Prepared by and return to: Susanna Kenerson, Real Property Division for Martin County BOCC 2401 SE Monterey Rd. Stuart, FL 34996

File Number: 4172

Project: Church St. ROW Donation-Jensen Beach

### CORPORATE OWNER/SELLER AFFIDAVIT

State of	Onio
County of	Summit

The undersigned, ("hereinafter Affiant) being first duly sworn, deposes and says that Affiant has personal knowledge of the following facts:

- 1. I, MARK PAWUK, am President of SEABREEZE NORTH CORPORATION, a Florida profit corporation, hereinafter referred to as "Entity".
- 2. That Entity is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and the Income Tax Regulations under the Internal Revenue Code).
- 3. That Entity is currently in existence under valid articles of organization and has not been terminated or dissolved.
- 4. That Entity's US Employer Identification Number is: 65-0257285
- 5. That Entity's Office Address is:

Seabreeze North Corporation 2958 Brecksville Road Richfield, OH 44286

6. That Entity owns the property described as follows (the "Property"):

See Exhibit A attached hereto and made a part hereof.

And its possession thereof has been peaceable and undisturbed, and the title to the Property has never been disputed or questioned to my knowledge, nor do I know of any facts by reason of which the title to, or possession of the Property might be disputed or questioned, or by reason of which any claims to any said property might be asserted adversely to me.

- 7. There are no tenancies, leases, or occupants, on the Property.
- 8. No proceedings in any bankruptcy or receivership have ever been instituted by or against Entity, and I have never made an assignment for the benefit of creditors.
- 9. I know of no action or proceedings relating to the Property which are now pending in any State or Federal Court in the United States, nor do I know of any State or Federal Judgment or any Federal

Lien of any kind or nature whatsoever, which now constitutes, or count constitute a lien or charge upon the Property.

- 10. There are no judgments against me unpaid or unsatisfied of record, IRS liens and/or State Revenue Liens in any court of this State or of the United States, and the Property is free from all leases, mortgages and other liens and encumbrances except as disclosed in deeds of conveyance.
- 11. There are no loans of any kind on the Property.
- 12. There are no unpaid bills or claims for labor or services performed or material furnished or delivered during the last twelve months for alterations, repair work, or new construction on the Property which have not been paid for in full.
- 13. There is no contract for the making of repairs or improvements on the Property.
- 14. There is no outstanding unrecorded contract for sale of the Property to any person or persons or corporations whatsoever, nor are there any chattel mortgages, security agreements, financing statements nor any other conveyances affecting the title to the Property.
- 15. There are no unpaid real estate taxes and/or tangible taxes due on the Property.
- 16. There are no matters pending against Entity that could give rise to a lien that would attach to the Property between the disbursing of the funds and the recording of the Warranty Deed, and that the affiant has not and will not execute any instrument that would adversely affect the title or interest.

This affidavit is made this $3$ day of <u>Nove</u>	<u>nbv</u> , 2025.
SEABREEZE NORTH CORPORATION, a Florida profit corporation  BY: Printed Name: Mark Pawuk  Title: President	
by MARK PAWUK, as President of Seabreeze N	dged before me this <u>3</u> day of <u>Moumby</u> , 2025 North Corporation, a Florida profit corporation, on behalf of ce or ( ) online notarization. He (is personally known to as identification.
(NOTARY SEAL)  ASHLEY JARRELL Notary Public State of Ohio My Comm. Expires October 22, 2028	Notary Public Print Name: Ashvey Jave  My Commission Expires: LOI 201 26

## MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS 2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-039 DWG. FILE NAME: 25-039.DWG

SHEET NO.

1 OF 3

### EXHIBITA

### SURVEYOR'S NOTES

- 1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON BOUNDARY SURVEY PREFORMED BY MARTIN COUNTY SURVEYING DIVISION, PROJECT NUMBER 25-039, LAST FIELD DATE: OCTOBER 14, 2025; PLAT OF B.F. HULLS ADDITION TO JENSEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; GERTRUDE RICOU'S SUBDIVISION INTO LOTS 1 & 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21. PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 89030-MAINT.(2), AS RECORDED IN PLAT BOOK 16 PAGE 91, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; MARTIN COUNTY RIGHT-OF-WAY MAP, SECTION 15 & 22, T. 37S., R.41E., PROJECT NO. 92 E-CP-016; OFFICIAL RECORDS BOOK 3389, PAGE 806, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 1125, PAGE 1091, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- 2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 3, SHEET 3 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
- THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY DEDICATION.
- 4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
- 6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
- 7. 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.
- 8. LEGEND: A&R=ABANDONED AND RELEASED, CB=CHORD BEARING, CH=CHORD LENGTH, DB=DEED BOOK, FDOT=FLORIDA DEPARTMENT OF TRANSPORTATION, L=LENGTH, NO.=NUMBER, UE=UTILITY EASEMENT; ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, R=RADIUS, ROW=RIGHT-OF-WAY, Δ=DELTA (CENTRAL ANGLE), SQFT=SQUARE FEET.

STATE OF FLORION SUPPLINION SUPPL

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

THIS DOCUMENT MAY BE
REPRODUCED UPON REQUEST
IN AN ALTERNATIVE FORMAT BY
CONTACTING THE COUNTY ADA
COORDINATOR (772) 320–3131.
THE COUNTY ADMINISTRATION OFFICE
(772) 288–5400. FLORIDA RELAY 711. OR
BY COMPLETING OUR ACCESSIBILITY FEEDBACK
FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.

