewater Service Agreement recorded in Book 2714, Page 1716.
13. Underground Easement (Business) in favor of Florida Power & Light Company recorded in Book 2745, Page 1762.
14. Deed of Conservation Easement granted to South Florida Water Management District recorded in Book 2900, Page 932.
15. Easement granted to Florida Power & Light Company by instrument recorded in Book 3143, Page 2684.
16. Resolution No. 21-4.14 Regarding Change in Zoning Classification from RE-2A, Rural Estate District to PUD, Planned Unit Development District for Highpointe PUD with a Certificate of Public Facilities Exemption recorded in Book 3240, Page 2845.
17. Terms and provisions of the Highpointe Planned Unit Development Zoning Agreement between Christ Fellowship Church, Inc., and Martin County, together with Unity of Title attached thereto, recorded in Book 3240, Page 2850.
18. Resolution No. 21-9.48 Regarding Phase I Final Site Plan Approval for Highpointe PUD with a Certificate of Public Facilities Reservation recorded in Book 3271, Page 200.

19. Survey prepared by Caulfield & Wheeler, Inc., dated February 24, 2022, last revised April 29, 2022, under Job No. 6334-3LD, shows the following:

a. Possible rights of others to drain onto the land and for access for same as evidenced by various culverts, pipes, drainage swales, inlet grates, and drainage ditches along the boundaries of and throughout the land, by the existing pond at the most Southerly end of the land being partially located on the property adjacent to the East, and by the asphalt roadway running through a Southerly boundary of the land leading to several of said drainage facilities.

NOTE: All of the recording information contained hereinabove refers to the Public Records of Martin County, Florida. Any reference hereinabove to a Book and Page Number is a reference to the Official Record Books of Martin County.



This Instrument Prepared By:  
Kristilee M. Chihos, Esq.  
DEAN, MEAD, EGERTON, BLOODWORTH,  
CAPOUANO & BOZARTH, P.A.  
Post Office Box 2346  
Orlando, Florida 32802-2346  
(407) 841-1200

Parcel ID Nos: 083941000015000209 and a portion of 083941000015000300

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 4<sup>TH</sup> day of OCTOBER, 2022, by PULTE HOME COMPANY, LLC, a Michigan limited liability company, whose post office address is 1475 Centrepark Boulevard, Suite 140, West Palm Beach, Florida 33401 (hereinafter referred to as "Grantor") and OPERATION 300, INC., a Florida not-for-profit corporation, whose post office address is 2142 SW Racquet Club Drive, Palm City, Florida 34990 (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations.)

WITNESSETH:

That Grantor, for charitable purposes and no consideration or other property, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, the real property situate, lying and being in Martin County, Florida (hereinafter referred to as the "Property"), and being more particularly described as follows:

OPP TRACT, HIGHPOINTE PUD PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 37 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

This conveyance is subject to taxes all easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

The use and development of the Property must be consistent with the Martin County Comprehensive Growth Management Plan, the Land Development Regulations, and the General Ordinances. Notwithstanding the foregoing, the use of the Property for firearm training,

tractor pulls, or automobile races is expressly prohibited, and this conveyance is expressly subject to such restriction.

Grantor does hereby specially warrant the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

**NOTICE TO RECORDER**

THIS INSTRUMENT TRANSFERS UNENCUMBERED REAL PROPERTY FROM GRANTOR TO GRANTEE AS A GIFT AND FOR NO CONSIDERATION. PURSUANT TO FLORIDA ADMINISTRATIVE CODE RULE 12B-4.014(2)(a), THIS CONVEYANCE IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX.

*[Signature and notary acknowledgement to follow]*

IN WITNESS WHEREOF, "Grantor" has executed and delivered this instrument and has intended the same to be effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

PULTE HOME COMPANY, LLC, a Michigan limited liability company

Jessica Blain  
Print Name: Jessica Blain  
Signature of Witness 1

By: [Signature]  
Name: PATRICK A. GONZALEZ  
Title: Vice President  
Land Development

Darlene Charles  
Print Name: Darlene Charles  
Signature of Witness 2

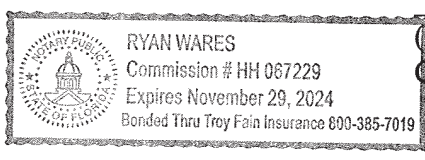
STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 4 day of October, 2022, by Patrick Gonzalez, as Vp of Land of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the company, who is [] personally known to me or [] who produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
Ryan Wares

[SEAL]



(Print or type name)  
Commission No.: \_\_\_\_\_



November 18, 2024

Mr. Brian Elam  
Project Coordinator  
Martin County, Planning  
2401 SE Monterey Rd  
Stuart, FL 34996

RE: Highpointe PUD – Third Amendment & Revised Master Plan  
DEV2024030012  
Title Transfer

Dear Mr. Elam,

Title transfer has not occurred for Highpointe PUD, and it is anticipated that it will be achieved in 2025.

Thank you for your consideration. Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Garrett Dinsmore".

---

Garrett Dinsmore  
Director of Land Development  
Pulte Home Company, LLC



DESCRIPTION:

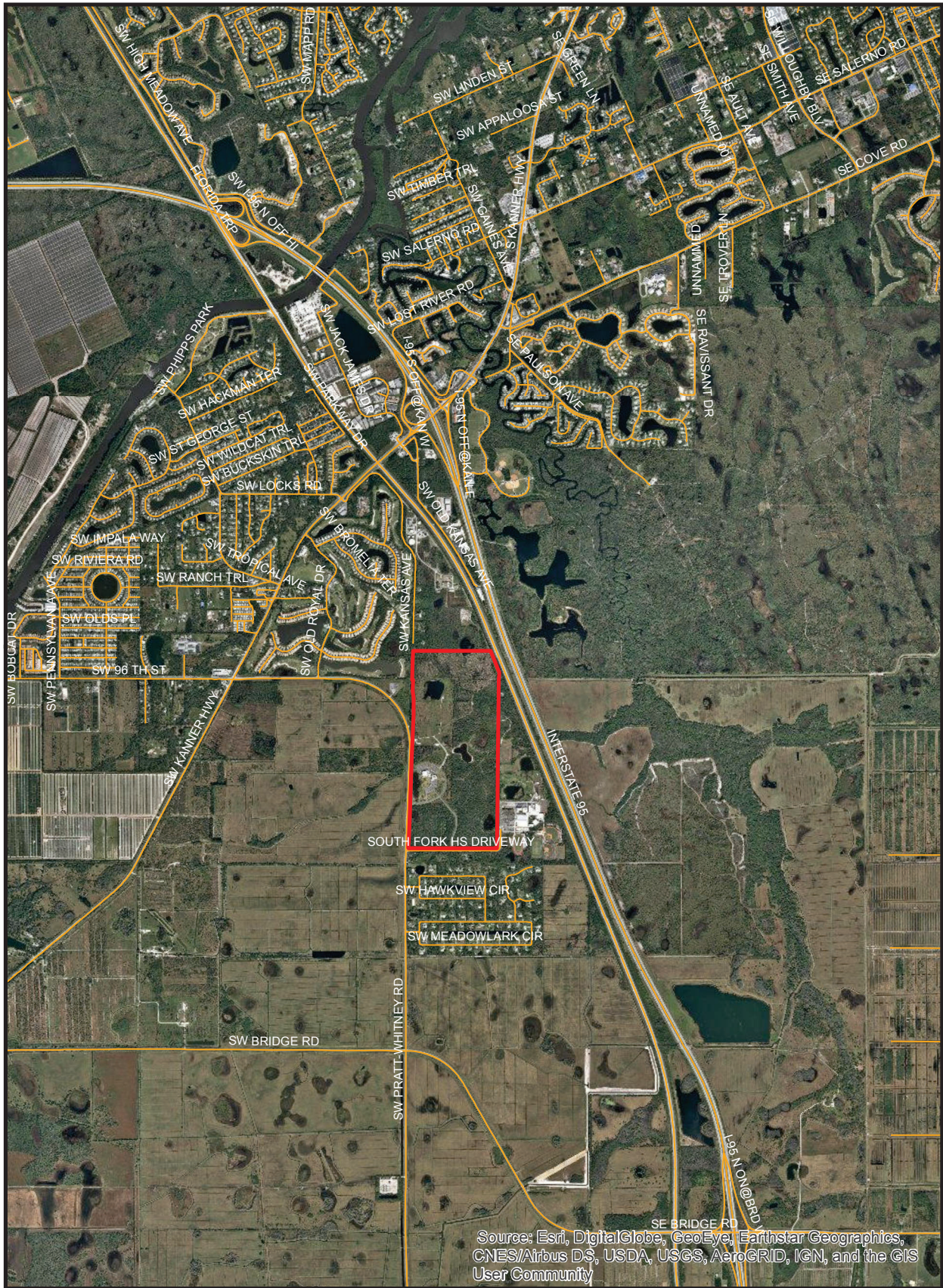
A PORTION OF TRACTS 7, 8, 9, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH  $02^{\circ}15'47''$  EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH  $89^{\circ}57'57''$  EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ}57'57''$  EAST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 17 AND SAID TRACT 16, TROPICAL FRUIT FARMS; THENCE NORTH  $00^{\circ}42'48''$  WEST ALONG SAID EAST LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID TRACT 16, A DISTANCE OF 579.65 FEET TO A CORNER ON THE SOUTHERLY BOUNDARY OF HIGHPOINTE PUD PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 37 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING EIGHTY-THREE (83) COURSES AND DISTANCES: S. $54^{\circ}46'15''$ W., A DISTANCE OF 9.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $14^{\circ}09'20''$ ; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 12.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $29^{\circ}25'26''$ ; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.68 FEET TO A POINT OF TANGENCY; THENCE S. $39^{\circ}30'08''$ W., A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $19^{\circ}53'20''$ ; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 17.36 FEET TO A POINT OF TANGENCY; THENCE S. $59^{\circ}23'28''$ W., A DISTANCE OF 86.37 FEET; THENCE S. $63^{\circ}32'35''$ W., A DISTANCE OF 50.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $36^{\circ}08'01''$ ; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 31.53 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF  $05^{\circ}18'39''$ ; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 92.69 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $19^{\circ}41'53''$ ; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 17.19 FEET TO A POINT OF TANGENCY; THENCE N. $65^{\circ}56'09''$ W., A DISTANCE OF 58.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $26^{\circ}57'40''$ ; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.53 FEET TO A POINT OF TANGENCY; THENCE N. $38^{\circ}58'29''$ W., A DISTANCE OF 40.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $60^{\circ}58'23''$ ; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 53.21 FEET TO A POINT OF TANGENCY; THENCE N. $21^{\circ}59'54''$ E., A DISTANCE OF 17.30 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N. $37^{\circ}24'17''$ E., A RADIAL DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $58^{\circ}43'47''$ , A DISTANCE OF 51.25 FEET TO A POINT OF TANGENCY; THENCE N. $06^{\circ}08'04''$ E., A DISTANCE OF 49.26 FEET; THENCE N. $20^{\circ}02'07''$ E., A DISTANCE OF 67.33 FEET; THENCE N. $27^{\circ}55'10''$ E., A DISTANCE OF 61.01 FEET; THENCE N. $33^{\circ}16'26''$ E., A DISTANCE OF 57.70 FEET; THENCE N. $45^{\circ}44'54''$ E., A DISTANCE OF 40.93 FEET; THENCE N. $32^{\circ}57'23''$ E., A DISTANCE OF 13.10 FEET; THENCE N. $00^{\circ}55'59''$ W., A DISTANCE OF 49.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $47^{\circ}52'14''$ ; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 41.78 FEET TO A POINT OF TANGENCY;