JULIETTE M. MARTEL, PSM
MARTIN COUNTY PROJECT SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS7557

DATE: 10/21/2025

30' WIDE RIGHT-OF-WAY DEDICATION N.E. CHURCH STREET MARTIN COUNTY, FLORIDA SUPERVISED BY: TMW DRAWN BY: JMM DATE: 10/21/2025 SCALE: N/A
DRAWING ID: 25-039

# MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS 2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-039 DWG. FILE NAME: 25-039.DWG

SHEET NO.

2 OF 3

## EXHIBIT A

#### DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS, THE SOUTH 30 FEET LYING NORTHERLY OF N.E. CHURCH STREET, EASTERLY OF N.E. PINEAPPLE AVENUE AND WESTERLY OF N.E. INDIAN RIVER DRIVE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3389, PAGE 806, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, GERTRUDE RICOU'S SUBDIVISION INTO LOTS 1 & 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA: THENCE SOUTH 86°08'17" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF N.E. CHURCH STREET. AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 89030-MAINT.(2), PLAT BOOK 16, PAGE 9, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 12.53 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AT RIGHT ANGLES, NORTH 03°51'43" WEST, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID N.E. CHURCH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 86°08'17" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.50 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.E. PINEAPPLE AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 1125, PAGE 1091, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 19°05'29" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.09 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 30 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF N.E. CHURCH STREET; THENCE NORTH 86°08'17" EAST ALONG SAID PARALLEL LINE. A DISTANCE OF 548.80 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF N.E. INDIAN RIVER DRIVE, AS RECORDED IN SAID RIGHT-OF-WAY MAINTENANCE MAP, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 6568.58 FEET, A CHORD BEARING OF SOUTH 18°43'29" EAST, AND A CHORD LENGTH OF 31.04 FEET: THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°16'15", A DISTANCE OF 31.04 FEET TO A NON-TANGENT POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF N.E. CHURCH STREET; THENCE SOUTH 86°08'17" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16,461 SQUARE FEET, (0.38 ACRES) MORE OR LESS.

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

30' WIDE RIGHT-OF-WAY DEDICATION N.E. CHURCH STREET MARTIN COUNTY, FLORIDA SUPERVISED BY: TMW DRAWN BY: JMM
DATE: 10/21/2025 SCALE: N/A
DRAWING ID: 25-039

#### **COUNTY COMMISSIONERS** COUNTY BOARD OF MONTEREY ROAD, STUART, PHONE NO. 772-288-5928 FL. 2401 S.E. SHEET NO. M.C. PROJ. NO. 25-039 DWG. FILE NAME: 25-039.DWG 3 OF 3 EXHIBIT A PCN: 2237410000000000705 图 -A&R ROW (DB 61, PG 531) 10 1 4. 223741004000000104 9 7 6 5 15' UE (ORB 942, PG 2058) B.F. HULLS ADDITION 8 3389, PG 806) 2 MARTIN COUNTY, FLORIDA EASTERLY ROW 1 PCN: 223741004000000104 15' UE (ORB 942, PG 2039) (ORB 1125, PG 1 (ORB 3389, PG 806) WESTERLY ROW LINE $\cdot 30'~ROW~DEDICATION$ R=6568.58'(PB 16, PG 9) 16,461 SQFT ∆=0°16′15″ 30' (0.38 ACRES)± L=31.04'1091) ENIT N86°08'17"E 548.80' CB=S18°43'29"E NORTHERLY ROW LINE (PB 16, PG 9) CH=31.04' POB S86°08'17"W 299.10' Z (SEE ROW NOTE #1) N19°05'29"W S86°08'17"W 249.50' N.E. CHURCH ST. SOUTHERLY ROW LINE (PB 16, PG 9) Z 31.09' N03°51'43"W 40.00' 四 REFERENCE BEARING S86°08'17"W FLORIDA BAST FLORITA RAILWAY COAST WIDTH ROW VARIED PINEAPPLE S86°08′17″W 12.53 I POC223741000000000140) 2237410000000001303 PCN: NOTE NW CORNER LOT 1 223741000000001312 (PB 1, PG 21) GERTRUDE RICOU'S SUBDIVISION INTO LOTS 1 & 2 PCN: 223741002000000106 (PB 1, PG 21) 2 MARTIN COUNTY, FLORIDA RIGHT-OF-WAY NOTES: #1 N.E. CHURCH STREET MARTIN COUNTY RIGHT-OF-WAY MAP PROJECT NO. 92-CP-016 FDOT MAINTENANCE MAP SECTION 89030-MAINT.(2) (PB 16, PG 9) GRAPHIC SCALE #2 N.E. INDIAN RIVER DR. VARIED WIDTH ROW 100 50 100 FDOT MAINTENANCE MAP SECTION 89030-MAINT.(2) (PB 16, PG 9) #3 N.E. PINEAPPLE AVENUE VARIED WIDTH ROW (IN FEET) ORB 1125, PG 1091 1 INCH = 100 FT.ORB 76, PG 345 ORB 76, PG 348 ORB 148, PG 356 ORB 1125, PG 1091 ORB 1189, PG 901 MARTIN COUNTY RIGHT-OF-WAY MAP PROJECT NO. 92-CP-016 THIS MAP IS INTENDED TO BE DISPLAYED NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2. AT A SCALE OF 1"=100' OR SMALLER. SUPERVISED BY: TMW | DRAWN BY: JMM 30' WIDE RIGHT-OF-WAY DEDICATION 10/21/2025 SCALE: 1" = 100' DATE: N.E. CHURCH STREET MARTIN COUNTY, FLORIDA DRAWING ID: 25-039