THENCE N.46°56'16"E., A DISTANCE OF 64.84 FEET; THENCE N.34°38'27"W., A DISTANCE OF 12.67 FEET; THENCE N.03°05'22"E., A DISTANCE OF 57.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°58'32"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 15.69 FEET TO A POINT OF TANGENCY; THENCE N.14°53'10"W., A DISTANCE OF 52.83 FEET; THENCE N.03°16'33"W., A DISTANCE OF 75.49 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 106°03'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 92.56 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°59'05"E., A RADIAL DISTANCE OF 85.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°13'03", A DISTANCE OF 114.39 FEET TO A POINT OF TANGENCY; THENCE N.03°12'08"E., A DISTANCE OF 41.81 FEET; THENCE N.07°12'17"E., A DISTANCE OF 50.55 FEET; THENCE N.12°26'30"E., A DISTANCE OF 40.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 29°12'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 113.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.99 FEET AND A CENTRAL ANGLE OF 39°49'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 369.14 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 09°14'20"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.25 FEET TO A POINT OF TANGENCY; THENCE N.13°49'18"E., A DISTANCE OF 62.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 31°12'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.18 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 382.90 FEET AND A CENTRAL ANGLE OF 57°03'33"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 381.31 FEET; THENCE ALONG A NON-TANGENT LINE, N.19°45'59"W., A DISTANCE OF 42.44 FEET; THENCE N.25°15'40"W., A DISTANCE OF 123.37 FEET; THENCE N.42°50'43"W., A DISTANCE OF 82.99 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 121.40 FEET AND A CENTRAL ANGLE OF 63°36'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 134.76 FEET TO A POINT OF TANGENCY; THENCE S.73°33'17"W., A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°23'58"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 91.10 FEET TO A POINT OF TANGENCY; THENCE N.89°02'46"W., A DISTANCE OF 155.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°10'02"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 85.81 FEET TO A POINT OF TANGENCY; THENCE N.39°52'44"W., A DISTANCE OF 79.42 FEET; THENCE N.32°34'24"W., A DISTANCE OF 48.74 FEET; THENCE N.29°13'27"W., A DISTANCE OF 95.50 FEET TO THE POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°25'28"W., A RADIAL DISTANCE OF 114.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 141°15'28", A DISTANCE OF 282.42 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 66.24 FEET AND A CENTRAL ANGLE OF 99°13'27"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 114.71 FEET; THENCE ALONG A NON-TANGENT LINE, N.27°52'09"W., A DISTANCE OF 122.57 FEET; THENCE S.46°11'08"W., A DISTANCE OF 49.49 FEET TO THE POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.38°26'38"W., A RADIAL DISTANCE OF 167.73 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°54'05", A DISTANCE OF 242.69 FEET; THENCE ALONG A NON-TANGENT LINE, N.54°25'04"W., A DISTANCE OF 5.95 FEET; THENCE S.40°11'34"E., A DISTANCE OF 148.55 FEET; THENCE S.48°07'29"W., A DISTANCE OF 171.00 FEET; THENCE S.49°33'51"W., A DISTANCE OF 62.14 FEET; THENCE N.33°33'33"W., A DISTANCE OF 165.67 FEET; THENCE S.54°24'26"W., A DISTANCE OF 42.34 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°43'44"W., A RADIAL DISTANCE OF 34.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°17'20", A DISTANCE OF 37.78 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 299.68 FEET AND A CENTRAL ANGLE OF 07°24'29"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 85.70 FEET AND A CENTRAL ANGLE

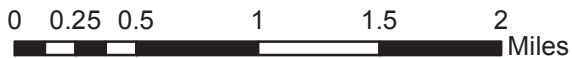
OF 13°32'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 20.27 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 293.41 FEET AND A CENTRAL ANGLE OF 08°52'02"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 14°43'18"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 52.67 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.45°12'01"W., A RADIAL DISTANCE OF 241.82 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24°55'28", A DISTANCE OF 105.19 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 46.50 FEET AND A CENTRAL ANGLE OF 40°58'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 33.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.24 FEET AND A CENTRAL ANGLE OF 32°43'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.26 FEET TO A POINT OF TANGENCY; THENCE S.61°28'32"W., A DISTANCE OF 39.71 FEET; THENCE S.57°23'10"W., A DISTANCE OF 40.18 FEET; THENCE S.60°43'39"W., A DISTANCE OF 112.39 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 06°59'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 54.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 244.05 FEET AND A CENTRAL ANGLE OF 10°33'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.99 FEET TO A POINT OF TANGENCY; THENCE S.64°17'57"W., A DISTANCE OF 123.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 259.42 FEET AND A CENTRAL ANGLE OF 17°31'19"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 79.34 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.30 FEET AND A CENTRAL ANGLE OF 37°27'22"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.11 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THAT 200 FOOT WIDE RIGHT-OF-WAY OF SW PRATT-WHITNEY ROAD, AS RECORDED IN ROAD PLAT BOOK 9, PAGE 5 OF SAID PUBLIC RECORDS; THENCE S.02°15'47"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2453.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.  
CONTAINING 6,329,838 SQUARE FEET/145.3131 ACRES, MORE OR LESS.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Highpointe Location Map



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Date: 4/4/2019